

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

APRIL 3, 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.

**HISTORIC PASCO COUNTY COURTHOUSE, BOARD ROOM, 2ND FLOOR
37918 MERIDIAN AVENUE, DADE CITY, FL 33525**

Members:

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

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

School Board Representative – Mr. Chris Williams

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
Patricia Crist Yingling, Planning Commission Agenda Coordinator
Nick Uhren, P.E., County Engineer

Call To Order

Vice-Chairman Girardi called the meeting to order at 1:30 p.m.

Moment of Silence

A Moment of Silence was held.

Pledge of Allegiance

Vice-Chairman Girardi led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Nevaeh Wilkes, Deputy Clerk, called the roll. All members were present with the exception of Chairman Grey who was absent. Mr. Chris Williams arrived to the meeting at 1:41 p.m.

Swearing In

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

Proof of Publication

Ms. Wilkes 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.

Vice-Chairman Girardi reviewed the procedures to be followed and called for public comment.

Mr. Ryan Flynn spoke regarding a general procedural comment, the massive MPUD change, and suggested a new neighborhood meeting.

Ms. Nancy Hazelwood spoke regarding procedures, a cautionary tale with Dr. Patel and Temple Terrace, concerns with Spectrum working off of Bayhead Road, a dwindling water supply in the County, and the suggestion for all pervious surfaces instead of asphalt.

Ms. Kathleen Schneider spoke regarding property owners in East Pasco, dividing property for family members, issues with dividing property, and concerns with the County dictating what happened to owned land.

Consent

C1 Annotated Minutes - Planning Commission Meeting - September 5, 2024
 File Number PDE25-0152
 Comm. Dist. All
 Recommendation Approve

Approved the September 5, 2024 Planning Commission meeting minutes.

Public Hearings

Approved to continue Agenda Items PC2 and PC4 to their respective continuance dates and, sitting as the Local Planning Agency, continued Agenda Items PC3 and PC5 to their respective continuance dates which included the revisions needed to the subject line for PC2 and PC5.

Approved the Public Hearing Consent Agenda which included Agenda Items PC6 and, sitting as the Local Planning Agency, approved Agenda Item PC7.

PC2 Substantial Modification (Continuance) – Riverstone MPUD – KB Homes Tampa LLC – Substantial Modification to Allow the Developer to Receive Certificates of Occupancy for 66 Homes Prior to Completion of Substandard Road Improvements Through Modification of a Previously Approved Condition
 File Number PDE25-7838
 Comm. Dist. 4
 Recommendation Continuance Requested

Approved to continue the item to the April 17, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC3 Comprehensive Plan Amendment (Continuance) – CPA24(03) Elite 52 PD – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 12) from AG (Agricultural) and AG/R (Agricultural/Rural) to PD (Planned Development) on Approximately 156 Acres of Real Property Located North of State Road 52 Approximately .60 Mile East of the Intersection of State Road 52 and US Hwy 41; And a Text Amendment Creating Subarea Policy FLU 7.1.81 – Elite 52 PD; And a Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(81) Elite 52 PD.

File Number PDE25-0109

Comm. Dist. 1

Recommendation Continuance Requested

The Commission was sitting as the Local Planning Agency.

Approved to continue the item to the April 17, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC4 Zoning Amendment (Continuance) - SR 52 Elite – JDP Elite Development LLC – Rezoning Request from AR Agricultural Residential District and AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Maximum Development of 300 Platted Townhomes, 175,000 Square Feet of Commercial/Retail and 120 Hotel Rooms and Associated Infrastructure on Approximately 156.2 Acres Located in Central Pasco County Approximately 0.6 Miles East of the Intersection of State Road 52 and US 41

File Number PDE25-7811

Comm. Dist. 1

Recommendation Continuance Requested

Approved to continue the item to the April 17, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC5 Development Agreement (Continuance) – Riverstone MPUD Master Planned Unit Development – KB Homes Tampa LLC – Proposed is a Modification to the Development Agreement (DA) for the Riverstone MPUD to Clarify Terms and Conditions Therein

File Number PDE25-0144

Comm. Dist. 4

Recommendation Continuance Requested

The Commission was sitting as the Local Planning Agency.

Approved to continue the item to the April 17, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC6 Zoning Amendment (Consent) - Old Pasco Road MPUD – SAV PROPERTY HOLDINGS LLC – Rezoning Request from A-R Agricultural Residential and A-C Agricultural to MPUD Master Planned Unit Development District to Allow for the Development of 106 Townhomes and Associated Infrastructure on Approximately 18.36 Acres Located in Central Pasco County

File Number PDE25-7776

Comm. Dist. 1

Recommendation Approval with Conditions

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

- PC7 Comprehensive Plan Amendment (Consent) – CPAS23-20 SAV/Old Pasco Townhomes – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 14) from RES-3 (Residential-3 Du/Ga) to RES-6 (Residential-6 Du/Ga) on Approximately 18.36 Acres of Real Property Located at the Northeast Corner of Old Pasco Road and Hadlock Drive.

File Number PDE25-0174

Comm. Dist. 1

Recommendation Approve

The Commission was sitting as the Local Planning Agency.

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

P8 Zoning Amendment (Regular) – Evans County Line 80 MPUD Master Planned Unit Development – Evans Properties, Inc. – A Rezoning Petition from A-C Agricultural District to an MPUD Master Planned Unit Development to Allow 300 Multi-Family Units, 100,000 Square Feet of Support Commercial and 1,500,000 Square Feet of Light Industrial Uses on Approximately 80 Acres, Located South of County Line Road North and East of Lake Lola Road
 File Number PDE25-7738
 Comm. Dist. 1
 Recommendation Approval with Conditions

Approved to receive and file documents submitted by Mr. Joel Tew.

Approved to revise Condition 32 to include vehicular passenger parking in the northern buffer.

Approved the modification of the building height to 45 feet for all uses and the revision to Condition 25 to move the “unless mutually agreed upon” language up to the discussion on septic tanks and wells.

Approved to modify Condition 32 for the Northern buffer to delete the opaque wall option along the northern boundary.

Approved an update with Staff’s Agenda memos of the substantive intent of the MPUD plan for the areas to the east.

Approved the item per Staff’s recommendation.

Walk-Ons

There was none.

Adjourn

Approved to adjourn the meeting.

The meeting adjourned at 3:03 p.m.

Prepared by: Nevaeh Wilkes, Records Clerk I, Board Records Division