

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

MARCH 17, 2022

**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
8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654**

Members:

Mr. Charles Grey, Chairman
Mr. Jaime Girardi, P.E., Vice-Chairman

Mr. Christopher Poole, CPG - **ABSENT**
Mr. Roberto Saez, MBA, CGC, AIA
- **ABSENT**

Mr. Peter Hanzel, MS

Mr. Don E. Anderson, MBA

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

Sally Sherman, Assistant County Administrator, Development Services
Nectaros Pittos, AICP, Director of Planning and Development
Denise Hernandez, Zoning Administrator
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

CALL TO ORDER

Chairman Grey called the meeting to order at 1:39 p.m.

MOMENT OF SILENCE

A moment of silence was held in lieu of a prayer.

PLEDGE OF ALLEGIANCE

Chairman Grey led the Pledge of Allegiance to the Flag.

ROLL CALL

Ms. Carolyn Mendez, Deputy Clerk, called the roll. All members were present with the exception of Mr. Christopher Poole and Mr. Roberto Saez who were absent.

SWEARING IN

Ms. Mendez swore in those who planned to present testimony.

PROOF OF PUBLICATION

Ms. Mendez noted proof of publication.

Chairman Grey reviewed the meeting procedures to be followed.

PUBLIC COMMENT

Chairman Grey called for Public Comment.

There was none.

CONSENT

There was none.

PUBLIC HEARINGS

- PC1 Appeal (Continuance) - Lowman Links, Inc. - Appeal of the Planning and Development Department (PDD) Director's Determination of October 8, 2021 that Tree Farm, Timber Use, and/or Other Agricultural Activities are Not Principal Permitted Uses in the Beacon Woods MPUD/DRI, nor in the R-4 High Density Residential District - Northwest Pasco County - Generally located on the North Side of Hudson Avenue at Morning View Drive
File Number PDD22-0188
Comm. Dist. 5
Recommendation Continuance Requested

The Commission approved to continue the item to the May 19, 2022 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC2 Zoning Amendment (Consent) – One Lacoochee Center Inc./WREC Property-EDC Project – Change in Zoning from an A-C Agricultural District, R-3 Medium Density Residential District, R-4 High Density Residential District, MF-1 Multiple-Family Medium Density District, and C-1 Neighborhood Commercial District to a I-1 Light Industrial Park District – Northwest Pasco County – South of Chapman Street Between Pine Products Road and CSX Railroad Tracks – Containing Approximately 32.19 Acres
File Number PDD22-7602
Comm. Dist. 1
Recommendation Approve

The Commission approved the item per Staff's recommendation.

P3 Small-Scale Comprehensive Plan Amendment (Regular)-CPAS22(06)
Stillwell Pasco Station- 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) and ROR (Retail/Office/Residential) to RES-
12 (Residential-12 du/ga) on Approximately 29.25 Acres of Real Property
Located at the Southeast Corner of the Intersection of SR 52 and Old
Pasco Road.
File Number PDD22-0224
Comm. Dist. 1
Recommendation Approve

The Commission approved Staff's recommendation to include the removal of the
existing section that has a future land use of ROR from the Land Use amendment.

P4 Zoning Amendment (Regular) - New Port Corners MPUD Master Planned
Unit Development - DCH East LLC, et al - A Rezoning Request from an A-
C Agricultural Zoning District and an A-R Agricultural-Residential District
to a MPUD Master Planned Unit Development District to allow for 3,400
residential units and 1,400,000 square feet of nonresidential uses on
approximately 956.3 acres.
File Number PDD22-7598
Comm. Dist. 4
Recommendation Approval with Conditions

The Commission approved to receive and file ex-parte forms for communication
between the applicant and each Commission member.

**THE BOARD RECESSED AT 3:01 P.M. AND RETURNED AT 3:20 P.M. ALL
MEMBERS WERE PRESENT.**

The Commission approved to receive and file documents submitted by Mr. Mark
Jeske.

The Commission approved to receive and file documents submitted by Ms. Shawna
Pateiro.

The Commission approved Staff's recommendation to include the added condition to
have the multipurpose path connection to Cottee Elementary.

WALK-ONS

There was none.

ADJOURN

The meeting adjourned at 4:56 p.m.

Prepared by: Carolyn Mendez, Records Clerk I, Board Records Division