

**PASCO COUNTY PLANNING COMMISSION  
REGULAR MEETING**

**ANNOTATED AGENDA**

**JULY 21, 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**

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**Members:**

Mr. Charles Grey, Chairman  
Mr. Jaime Girardi, P.E., Vice-Chairman  
Mr. Don E. Anderson, MBA - **ABSENT**

Mr. Peter Hanzel, MS - **ABSENT**  
Mr. Christopher Poole, CPG - **ABSENT**  
Mr. Jonathan Moody P.E.

School Board Representative – Mr. Chris Williams

**Legal Counsel:**

David Goldstein, Chief Assistant County Attorney  
- **Rep. by Ms. Elizabeth Blair, Senior Assistant County Attorney**

**Staff:**

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

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**Call To Order**

Chairman Grey called the meeting to order at 1:40 p.m.

## **Moment of Silence**

A moment of silence was held in lieu of 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. Christopher Poole, Mr. Don Anderson, and Mr. Peter Hanzel who were absent.

## **Swearing In**

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

## **Proof of Publication**

Ms. Knupp noted the proof of publication.

Chairman Grey reviewed the procedures to be followed.

## **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.

Mr. Henry A. Berndt displayed photos and spoke regarding the road and safety issues with Veterans Village.

## Consent

**The Commission approved** the Public Hearing Consent Agenda which included items A-PC6.

## Public Hearings

- PC1 Zoning Amendment (Continuance) - Denton Place MPUD Master Planned Unit Development – DCH Timber, LLC – A Rezoning Request from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to Allow for the Development of a Maximum of 804 Residential Dwelling Units and Associated Infrastructure on Approximately 306.7 Acres

**File Number** PDD22-7582

**Comm. Dist.** 5

**Recommendation** Continuance Requested

**The Commission approved** to continue the item to the August 4, 2022 Planning Commission meeting at 1:30 p.m. in Dade City.

- P2 Zoning Amendment (Regular) - Cross Park MPUD Master Planned Unit Development - Cross Park Land Trust No 1, Cross Park Properties LLC - A Rezoning Request From a MPUD Master Planned Unit Development District to a MPUD Master Planned Unit Development District to Allow for the Development of 280 Multifamily Units, 45,000 Square Feet of Medical/Professional Office, and 10,000 Square Feet of Retail on Approximately 20.916 Acres

**File Number** PDD22-7632

**Comm. Dist.** 4

**Recommendation** Approval with Conditions

**The Commission approved** Staff's recommendation.

- P3 Zoning Amendment (Regular) – Stillwell Pasco Station MPUD– Change in Zoning from A-C Agricultural and A-R Agricultural Residential to a MPUD Master Planned Unit Development District to Allow for a Maximum of 285 Multi-Family Dwelling Units – On Old Pasco Road South of State Road 52 – Containing Approximately 29.232 Acres

**File Number** PDD22-7613

**Comm. Dist.** 1

**Recommendation** Approval with Conditions

**The Commission approved** the item per Staff's recommendation.

- P4 Small-Scale Comprehensive Plan Amendment (Regular) -CPAS22-(13) Viceroy Apartments- Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 18) from RES-9 (Residential-9 du/ga) to RES-24 (Residential-24 du/ga) on Approximately 2.81 Acres of Real Property Located on the west side of Wood Trail Boulevard and North of Old County Road 54.

**File Number** PDD22-0364

**Comm. Dist.** 4

**Recommendation** Approve

**The Commission approved** the item per Staff's recommendation sitting as the Local Planning Agency.

### **Addendum**

- A-PC5 Zoning Amendment (Continuance) - 54 Crossings MPUD Master Planned Unit Development – Colwell Avenue Properties, IV. LLC – A Substantial MPUD Modification Request to Add an Additional Allowed Use of a Technical/Trade/Nursing School Utilizing a Maximum of 60,000 Square Feet of Existing Office Entitlements on Approximately 22.16 Acres

**File Number** PDD22-7614

**Comm. Dist.** 4

**Recommendation** Continuance Requested

**The Commission approved** to continue the item to the August 4, 2022 Planning Commission meeting at 1:30 p.m. in Dade City.

- A-PC6 Zoning Amendment (Consent) – Palmetto Ridge MPUD Master Planned Unit Development – Palmetto Ridge Cattle Company, LLC – A Rezoning Request from an MPUD Master Planned Unit Development District to an MPUD Master Planned Unit Development District to Change the Name of the MPUD, and to Allow the Development of a Maximum of 2,500 Residential Units (Detached/Attached), 50,000 Square-Feet of Commercial Uses, a 49.24 +/- Acre Potential School Site, a 5.03 +/- Acre Potential Public Safety Site, and 2,000 +/- Acres of Open Space/Recreation on Approximately 3,535.79 Acres.

**File Number** PDD22-7563

**Comm. Dist.** 1

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**Recommendation** Approval with Conditions

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

A-PC7      Zoning Amendment (Consent) – Pasco Town Center MPUD Master Planned Unit Development – PTC Boyette, LLC – A Rezoning Request from an AC Agricultural and C-2 General Commercial Zoning Districts to an MPUD Master Planned Unit Development District to Allow the Development of 4,000,000 Square Feet of Industrial/Support, 725,000 Square Feet of Office, 400,000 Square Feet of Retail, 300 Hotel Rooms, and 3,500 Residential Dwelling Units on Approximately 966.87 Acres  
**File Number**            PDD22-7566  
**Comm. Dist.**            1  
**Recommendation** Approval with Conditions

**The Commission approved** the item per Staff's recommendation.

A-P8      An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 1100 Special Development Standards; Section 1101 Vehicle Dealerships; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.  
**File Number**            PDD22-0454  
**Comm. Dist.**            All  
**Recommendation** Approve

**The Commission approved** the item per Staff's recommendation sitting as the Local Planning Agency.

A-P9

An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code Section 1104 Flood Damage Prevention To Bring The County's Flood Damage Prevention Regulations In Line With The Model Ordinance Approved By The Federal Emergency Management Agency, And To Coordinate With Chapter 18, Buildings And Building Regulations, Of The Pasco County Code Of Ordinances; Amending Land Development Code Appendix A Definitions; And Other Sections, As Necessary For Internal Consistency; Incorporating Fema's Most Recent Flood Insurance Study For Pasco County Establishing Areas Of Special Flood Hazards; Re-Codifying Building Official To Perform Analysis For Building Permit Applications On Structures Within Flood Hazard Areas And Providing Method/Process For Such Analysis; Requiring Signed "Declaration Of Land Restriction" (Nonconversion Agreements) For Projects Proposing To Enclose Areas Under Elevated Buildings, Certain Crawl Spaces And Certain Accessory Structures; Re-Codifying County Approval For Letters Of Map Changes To Fema; Re-Codifying Encroachment, Development, And Fill On Properties Within Floodways; Adding And/Or Re-Codifying Restrictions On Location Of Critical Facilities, Detached Accessory Structures, Manufactured Homes, Rvs, Park Trailers, Tanks, Decks, Patios, And Other Development In Floodways; Re-Codifying Fema Guidance, Publications, And Technical Bulletins By Reference; Changing Variance Procedure From Planning Commission To Hearing Officer Process; Requiring Data To Be Provided In Areas Identified As Sheet Flow And Ponding; Providing A Variance Process For Certain Agricultural Structures; Additional Specific Findings Required For Variances; Providing For Or Amending The Following Definitions: Accessory Structure, Agricultural Structure, Critical Facility, Declaration Of Land Restriction (Non -Conversion Agreement), Existing Manufactured Home Park Or Subdivision, Expansion To An Existing Manufactured Home Park Or Subdivision, Flood Hazard Area, Historic Structure, Letter Of Map Change (Lomc), Market Value, New Manufactured Home Park Or Subdivision, And Park Trailer "Park Model"; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.

**File Number** BCS22-0270

**Comm. Dist.** All

**Recommendation** Approve

**The Commission approved** Staff's recommendation including the noted revision to keep the variances with the Planning Commission.

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**Walk-Ons**

There were no items.

**Adjourn**

The meeting adjourned at 3:39 p.m.

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