

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

AUGUST 4, 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
Mr. Christopher Poole, CPG
Mr. Jonathan Moody P.E.

School Board Representative – Mr. Chris Williams
- **Represented by Mr. Richard Tonello**

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

Sally Sherman, Assistant County Administrator, Development Services
Nectaros 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

Chairman Grey called the meeting to order at 1:32 p.m.

Moment of Silence

Chairman Grey led the Moment of Silence.

Pledge of Allegiance

Chairman Grey led the Pledge of Allegiance.

Roll Call

Ms. Meghan Legnini, Deputy Clerk, called the roll. All members were present with the exception of Mr. Don Anderson who was absent. Mr. Chris Williams was represented by Mr. Richard Tonello.

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

Chairman Grey called for Public Comment.

There was none.

Consent

- C1 Annotated Minutes - Planning Commission Workshop - June 16, 2022
- C2 Annotated Minutes - Planning Commission Meeting - June 16, 2022
- C3 Annotated Minutes - Planning Commission Meeting - July 7, 2022

The Commission approved the Minutes from the Planning Commission Workshop on June 16, 2022 and from the Planning Commission meetings on June 16, 2022 and July 7, 2022.

Public Hearings

The Commission approved to move items P7 and W-P10 to the Consent Agenda.

The Commission approved the Public Hearing Consent Agenda which included Agenda item PC6, and with **The Commission sitting as the Local Planning Agency approved** the Public Hearing Consent Agenda which included items PC7 and W-P10.

- PC4 Zoning Amendment (Continuance) – 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 109 Single-family Detached Dwelling Units and Associated Infrastructure on Approximately 46.1 Acres.
File Number PDD22-7574
Comm. Dist. 2
Recommendation Continuance Requested

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

- PC5 Special Exception (Continuance) – Mathetes, LLC/ Spring Hill/Outdoor Storage – Special Exception for Free-Standing Recreational Vehicle/Boat Storage in an I-1 Light Industrial Park District – Northwest Pasco County – South Side of County Line Road Approximately 1.5 Miles West of Suncoast Parkway – Containing Approximately 19.409 Acres
File Number PDD22-7630
Comm. Dist. 5
Recommendation Continuance Requested

The Commission approved to continue the item to the August 18, 2022 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC6 Zoning Amendment (Consent) - 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 Approval with Conditions

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

- P7 Small-Scale Comprehensive Plan Amendment (Regular) - CPAS 22(12) Crela Estates – Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 and Sheet 5) from RES-1 (Residential-1 DU/GA) to RES-9 (Residential-9 DU/GA) on Approx. 19.231 Acres of Real Property Located on the Northside of Shady Hills Road and South of the intersection of Crela Drive.
File Number PDD22-0465
Comm. Dist. 5
Recommendation Approve

The item was approved as part of the Public Hearing Consent Agenda with the Commission sitting as the Local Planning Agency.

Addendum

- A-PC8 An Ordinance By The Pasco County Board of County Commissioners Amending the Pasco County Land Development Code Section 602, J. "Ben" Harrill Villages of Pasadena Hills Stewardship District, Revisions To Text, Table And Exhibits: Text Revisions To Single Family Lot Chart And Section 602.10.E.6 (D) Volume Over Capacity (V/C) Ratios Greater Than 1.2 At Intersections; Table Revisions To Exhibit 602-C Transportation Development Fee Schedules, Revisions To Exhibit 602-D Property Owners Credits, Map And Table Amendments To Exhibit 602-E Master Roadway Plan; Add New Cross Section 60AA, And Revised Illustration Of Cross Section 70AA To Include Family Bike Paths, And Amending Other Sections, As Necessary, For Internal Consistency, Providing for Applicability, Repealer, Severability, Inclusion Into The Land Development Code, And An Effective Date.
File Number PDD22-0369
Comm. Dist. 1
Recommendation Approve

The Commission sitting as the Local Planning Agency approved the item with the condition that the Staff and the petitioners work to modify the language to accurately represent what they are trying to portray.

- A-PC9 Zoning Amendment (Consent) – Denton Place MPUD Master Planned Unit Development – DCH Timber, LLC – A Rezoning Request from an AC 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 Approval with Conditions

The Commission approved the item per Staff's recommendation with the revised conditions.

Walk-Ons

W-P10 Large-Scale County Comprehensive Plan Amendment – CPAL 22-11 Hidden Creek Boulevard Intermediate Roadway – Large-Scale Comprehensive Plan Amendment To The Pasadena Hills Comprehensive Plan Goal FLU 6: J. “Ben” Harrill Villages Of Pasadena Hills; To Make Roadway Changes In Figures PH-2, PH-4, PH-4A, PH-8, PH-12, And PH-13; Amend Transportation Map (Map 7-36 Highway Vision Map); And Other Amendments As Necessary For Internal Consistency, Providing For Severability, And An Effective Date
File Number PDD22-0370
Comm. Dist. 1
Recommendation Approve

The item was approved as part of the Public Hearing Consent Agenda with the Commission sitting as the Local Planning Agency.

Adjourn

The meeting adjourned at 2:52 p.m.

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