

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

OCTOBER 20, 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 - **ABSENT**
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

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 1:33 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

Roll Call

Ms. Meghan Legnini, Deputy Clerk, called the roll. All members were present with the exception of Mr. Jamie Girardi 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

There was none.

Public Hearings

The Commission approved the Public Hearing Consent Agenda which included Agenda items PC4 and A-PC5, and with **The Commission sitting as the Local Planning Agency approved** the Public Hearing Consent Agenda which included item A-PC6.

PC1 Conditional Use (Continuance) - Golfvision 2, LLC/Verizon Wireless - 145 Foot Above-Ground-Level Monopole Wireless Communications Facility (WCF) in a MPUD Master Planned Unit Development District - Southcentral Pasco County - on the South Side of Lexington Oaks Blvd, Approximately 435 Feet East of War Admiral Drive
File Number PDD23-CU05
Comm. Dist. 2
Recommendation Continuance Requested

The Commission approved to continue the item to the December 8, 2022 Planning Commission meeting at 1:30 p.m. in Dade City.

PC2 Conditional Use Request (Continuance) – Homeelite LLC & Priya Properties LLC/Urban 54 Estates– Conditional Use for Multiple-Family Dwellings in a C-2 General Commercial District – South Central Pasco County – North Side of State Road 54 Approximately 1,325 Feet West of Lakepointe Parkway – Containing Approximately 13.381 Acres
File Number PDD23-CU03
Comm. Dist. 3
Recommendation Continuance Requested

The Commission approved to continue the item to the January 19, 2023 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC3 Large-Scale Comprehensive Plan Amendment (Continuance) - CPAL 22(13) Hamilton Oaks - Providing for a Large-Scale Comprehensive Plan Amendment Amending Future Land Use Map (Maps 2-15 and Sheet 22) from RES-3 (RESIDENTIAL 3 DU/GA) to RES-6 (RESIDENTIAL 6 DU/GA) on approximately 61.04 Acres of Real Property, Located East of Billmar Road and North of Zephyrhills Bypass.
File Number PDD23-0013
Comm. Dist. 1
Recommendation Continuance Requested

The Commission approved to continue the item to the November 3, 2022 Planning Commission meeting at 1:30 p.m. in Dade City.

PC4 Variance Request (Consent) – SDG South Acquisition LLC, DR Horton/Willow Reserve – An Increase in the Maximum Lot Coverage from 45% Principal Structure and 20% Accessory Structures to 65% Total Lot Coverage for All Principal and Accessory Structures for Lots 6, 7, 11, 27, 30, 31, 34-36, 41, 42, 49, 55, 56, 58, and 60 of the Willow Reserve Subdivision Located in an R-4 High Density Residential District – South Central Pasco County – On the North Side of Collier Parkway/County Line Road Approximately 500 Feet West of Livingston Road – Containing Approximately 2.61 Acres
File Number PDD23-2099
Comm. Dist. 2
Recommendation Approval with Conditions

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

Addendum

A-PC5 Special Exception (Consent) – Rosa E Ibrahim/Front Dr Duplex – Special Exception for a Duplex in an R-4 High Density Residential District – Southwest Pasco County – Northwest Corner of Front Drive and Grand Boulevard – Containing Approximately 0.28 Acre
File Number PDD23-7659
Comm. Dist. 3
Recommendation Approval with Conditions

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

A-PC6 Small-Scale Comprehensive Plan Amendment (Consent) – CPAS22 (16) Decubellis and Little – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 18) Changing from RES-3 (Residential-3 DU/GA) to RES-24 (Residential–24 DU/GA) on approximately 13.36 acres of Real Property Located on the South Side of Decubellis Road 600 Feet East of the Little Road And Decubellis Road Intersection.
File Number PDD23-0007
Comm. Dist. 4
Recommendation Approve

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

A-PC7 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 300 Procedures, Section 304 Public Notice Procedures; Chapter 400 Permit Types And Applications, Section 402.2 Zoning Amendment – Master Planned Unit Development District; Section 403.3 Preliminary Site Plans; Section 403.4 Stormwater Management Plan And Report; Section 403.5 Construction Plans; Section 403.7 Mass Grading; Section 403.9 Modifications To Development Approvals; Section 403.10 Landscape Plan; Chapter 500 Zoning, Section 503 A-C Agricultural District; Section 504 AC-1 Agricultural District; Section 505 A-R Agricultural-Residential District; Section 506 AR-1 Agricultural-Residential District; Section 507 AR-5 Agricultural-Residential District; Section 508 AR-5MH Agricultural Mobile Home District; Section 509 E-R Estate Residential District; Section 510 ER-2 Estate Residential District; Section 512 R-1MH Single Family/Mobile Home District; Section 513 R-2MH Rural Density Mobile Home District; Section 514 R-1 Rural Density Residential District; Section 515 R-2 Low Density Residential District; Section 516 R-3 Medium Density Residential District; Section 517 R-4 High Density Residential District; Section 518 MF-1 Multiple-Family Medium Density District; Section 519 MF-2 Multiple-Family High Density District; Section 520 MF-3 Multiple-Family High Density District; Section 522 MPUD Master Planned Unit Development District; Section 525 Neighborhood Commercial District; Chapter 800 Natural And Cultural Resource Protection; Section 802 Tree Preservation And Replacement; Chapter 900 Development Standards, Section 901.5 Transportation Impact Study; Section 905.2 Landscaping And Buffering; Chapter 1000 Miscellaneous Structure Regulations; Section 1003 Gates, Fences And Walls; Chapter 1200 Nonconformities, Section 1203.2 Restorations; Section 1203.4 Nonconforming Signs; Chapter 1300 Concurrency And Impact Fees; Section 1301 Concurrency; Appendix A Definitions; 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 PDD23-0017

Comm. Dist. All

Recommendation Approve

The Commission sitting as the Local Planning Agency approved the Ordinance subject to Staff revisiting the section on fences, walls, and gates to address styles of fences versus materials for fences, what constitutes adequate screening from the right-of-way, and security. Also to evaluate whether gates should be included in the prohibition. And that we look at other communities Ordinances with regard to the definition of family, specifically, the meaning of the term “blood”.

Walk-Ons

There were no items.

Adjourn

The meeting adjourned at 3:34 p.m.

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