

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

JUNE 5, 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
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. - **Absent**

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

JP Murphy, Interim 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 1:31 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 the exception of Mr. Munz who was absent.

Swearing In

Ms. Zine swore in those who planned 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.

Ms. Nancy Hazlewood spoke regarding taxes, overcrowded roads, lack of first responders, entitlements, and the Land Use plan.

Consent

There was none.

Public Hearings

Approved the Public Hearing Consent Agenda which included Agenda Items PC2 and PC4.

- PC1 Development Agreement (Continuance) - Homes by West Bay, LLC. - To Design, Permit, Acquire Right of Way, and Construct a Portion of Kiefer Road and New River Boulevard in Exchange for Transportation Development Fee Credits in the Villages of Pasadena Hills

File Number PDE25-0202

Comm. Dist. 1

Recommendation Continuance Requested

The Commission was sitting as the Local Planning Agency.

The item was continued to the July 10, 2025 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC2 Zoning Amendment (Consent) – 23846 STATE RD 52 LLC/Doodie Calls – Change in Zoning from a C-2 General Commercial District to I-1 Light Industrial Park District –Central Pasco County – South of State Road 52 approximately 1,274 feet west from Ehren Cutoff– Containing Approximately 10.09 Acres

File Number PDE25-7878

Comm. Dist. 2

Recommendation Approve

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

- PC3 Comprehensive Plan Amendment (Consent) - CPAS24(21) Flint Commerce Park – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 23) Changing from RES-9 (Residential 9 – Du/Ga) to COM (Commercial) and OF (Office) on Approximately 5.78 Acres of Real Property Located on the North Side of Pure Water Way (Formerly Known As State Road 54) Approximately 680 Feet East of Allen Road.

File Number PDE25-0092

Comm. Dist. 1

Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Approved Staff's recommendation.

PC4 Development Agreement (Consent) - Project @ VOPH, LLC - To Design, Permit, and Construct a Portion of Wirt (Elam) Road in Exchange for Transportation Development Fee Credits in the Villages of Pasadena Hills

File Number PDE25-0158

Comm. Dist. 1

Recommendation Approve

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

Miscellaneous Business

5 Tree Preservation Workshop

File Number PDE25-0246

Comm. Dist. All

Recommendation No Action Required

The item was for information only.

Walk-Ons

There was none.

Adjourn

Mr. Williams left the meeting at 3:30 p.m. and did not return.

The meeting adjourned at 3:42 p.m.

Prepared by: Jessica L Faircloth, Records Clerk III, Board Records Division