

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

JULY 07, 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 - **ABSENT**
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Donald Anderson, MBA - **ABSENT**

Mr. Peter Hanzel, MS
Mr. Christopher Poole, CPG
Mr. Jon Moody, P.E.

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney
- **Represented 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

Call To Order

Vice-Chairman Girardi 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

Vice-Chairman Girardi led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Meghan Legnini, Deputy Clerk, swore in Mr. Jon Moody as a member of the Planning Commission.

Ms. Legnini called the roll. All members were present with the exception of Chairman Charles Grey and Mr. Don Anderson who were absent.

Swearing In

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

Proof of Publication

Ms. Legnini 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. Attendees are given an opportunity to comment on listed agenda items, as well as non-agenda items during Public Comment.

There was none.

Consent

C1 Annotated Minutes - Planning Commission Meeting - May 19, 2022

C2 Annotated Minutes - Planning Commission Meeting - June 2, 2022

The Commission approved the May 19, 2022 and the June 2, 2022 Planning Commission Meeting Minutes.

Public Hearings

The Commission approved to continue items PC3, PC4, PC5, and A-PC15 to the July 21, 2022 Planning Commission meeting at 1:30 p.m. in New Port Richey.

The Commission approved the Public Hearing Consent Agenda which included items PC6, PC7, and PC9.

PC3 Zoning Amendment (Continuance) – 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

Recommendation Continuance Requested

A continuance to the July 21, 2022 Planning Commission meeting at 1:30 p.m. in New Port Richey was approved as a part of the Public Hearing Consent Agenda.

- PC4 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 76,447 Square Feet of Existing Office Entitlements on Approximately 22.16 Acres
File Number PDD22-7614
Comm. Dist. 4
Recommendation Continuance Requested

A continuance to the July 21, 2022 Planning Commission meeting at 1:30 p.m. in New Port Richey was approved as a part of the Public Hearing Consent Agenda.

- PC5 Zoning Amendment (Continuance) - 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 Continuance Requested

A continuance to the July 21, 2022 Planning Commission meeting at 1:30 p.m. in New Port Richey was approved as a part of the Public Hearing Consent Agenda.

- PC6 Conditional Use (Consent) – Angelo Ugenti, III/VB BTS, LLC/T-Mobile South, LLC – 170-Foot Above-Ground-Level Wireless Communications Facility (WCF) in an R-4 High Density Residential District – West Central Pasco County – On the Southeast Corner of Graphic Drive and Appleby Avenue
File Number PDD22-CU19
Comm. Dist. 5
Recommendation Approval with Conditions

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

- PC7 Special Exception (Consent) – Stephen Siller Tunnel to Tower/Let Us Do Good Village – Special Exception for an Amenity Center and a Park in an R-4 High Density Residential District – South Central Pasco County – South Side of Parkway Boulevard Approximately .5 Mile East of Ehren Cutoff – Containing Approximately 4.995 Acres
File Number PDD22-7629
Comm. Dist. 2
Recommendation Approval with Conditions

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

- PC8 Variance Request (Consent) – Y Smith Properties LLC – Reduce the 150-Foot Open Yard Requirement for the Rear (Eastern Side) of the Property to 20 Feet in an I-1 Light Industrial Park District – West Central Pasco County – On the East Side of Leo Kidd Avenue Approximately 200 Feet North of Pine Hill Road – Containing Approximately 1.59 Acres
File Number PDD22-2098
Comm. Dist. 4
Recommendation Approval with Conditions

The Commission approved the item per Staff's recommendation with Mr. Moody abstaining from the vote due to a conflict of interest.

- PC9 Waiver Request (Consent) – Dunrite Construction Services Inc./Florida Cracker – Specific Distance Limitation of 1,000 Feet from a Place of Religious Worship for the Consideration of an Administrative Use Permit for the Sale of Alcoholic Beverages – North Central Pasco County – Southwest Corner of St Joe Road and Scharber Road – Containing Approximately 0.80 Acre
File Number PDD22-0279
Comm. Dist. 1
Recommendation Approve

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

PC10 Zoning Amendment (Consent) – Roy N Geraci III et al/Joy Drive North MPUD – Change in Zoning from a A-C Agricultural District and a A-R Agricultural-Residential District to a MPUD Master Planned Unit Development District To Allow for a Maximum of 107 Single Family Detached Dwelling Units and Associated Infrastructure on Approximately 45.3 Acres – Southwest Pasco County – On the North Side of Dogpatch Lane Approximately 390 Feet West of Joy Drive and Abutting Joy Drive Approximately 650 Feet North of Dogpatch Lane
File Number PDD22-7588
Comm. Dist. 4
Recommendation Approval with Conditions

The Commission approved the item per Staff's recommendation.

PC11 Large-Scale Comprehensive Plan Amendment (Consent) - CPAL 22-05 Villages L & M - Large-Scale Comprehensive Plan Amendment to the Future Land Use Map (Maps 2-15 and Sheet 14, 15, 22 and 23) from VMU-3 (VILLAGE MIXED USE TYPE 3) to VMU-2B (VILLAGE MIXED USE TYPE 2B) on approximately 1,773 Acres of Real Property, Located East of Curley Road and North of Zephyrhills Bypass.
File Number PDD22-0337
Comm. Dist. 1
Recommendation Approve

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

P12 Zoning Amendment (Regular) – Vincentian Housing Corporation Inc./Ozanam IV – Change in Zoning from an C-2 General Commercial District to a MF-1 Multiple-Family Medium Density District – Southwest Pasco County – West Side of Osteen Road Approximately 635 Feet South of Massachusetts Avenue – Containing Approximately 2.80 Acres
File Number PDD22-7626
Comm. Dist. 4
Recommendation Approve

The Commission approved the item per Staff's recommendation.

- P13 Zoning Amendment (Regular) – Jaipur Realty Partners LLC/ Lakeshore Workforce Apts – Change in Zoning from an A-C Agricultural District to a MF-3 Multiple-Family High Density District – Northwest Pasco County – Northeast Corner of Dallas Drive and Lakeshore Boulevard – Containing Approximately 2.53 Acres
File Number PDD22-7628
Comm. Dist. 5
Recommendation Approve

The Commission approved the item per Staff's recommendation.

- P14 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 to continue the item to the July 21, 2022 Planning Commission meeting at 1:30 p.m. in New Port Richey.

Addendum

A-PC15 Zoning Amendment (Continuance) - Denton Ave MPUD Master Planned Unit Development - Denton Ave Project LLC - A Rezoning Request from an A-C Agricultural District to a MPUD Master Planned Unit Development District to Allow for 1,614 Residential Units, 265,716 Square Feet of Light Industrial Flex Space, and 10,000 Square Feet of Day Care on Approximately 331.679 Acres of Real Property.

File Number PDD22-7596

Comm. Dist. 5

Recommendation Continuance Requested

A continuance to the July 21, 2022 Planning Commission meeting at 1:30 p.m. in New Port Richey was approved as a part of the Public Hearing Consent Agenda.

Walk-Ons

There were none.

Adjourn

The meeting adjourned at 3:12 p.m.

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