

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

MAY 19, 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.

**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. Donald Anderson, MBA - **ABSENT**

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

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

Sally Sherman, Assistant County Administrator, Development Services
Nectarios 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 1:33 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. Allie Knupp, Deputy Clerk, called the roll. All members were present with the exception of Mr. Peter Hanzel and Mr. Don Anderson who were absent.

Swearing In

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

Chairman Grey reviewed the procedures to be followed.

Proof of Publication

Ms. Knupp 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. The Planning Commission will take Public Comment on items on this agenda.

There was none.

Consent

C1 Annotated Minutes - Planning Commission Meeting - April 21, 2022

The Commission approved the April 21, 2022, Planning Commission meeting Minutes including the noted revision.

Public Hearings

The Commission approved the Public Hearing Consent Agenda which included Agenda items PC3, PC4, PC6, PC8, and APC10.

PC2 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

Approved to continue the item to the September 22, 2022 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC3 Zoning Amendment (Consent) – Hillcrest MPUD Master Planned Unit Development – MMLJ Holdings, LLC. And Christina H. Dilorenzo – A Rezoning Request from an A-C Agricultural Zoning District and an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development District to Allow for the Development of a Maximum of 1,800 Single-family Detached Dwelling Units, 600 Single-family Townhouses, 450,000 Square Feet of Retail and 200,000 Square feet of Light Industrial/Office on Approximately 740.2 Acres
File Number PDD22-7592
Comm. Dist. 1
Recommendation Approval with Conditions

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

PC4 Zoning Amendment (Consent) – One Lacoochee Center Inc./WREC Property-EDC Project – Change in Zoning from an R-4 High Density Residential District to an I-1 Light Industrial Park District – Northwest Pasco County – North and South Side of

Chapman Street, East of Pine Products Road and West of Bower Road – Containing Approximately 0.92 Acre

File Number PDD22-7620

Comm. Dist. 1

Recommendation Approve

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

PC5 Zoning Amendment (Consent) – Eagle II Industrial EC-MPUD Employment Center Master Planned Unit Development – 3KS Family LLLP – A Rezoning Request from an A-C Agricultural to an EC-MPUD Employment Center Master Planned Unit Development District to Allow for the Development of 2,000,000 Square Feet of Corporate Business Park, Target Business, and Light Industrial Uses and 300,000 Square Feet of Support/Commercial Office Use on Approximately 321.13 Acres.

File Number PDD22-7585

Comm. Dist. 2

Recommendation Approval with Conditions

Approved to receive and file letters of support submitted by Ms. Cynthia Spidell.

Approved to receive and file documents submitted by Ms. Cynthia Spidell.

Approved to continue the item to the June 16, 2022 Planning Commission meeting at 1:30 p.m. in New Port Richey with Mr. Girardi and Mr. Saez voting nay.

PC6 Zoning Amendment (Consent) – Faircloth MPUD Master Planned Unit Development – Faircloth Parker LLC, et al – A Rezoning Request from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to Allow the Development of a Maximum of 380 Single-family Detached and Attached Residential Units on Approximately 187.5 Acres.

File Number PDD22-7565

Comm. Dist. 1

Recommendation Approval with Conditions

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

PC7 Zoning Amendment (Consent) – I-75 Logistics Center MPUD Master Planned Unit Development (f.k.a. Pasco Commerce Center MPUD) – GC Pasco Owner, LLC and John Louis Grossenbacher

Trust – A Substantial Modification to Allow the Inclusion of Approximately 56.17 Additional Acres and Increase the Maximum Entitlements to 1,900,000 Square Feet on Approximately 224.57 Acres.

File Number PDD22-7618

Comm. Dist. 1

Recommendation Approval with Conditions

The Commission approved the item per Staff's recommendation and to include the noted correction to the title per Mr. Goldstein.

PC8 Zoning Amendment (Consent) – Geiger Ranch LLC – Change in Zoning from an MPUD Master Planned Unit Development District(Saran Ranch) to a A-R Agricultural-Residential District– North Central Pasco County – South Side of Johnston Road Approximately $\frac{3}{4}$ mile East of Bellamy Bros Boulevard – Containing Approximately 9.61 Acres

File Number PDD22-7610

Comm. Dist. 1

Recommendation Approve

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

PC9 Zoning Amendment (Consent) – Pulte Zona Law MPUD Master Planned Unit Development – Zona Lee Law, Inc. - A Rezoning Request from A-R Agricultural-Residential Zoning District to an MPUD to allow for a maximum of 130 Single-family Detached Dwelling Units and Associated Infrastructure on Approximately 79.65 Acres, located approximately 1,300 feet south of Lake Patience Road and 2,300 feet west of US Highway 41.

File Number PDD22-7595

Comm. Dist. 4

Recommendation Approval with Conditions

The Commission approved the item per Staff's recommendation.

Addendum

APC10 Variance Request (Consent) – Michael Rappaport / 7005 Frances Dr –Reduction in the Front Yard Setback From 50 Feet to 43 Feet in an AR-1 Agricultural-Residential District – Central Pasco County – On the West Side of Frances Drive Approximately 1050 Feet South of Sonny Drive – Containing Approximately 2.45 Acres
File Number PDD22-2097
Comm. Dist. 2
Recommendation Approval of Variance

Approved as part of the Public Hearing Consent Agenda.

Walk-Ons

There were none.

Adjourn

The Commission approved to adjourn the meeting.

The meeting adjourned at 3:31 p.m.

Prepared by: Allie Knupp, Records Clerk I, Board Records Division