

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

JANUARY 23, 2025

**PREPARED IN THE OFFICE OF
NIKKI ALVAREZ-SOWLES, Esq., CLERK & COMPTROLLER**

**THE MINUTES WERE PREPARED IN AGENDA ORDER
AS PUBLISHED AND NOT IN THE ORDER
IN WHICH THE ITEMS WERE HEARD**

1:30 P.M.

**WEST PASCO GOVERNMENT CENTER, BOARD ROOM, 1ST FLOOR
8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654**

Members:

Mr. Charles Grey, Chairman
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Derek Pontlitz, C.R.P.C

Mr. Jonathan Moody, P.E.
Mr. Christopher B. Poole, CPG
Mr. Matthew Munz, P.E.

School Board Representative – Mr. Chris Williams

Rep. by Mr. Richard Tonello

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

David Allen, Assistant County Administrator, Development Services
David Engel, MCRP, AICP, Director Planning, Development and Economic Growth
Nectaros Pittos, AICP, Director Planning Services
Patrick Dutter, AICP, Assistant Director Planning Services
Patricia Crist Yingling, Planning Commission Agenda Coordinator
Nick Uhren, P.E., County Engineer

Call To Order

Chairman Grey called the meeting to order at 1:32 p.m.

Moment of Silence

A Moment of Silence was held.

Pledge of Allegiance

Chairman Grey led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Kayla Zine, Deputy Clerk, called the roll. All members were present with Mr. Richard Tonello representing Mr. Chris Williams.

Swearing In

Ms. Zine swore in those who wished to present testimony.

Proof of Publication

Ms. Zine noted the Proof of Publication.

Public Comment

Citizens are given an opportunity to comment on items listed on the Agenda by participating via WebEx during the meeting or attending in person. A WebEx pre-registration process can be found on the Public Comment Options page and must be completed to participate. Citizens may also comment on items listed on the Agenda in person inside the Board Room. Attendees are given an opportunity to comment on listed agenda items, as well as non-agenda items during Public Comment.

Chairman Grey reviewed the procedures to be followed and called for Public Comment.

Mr. George Megaloudis spoke regarding the continuance for Agenda Item PC4 and its respective continuance dates.

Consent

There was none.

Public Hearings

Approved to continue items PC1 and PC2 to a date uncertain and, PC3 and PC4 to their respective dates.

Approved the Public Hearing Consent Agenda which included item PC7.

- PC1 Special Exception (Continuance) – Lakeshore Blvd LLC – Freestanding Commercial and Recreational Vehicle and Boat Storage Facility in a C-1 Neighborhood Commercial District – Northwest Pasco County – West Side of Lakeshore Boulevard, Approximately 233 Feet Southwest of Fivay Road – Containing Approximately 3.62 Acres
File Number PDE25-7807
Comm. Dist. 5
Recommendation Continuance Requested

The item was continued to a date uncertain.

- PC2 Zoning Amendment (Continuance) – Lakeshore Blvd LLC – Change in Zoning from PO-2 Professional Office and MF-2 Multiple Family High Density Districts to a C-1 Neighborhood Commercial District – Northwest Pasco County – West Side of Lakeshore Boulevard, Approximately 233 Feet Southwest of Fivay Road – Containing Approximately 3.62 Acres
File Number PDE25-7806
Comm. Dist. 5
Recommendation Continuance Requested

The item was continued to a date uncertain.

- PC3 Zoning Amendment (Continuance) – Meares Four LLC – Change in Zoning from an A-R Agricultural-Residential District and C-3 Commercial/Light Manufacturing District to a C-3 Commercial/Light Manufacturing District Northwest Pasco County – Southeast Corner of the Intersection of Suncoast Parkway and Shady Hills Road – Containing Approximately 9.1 Acres
File Number PDE25-7769
Comm. Dist. 5
Recommendation Continuance Requested

The item was continued to the February 20, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC4 Zoning Amendment (Continuance) – Anclote TH MPUD – Lennar Homes LLC – Rezoning Request from A-C Agricultural and A-R Agricultural-Residential Zoning District to MPUD Master Planned Unit Development District to Allow for the Development of 190 Townhome Dwelling Units and Associated Infrastructure on Approximately 46.03 Acres Located in Southwestern Pasco
File Number PDE25-7813
Comm. Dist. 3
Recommendation Continuance Requested

The item was continued to the February 20, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC5 Conditional Use Amendment Request (Consent) – Spanish Lakes Land Company LLC/ Spanish Lakes CU – Conditional Use Amendment to Remove Height Limitation for Previously Approved Multifamily Dwellings in a C-2 General Commercial District – West Central Pasco County – Approximately 150 Feet North of State Road 52, East of Deerbook Boulevard – Containing Approximately 18.65 Acres
File Number PDE25-CU05
Comm. Dist. 5
Recommendation Approval with Conditions

Approved the item per Staff's recommendation.

- PC6 Zoning Amendment (Consent) – Sakelson Hudson MPUD Master Planned Unit Development – DRB Group – A Rezoning Request from an A-R Agricultural-Residential District to an MPUD Master Planned Unit Development to Allow for the Maximum Development of 63 Single-Family Detached Homes and Associated Infrastructure on Approximately 34.24 acres

File Number FDE25-7831

Comm. Dist. 5

Recommendation Approval with Conditions

Approved to receive and file documents submitted by Ms. Barbara Wilhite.

Approved the item per Staff's recommendation with the addition of a Right-of-Way dedication for the missing interconnect.

- PC7 Development Agreement (Consent) – Hamilton Oaks MPUD Master Planned Unit Development – AMH Development LLC – Proposed is a Development Agreement (DA) for Hamilton Oaks MPUD

File Number PDE25-0082

Comm. Dist. 1

Recommendation Approve

The item was approved as part of the Public Hearing Consent Agenda.

Addendum

APC8 Zoning Amendment – Substantial Modification (Consent) – Pristine Lake Preserve MPUD – Walker Development Company – A Rezoning Request to Substantially Modify the Pristine Lake Preserve MPUD to Amend the Pristine Lake Preserve MPUD Uses and to Allow for the Development of a 7,500 Square Foot Office Building

File Number PDE25-7799

Comm. Dist. 2

Recommendation Approval with Conditions

Approved the item per Staff's recommendation.

Walk-Ons

There was none.

Adjourn

Approved to adjourn the meeting.

The meeting adjourned at 3:26 p.m.

Prepared by: Neil C. Allen, Records Clerk I, Board Records Division