

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

MAY 05, 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
- **ABSENT**
Mr. Donald Anderson, MBA
- **ABSENT**

Mr. Peter Hanzel, MS
Mr. Christopher Poole, CPG

Mr. Roberto Saez, MBA, CGC, AIA
- **ABSENT**

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 1:31 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. Meghan Legnini, Records Clerk, called the roll. All members were present with the exception of Mr. Jamie Girardi, Mr. Don Anderson, and Mr. Roberto Saez who were absent.

Swearing In

Ms. Shannon Egbert, Deputy Clerk, swore in those who planned to present testimony.

Proof Of Publication

Ms. Legnini noted proof of publication.

Chairman Grey reviewed the meeting procedures to be followed.

Public Comment

Chairman Grey called for Public Comment.

Ms. Christie Zimmer spoke regarding advanced notification to the public for items that had been continued.

Consent

There was none.

Public Hearings

Approved the Public Hearing Consent Agenda which included Agenda item PC5.

PC1 Zoning Amendment (Continuance) – 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 300 Single-family Detached and 100 Single-family Attached Residential Units on Approximately 187.5 Acres.
File Number PDD22-7565
Comm. Dist. 1
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 (Continuance) – Hillcrest MPUD Master Planned Unit Development – MMLJ Holdings, LLC. And Christina H. Dilozenzo – 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 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.

PC3 Zoning Amendment (Consent) – Hale-Collier MPUD Master Planned Unit Development – Julia Herndon/Walter and Elizabeth Franzel/The Franzel Family Revocable Trust - A Rezoning Request from A-R Agricultural-Residential and R-1 Rural Density Residential Zoning Districts to an MPUD to allow for a maximum of 119 Single-family Detached Dwelling Units and Associated Infrastructure on Approximately 46.1 Acres.
File Number PDD22-7574
Comm. Dist. 2
Recommendation Approval with Conditions

The item was pulled from the Public Hearing Consent Agenda.

The Commission approved to continue the item to the June 2, 2022 Planning Commission meeting at 1:30 p.m. in Dade City.

PC4 Zoning Amendment (Consent) – Bushnell DD LLC – Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District – Northwest Pasco County – South Side of County Line Road Approximately 1000 Feet West Suncoast Parkway Extension – Containing Approximately 3.86 Acres
File Number PDD22-7616
Comm. Dist. 5
Recommendation Approve

The item was pulled from the Public Hearing Consent Agenda.

The Commission approved the item per Staff's recommendation with the applicant offered deed restriction for a Type A Buffer with a 6-foot opaque fence or wall that was not wood.

PC5 Zoning Amendment (Consent) – Bay Area Merchandising LLC – Change in Zoning from an C-1 Neighborhood Commercial District to a R-4 High Density Residential District – Southwest Pasco County – West Side of Latimer Street Approximately 125 Feet South of Manor Drive – Containing Approximately 0.27 Acre
File Number PDD22-7619
Comm. Dist. 3
Recommendation Approve

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

PC6 Zoning Amendment (Consent) – Erik Domenech – Change in Zoning from an A-R Agricultural-Residential District and R-1MH Single-Family/Mobile Home District to a R-MH Mobile Home District – Southeast Pasco County – Southwest Corner of the Intersection of Tucker Road and Michelle Road – Containing Approximately 15.22 Acres
File Number PDD22-7617
Comm. Dist. 1
Recommendation Approve

The item was pulled from the Public Hearing Consent Agenda.

The Commission approved the item per Staff's recommendation.

PC7 Land Excavation Operating Permit and Conditional Use Amendment Request (Consent) – SitEX NR Holdings, LLC – Operating Permit and Conditional Use Permit for Land Excavation in an MPUD Master Planned Unit Development District – West Central Pasco County – On the East Side of River Glen Boulevard Approximately 3,800 Feet North of the Intersection of State Road 54 and River Glen Boulevard – Containing Approximately 37.1 Acres
File Number PDD22-CU18
Comm. Dist. 2
Recommendation Approval with Conditions

The item was pulled from the Public Hearing Consent Agenda.

The Commission approved the item per Staff's recommendation.

Walk-Ons

There was none.

Discussion was held regarding questions from a previous meeting concerning building height and a reminder about email and public records.

Adjourn

The meeting adjourned at 2:50 p.m.

Prepared by: Meghan Legnini, Records Clerk I, Board Records Division