

**Ron DeSantis**  
GOVERNOR



**Meredith Ivey**  
ACTING SECRETARY

January 19, 2023

**RESPONSE VIA EMAIL ONLY**

Mr. Jeffrey R. Jenkins, MPA, AICP  
Executive Planner  
Pasco County  
Planning and Development  
West Pasco Government Center  
8731 Citizens, Suite 360  
New Port Richey, Florida 34654-5598

RE: CPAL22(13) Hamilton Oaks

Dear Mr. Jenkins:

Thank you for submitting the **Pasco County's Plan Amendment No. 22-14ESR**, adopted by **Ordinance No. 23-01 on January 10, 2023**, for our review pursuant to the Expedited State Review process. The adopted package was received by the State Land Planning Agency on **January 19, 2023**.

We have conducted a preliminary inventory of the plan amendment package to verify the inclusion of all required materials. The submission package was determined to be complete on **January 19, 2023**, and your adopted plan amendment will be reviewed pursuant to the process set forth in Chapter 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review.

If you have any questions please contact James Stansbury, Bureau Chief, who will be overseeing the review of the amendments, at 850-717-8512.

Sincerely,

Barbara Powell, Deputy Bureau Chief  
Bureau of Community Planning and Growth

BP/ts

cc: External Agencies

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
(850) 245.7105 | [www.FloridaJobs.org](http://www.FloridaJobs.org) | [www.Twitter.com/FLDEO](http://www.Twitter.com/FLDEO) | [www.Facebook.com/FLDEO](http://www.Facebook.com/FLDEO)

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January 18, 2023

Mrs. Barbara Powell  
Deputy Bureau Chief  
Bureau of Community Planning and Growth  
107 East Madison Street Suite 107  
Tallahassee, FL 32399

**RE: Adoption Package - Pasco County Large-Scale Comprehensive Plan Amendment, CPAL22(13) Hamilton Oaks.**

Dear Mr. Eubanks:

Pasco County is submitting **CPAL22(13) Hamilton Oaks**, for review by the Florida Department of Economic Opportunity (DEO). On January 10, 2023, the Pasco County Board of County Commissioners (BCC) adopted CPAL22(13) Hamilton Oaks, a Large-Scale Amendment to Map 2-15 and Sheet 22 of the Pasco County Comprehensive Plan. The enclosed adoption package includes the adopted **Ord. No. 23-01**.

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP (MAP 2-15 AND SHEET 22) FROM RES-3 (RESIDENTIAL 3 DU/GA) TO RES-6 (RESIDENTIAL 6 DU/GA) ON APPROXIMATELY 61.04 ACRES OF REAL PROPERTY LOCATED AT EAST OF BILLMAR ROAD, NORTH OF ZEPHYRHILLS BYPASS; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

**Project Description:**

• **CPAL22(13) Hamilton Oaks** – The proposed project is a Large-Scale Comprehensive Plan Amendment to amend the Future Land Use (FLU) from RES-3 (RESIDENTIAL 3 DU/GA) to RES-6 (RESIDENTIAL 6 DU/GA) on approximately 61.04 acres to allow for the development of a maximum of 240 single family units. Since the County does not have a FLU category between RES-3 and RES-6, the proposed development shall not exceed 240 units, which equates to slightly over 3 du/ga, and will be reflected in the accompanying Master Planned Unit Development (MPUD) rezoning conditions of approval (COA).

This review request and attachments are being uploaded into the Comprehensive Plan Processing Unit's online portal.

Copies of the proposed amendment have been forwarded directly to the Tampa Bay Regional Planning Council; Southwest Florida Water Management District; Florida Department of Transportation, District Seven; Florida Department of State; Florida Fish and Wildlife Conservation Commission; Florida Department of Agriculture and Consumer Services, Division of Forestry; and Florida Department of Environmental Protection.

Any Florida DEO comments and requests should be forwarded to:

Planning and Development Department  
West Pasco Government Center  
ATTN: Brian Yunker, Planner I  
8731 Citizens, Suite 360  
New Port Richey, FL 34654-5598

If there are any questions or comments, please contact me at [jjenkins@pascocountyfl.net](mailto:jjenkins@pascocountyfl.net) or call 727-847-8140 x 7889

Sincerely,

**Jeffrey R.  
Jenkins**

Digitally signed by Jeffrey R.  
Jenkins  
Date: 2023.01.19 09:12:17  
-05'00'

Jeffrey R. Jenkins, MPA, AICP  
Long Range Planning Executive Planner

Attachments:

- Att 1 - Ordinance
- Att 2 - Agenda Memo
- Att 3 - Maps; aerials, existing FLU, proposed FLU
- Att 4 - Comprehensive Plan Designation
- Att 5 - Affidavit of Publication 1

## Enclosures

cc: **VIA – Email – Required**

Dan C. Santos, AICP, Growth Management Supervisor, Florida Department of Transportation, District Seven, 11201 N. McKinley Drive, Mail Station 7-500, Tampa, FL 33612-6456, email to: [Daniel.Santos@dot.state.fl.us](mailto:Daniel.Santos@dot.state.fl.us)

Ms. Maribel Medina, P.E. PMP Planning and Projects Department Manager, Tampa Bay Water, 2575 Enterprise Road, Clearwater, FL 33763, email to: [LandUse-ZoningReviews@tampabaywater.org](mailto:LandUse-ZoningReviews@tampabaywater.org)  
Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State, 500 South Bronough Street, Tallahassee, Florida 32399, email to: [CompliancePermits@dos.myflorida.com](mailto:CompliancePermits@dos.myflorida.com)  
Trisha Neasman, AICP, Planning Supervisor, Southwest Florida Water Management District, 2379 Broad Street, Brooksville, FL 34604-6899, email to: [trisha.neasman@swfwmd.state.fl.us](mailto:trisha.neasman@swfwmd.state.fl.us)

Scott Sanders, Florida Fish and Wildlife Conservation Commission, Conservation Planning Services, 620 South Meridian Street, MB-585, Tallahassee, FL 32399-1600, email to: [FWCCConservationPlanningServices@myfwc.com](mailto:FWCCConservationPlanningServices@myfwc.com)

Suzanne E. Ray, Department of Environmental Protection, Office of Intergovernmental Programs, 3900 Commonwealth Boulevard, Mail Station 47, Tallahassee, FL 32399-3000, email to: [Plan.Review@dep.state.fl.us](mailto:Plan.Review@dep.state.fl.us)

Kylene Casey, Operations & Management Consultant II- Growth Management Liaison, Dept. of Education, Office of Educational Facilities, 325 West Gaines Street, Suite 1014, Tallahassee, FL 32399-0400, email to: [kylene.casey@fldoe.org](mailto:kylene.casey@fldoe.org)

Randy Deshazo, Chief of Staff, Tampa Bay Regional Planning Council, 4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782, email to: [randy@tbrpc.org](mailto:randy@tbrpc.org)

Department of Agriculture & Consumer Services, Attn: Comprehensive Plan Review, Office of Policy and Budget, The Capitol, Plaza Level 8, Tallahassee, FL 32399-0800, email to: [compplans@freshfromflorida.com](mailto:compplans@freshfromflorida.com)

**VIA – Email**

Brad Cornelius, Development Technician Development Director, City of New Port Richey, 5919 Main St., New Port Richey, FL 34652, email to: [CorneliusB@CityofNewPortRichey.org](mailto:CorneliusB@CityofNewPortRichey.org)

Joe Moreda, Director, AICP, Planning and Zoning Services, Hillsborough County, 601 E. Kennedy Boulevard, 20<sup>th</sup> Floor, Tampa, FL 33602, email to: [moredaj@hillsboroughcounty.org](mailto:moredaj@hillsboroughcounty.org)

Chandra Frederick, AICP, Interim Director, Building Department, Polk County, P.O. Box 9005, Drawer GM02, Bartow, FL 33831-9005, email to: [chandrafrederick@polk-county.net](mailto:chandrafrederick@polk-county.net)

Annette Crews, Office Manager, Building Department, Polk County, P.O. Box 9005, Drawer GM01, Bartow, FL 33831-9005, email to: [Annettecrows@polk-county.net](mailto:Annettecrows@polk-county.net)

Ron Pianta, AICP, Director, Hernando County, Planning Department, 20 N. Main Street, Room 262, Brooksville, FL 34601, email to: [rpianta@hernandocounty.us](mailto:rpianta@hernandocounty.us)

Karl Holley, Director of Development Services, Sumter County Planning Department, 209 N. Florida Street, Room 301, Bushnell, FL 33513, email to: [karl.holley@sumtercountyfl.gov](mailto:karl.holley@sumtercountyfl.gov)

Carol Stricklin, AICP, Director for Pinellas County Housing and Community Development Dept., 310 Court St, Clearwater, FL 33756, email to: [clstricklin@pinellascounty.org](mailto:clstricklin@pinellascounty.org)

Chris Bowman, Planner, City of New Port Richey, Development Services

Department, 5919 Main St., New Port Richey, FL 34652, email to: [bowmanc@cityofnewportrichey.org](mailto:bowmanc@cityofnewportrichey.org)

Jocilyn Martinez, Assistant City Manager, City of Port Richey, 6333 Ridge Rd., Port Richey, FL 34668, e-mail to: [j.martinez@cityofportrichey.com](mailto:j.martinez@cityofportrichey.com)

Melanie Romagnoli, Community & Economic Development Director, City of Dade City, Community Development Department, P.O. Box 1355, 38020 Meridian Avenue, Dade City, FL 33526, email to: [mromagnoli@dadecityfl.com](mailto:mromagnoli@dadecityfl.com)

Rick Alley, City Clerk, City of San Antonio, 32819 Pennsylvania Avenue, P.O Box 75, San Antonio, FL 33576, email to: [cityclerk@sanantonioflorida.org](mailto:cityclerk@sanantonioflorida.org)

Andrea Calvert, CMC, Town Clerk, Town of St. Leo, P.O. Box 2479, St. Leo, FL 33574, email to: [townclerk@townofstleo.org](mailto:townclerk@townofstleo.org)

Todd Vande Berg, Director of Planning, City of Zephyrhills, 5335 - 8<sup>th</sup> Street, Zephyrhills, FL 33542, email to: [vandeberg@ci.zephyrhills.fl.us](mailto:vandeberg@ci.zephyrhills.fl.us)

Mark G. LeCouris, City Manager, City of Tarpon Springs, 324 E. Pine Street, Tarpon Springs, Florida 34689,  
email to: [thickey@ctsfl.us](mailto:thickey@ctsfl.us)

Melissa Zornitta, AICP, Executive Director, Hillsborough City-County Planning Commission, 601 E. Kennedy  
Boulevard,  
18<sup>th</sup> Floor, Tampa, Florida 33602, email to: [zornittam@plancom.org](mailto:zornittam@plancom.org)

Tony Garcia, AICP, Division Director, Hillsborough City-County Planning Commission, 601 E. Kennedy  
Boulevard,  
18<sup>th</sup> Floor, Tampa, Florida 33602, email to: [garciat@plancom.org](mailto:garciat@plancom.org)

Matt Lewis, Hillsborough County, Executive Planner, Development Services, 601 E. Kennedy Boulevard,  
Tampa, Florida 33602, email to: [LewisM@hillsboroughcounty.org](mailto:LewisM@hillsboroughcounty.org)

Richard M. Tonello, Supervisor of Planning, Pasco County Schools, Department of Planning, 11815 Tree  
Breeze Dr. New Port Richey, FL 34654. Email to: [rtonello@pasco.k12.fl.us](mailto:rtonello@pasco.k12.fl.us)

Planning and Development Department, [pddstaff@pascocountyfl.net](mailto:pddstaff@pascocountyfl.net)  
Central Permitting (Only to: Esther Oluyemi, Building Official Director, Building Construction Services,  
[eoluyemi@pascocountyfl.net](mailto:eoluyemi@pascocountyfl.net))

Ruthann Dattoli, Planning Assistant II, Current Planning Division/Zoning, [rdattoli@pascocountyfl.net](mailto:rdattoli@pascocountyfl.net)

Mike J. Carballa, P.E., BCEE, Asst. County Administrator Public Infrastructure,  
[mcarballa@pascocountyfl.net](mailto:mcarballa@pascocountyfl.net)

Charles Cullen, Engineering Director, Utilities, [ccullen@pascocountyfl.net](mailto:ccullen@pascocountyfl.net)

Ray Cleaver, P.E. Engineer I, Utilities, [rcleaver@pascocountyfl.net](mailto:rcleaver@pascocountyfl.net)

Jessica Towner, Utility Permitting Specialist, Public Infrastructure Fiscal and Business Administration  
Department, [jtowner@pascocountyfl.net](mailto:jtowner@pascocountyfl.net)

Jeremy Edwards, Supervisor, GIS, [jedwards@pascocountyfl.net](mailto:jedwards@pascocountyfl.net)

Nicole O'Neill, Executive Assistant, Development Services, [noneill@pascocountyfl.net](mailto:noneill@pascocountyfl.net)