

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

AUGUST 18, 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**

Members:

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

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

School Board Representative – Mr. Chris Williams – **Rep. 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 1:35 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. Don Anderson who was absent. Mr. Chris Williams was represented by Mr. Richard Tonello.

Swearing In

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

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 - August 4, 2022

The Commission approved the August 4, 2022 Planning Commission meeting Minutes.

Public Hearings

The Commission approved the Public Hearing Consent Agenda which included Agenda items PC4 and PC7 including the discussed revisions.

- PC2 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

The Commission approved to continue the item to a date uncertain.

- PC3 Conditional Use Request (Continuance) – RR Sharp Properties LLC/813 Towing – Conditional Use for Towing Services and Storage of Vehicles in an C-2 General Commercial District – South Central Pasco County – East Side of Land O Lakes Boulevard Approximately 700 feet south of Cove Lake Place – Containing Approximately 0.62 Acre
File Number PDD22-CU20
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.

- PC4 Special Exception (Consent) – Mathetes, LLC/ Spring Hill/Outdoor Storage – Special Exception for a 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 Approval with Conditions

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

- PC5 Zoning Amendment (Consent) – Betty H Fetty TTEE/Betty H Fetty Trust – Change in Zoning from an A-C Agricultural District to a PO-1 Professional Office District – South Central Pasco County – West Side of Dale Mabry Highway Approximately 1,900 Feet North of the Hillsborough County Line – Containing Approximately 8.505 Acres
File Number PDD22-7636
Comm. Dist. 4
Recommendation Approve

The Commission approved Staff's recommendation.

- PC6 Zoning Amendment (Consent) – Ivan O & Maria Martinez & Estate of Mark & Janet R Novak/NVR Pine Lake – Change in Zoning from an A-C Agricultural District to a MF-1 Multiple-Family Medium Density District – South Central Pasco County – East Side of Henley Road Approximately 1,350 Feet South of State Road 54– Containing Approximately 34.704 Acres
File Number PDD22-7637
Comm. Dist. 4
Recommendation Approve

The Commission approved Staff's recommendation with Mr. Tonello voting nay.

- PC7 Comprehensive Plan Amendment (Consent) - CPAL22(14) Central Pasco Employment Village - Proposed Comprehensive Plan Text Amendment to the Central Pasco Employment Village Subarea Policy, Policy 7.1.12
File Number PDD22-0481
Comm. Dist. 1, 2
Recommendation Approve

Approved to receive and file documents submitted by Mr. Nectarios Pittos.

The item was approved as part of the Public Hearing Consent Agenda including the revision to provision A3 of the Subarea Policy.

- P8 Small-Scale Comprehensive Plan Amendment (Regular)-CPAS22(14) Chancey Road Townhomes- Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 23) from RES-3 (Residential-3 du/ga) to RES-6 (Residential-6 du/ga) on Approximately 30.26 m.o.l. Acres of Real Property Located at the Intersection of Diane Drive and Chancey Road.
File Number PDD22-0429

Comm. Dist. 1
Recommendation Approve

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

Addendum

A-PC9 Small-Scale Comprehensive Plan Amendment (Continuance) - CPAS 22(15) High Ridge Center Lots 2 & 3 - Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Maps 2-15 and Sheet 10) from IL (INDUSTRIAL LIGHT) to COM (COMMERCIAL) on approximately 3.47 Acres of Real Property, Located East of Galen Wilson Boulevard and South of Ridge Road.
File Number PDD22-0464
Comm. Dist. 4
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.

A-PC10 Large-Scale Comprehensive Plan Amendment (Continuance) - CPAL 22(06) Saddlebrook Resort - Large-Scale Comprehensive Plan Amendment creating Subarea POLICY FLU 7.1.66, creating Future Land Use Map 2-9, sheet 66, Amending Future Land Use Map (Maps 2-15 and Sheet 22) from RES-6 (RESIDENTIAL 6 DU/GA) to PD (PLANNED DEVELOPMENT) on approximately 549.39 Acres of Real Property, Located South of S.R. 54 and East of Service Road.
File Number PDD22-0462
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.

Walk-Ons

There were none.

Adjourn

The meeting adjourned at 3:18 p.m.

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