

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

SEPTEMBER 22, 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 - **ABSENT**
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Don E. Anderson, MBA

Mr. Peter Hanzel, MS
Mr. Christopher Poole, CPG - **ABSENT**
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

Acting-Chairman Girardi called the meeting to order at 1:30 p.m.

Moment of Silence

A moment of silence was held in lieu of prayer.

Pledge of Allegiance

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

Roll Call

Ms. Meghan Legnini, Deputy Clerk, called the roll. All members were present with the exception of Chairman Charles Grey and Mr. Christopher Poole.

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.

Ms. Nancy Hazelwood spoke regarding the location of the meeting, issues with the County website, and her request for Staff to meet with the Northeast Rural Group.

Discussion was held regarding the location of the meeting.

Mr. Nectarios Pittos, Director of Planning and Development, spoke regarding a notification issue and the reasoning for the location of the meeting in New Port Richey for item P10.

Acting-Chairman Girardi noted he would have Staff look into Ms. Hazelwood's other concerns.

Mr. Henry Berndt spoke regarding various roads flooding, accidents, a private school and businesses in his neighborhood, roadway conditions, and maintenance for a County owned lawn.

Mr. Goldstein noted the Planning Commission didn't have the authority to address Mr. Berndt's concerns and he needed to bring them before the Board of County Commissioners.

Discussion was held regarding development in Mr. Berndt's area.

Ms. Julia Bartunek spoke regarding input for the Pasco 2050 Comprehensive Plan, the website, and a requested public meeting.

Mr. Pittos noted Staff would look into the Pasco 2050 website challenges.

Ms. Kristy Zimmer spoke regarding the location of meetings east versus west and her communication with Staff regarding her concerns.

Discussion was held regarding the location of meetings; the need for consistency for projects located in Land O' Lakes; the notification error that caused an issue; and the Board of County Commissioners meeting location in Dade City for the project.

Consent

C1 Annotated Minutes - Planning Commission Meeting - August 18, 2022

The Commission approved the August 18, 2022 Planning Commission meeting Minutes.

Public Hearings

The Commission approved the Public Hearing Consent Agenda which included Agenda items PC4, PC5, PC6, and PC8 with the associated conditions.

- 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 PDD22-CU25
Comm. Dist. 3
Recommendation Continuance Requested

The Commission approved to continue the item to the October 20, 2022 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC3 Appeal (Continuance) - Lowman Links, Inc. - Appeal of the Planning and Development Department (PDD) Director's Determination of October 8, 2021 that Tree Farm, Timber Use, and/or Other Agricultural Activities are Not Principal Permitted Uses in the Beacon Woods MPUD/DRI, nor in the R-4 High Density Residential District - Northwest Pasco County - Generally located on the North Side of Hudson Avenue at Morning View Drive
File Number PDD22-0188
Comm. Dist. 5
Recommendation Continuance Requested

The Commission approved to continue the item to the November 17, 2022 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC4 Special Exception (Consent) – Malacos Holdings Inc./Malacos Holdings Duplexes – Special Exception for Duplexes in an R-4 High Density Residential District – Northwest Pasco County – North Side of Clark Street, East of the Intersection of Clark Street and Aureau Avenue – Containing Approximately 0.21 Acre
File Number PDD22-7641
Comm. Dist. 5
Recommendation Approval with Conditions

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

- PC5 Conditional Use Request (Consent) – Malacos Holdings Inc./Malacos Holdings Duplexes – Approval of a Vacation Rental/Short Term Rental in a R-4 High Density Residential District – Northwest Pasco County – North Side of Clark Street, East of the Intersection of Clark Street and Aureau Avenue – Containing Approximately 0.21 Acre
File Number PDD22-CU27
Comm. Dist. 5
Recommendation Approval with Conditions

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

- PC6 Zoning Amendment (Consent) - Jordan & Jordan MPUD Master Planned Unit Development Substantial Modification - Jordan and Jordan, Inc. - Substantial Modification to the MPUD Master Planned Unit Development District to Extend the Expiration Date of Previously Approved MPUD
File Number PDD22-7663
Comm. Dist. 1
Recommendation Approval with Conditions

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

- PC7 Zoning Amendment (Consent) – Remington MPUD Master Planned Unit Development – Sandhill Flats LLC – A Rezoning Request from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to Allow the Development of a Maximum of 127 Single-family Detached Residential Units on Approximately 44.2 Acres.
File Number PDD22-7611
Comm. Dist. 1
Recommendation Approval with Conditions

The Commission approved Staff's recommendation with the condition that Mr. Michael Pultorak get notification at the time the applicant files for the simultaneous PDP, CP, and SWM.

- PC8 Zoning Amendment (Consent) – Campbell South Commercial LLC/Longleaf Groves MPUD – Change in Zoning from a C-2 General Commercial District to a MPUD Master Planned Unit Development District To Allow for a Maximum of 95,000 Square Feet of Commercial/Retail, 15,000 Square Feet of Office and 350 Multi-Family Apartments on Approximately 36.861 Acres – Central Pasco County – North of State Road 52, East of US 41
File Number PDD22-7608
Comm. Dist. 1
Recommendation Approval with Conditions

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

- PC9 Development Agreement (Consent) – Renner MPUD Master Planned Unit Development – Darrell A. and Karen J. Renner – Proposed is a Development Agreement (DA) for the Renner MPUD RZ-7526
File Number PDD22-0565
Comm. Dist. 4
Recommendation Approve

Approved to receive and file documents submitted by Mr. Ray Gadd.

The Commission approved Staff's recommendation with the correction to paragraph 3D of the Developer Agreement and that the submitted record is transmitted to Staff along with the approval of this Development Agreement.

- P10 Zoning Amendment (Regular) – 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 Approval with Conditions

THE COMMISSION RECESSED AT 2:53 P.M. AND RETURNED AT 3:04 P.M. ALL COMMISSION MEMBERS WERE PRESENT WITH THE EXCEPTION OF CHAIRMAN CHARLES GREY AND MR. CHRISTOPHER POOLE WHO WERE ABSENT.

Approved to receive and file documents submitted by Ms. Cyndi Tarapani.

Approved to receive and file documents submitted by Mr. Michael Raysor.

Approved to receive and file documents submitted by Ms. Jane Graham.

Approved to receive and file documents submitted by Ms. Maryann Bishop.

Approved to receive and file documents submitted by Ms. Deborah Martinez.

Approved to receive and file documents submitted by Ms. Mary Coomes.

Approved to receive and file documents submitted by Mr. Mike Della-Penna.

Approved to receive and file documents submitted by Mr. Richard Sommerville.

Approved to receive and file documents submitted by Ms. Cyndi Tarapani.

THE COMMISSION RECESSED AT 7:36 P.M. AND RETURNED AT 7:42 P.M. ALL COMMISSION MEMBERS WERE PRESENT WITH THE EXCEPTION OF CHAIRMAN GREY AND MR. POOLE WHO WERE ABSENT.

The Commission denied Staff's recommendation due to inconsistency with Section 402.2.F.1 and 402.2.F.2. Number 1, the impact of the proposed development upon public improvements, surrounding land uses in the neighborhood and subregion. Number 2, the adequacy of the existing public services and facilities serving the proposed development, including transportation systems. Also Policy 1, FLU 1.10.1 compatibility A, which is evaluation of existing uses of land, zonings, and Future Land Uses, including the existing and potential densities and intensities. B, consideration of the existing development patterns and approved development in the area. E, appropriate timing based on analysis of availability of adequate public facilities and services including transportation facilities. Section 402.1.E1, the existing land use pattern. E.2, whether the approval of the request would result in the creation of an isolated district, unrelated to adjacent and nearby districts. 5, whether the proposed change will adversely affect living conditions in the immediate and surrounding neighborhoods. 6, whether there is adequate access from a standard roadway to the site. 11, whether the property which is the subject the post change is a suitable site or location for the uses available under the proposed zoning district. 17, the potential need for expansion of public services and facilities to accommodate the proposed development. 18, whether the proposed change is consistent with the goals, objectives, and policies of the Comprehensive Plan, specifically policy 1.10.1 that was mentioned earlier, and 19, whether maintaining the existing zone of classification accomplishes a legitimate public purpose that protects the integrity of the goals, objectives, and policies of the Comp Plan and the public's reliance upon the existing zoning on a roll call vote with Mr. Anderson and Mr. Hanzel voting nay.

Addendum

A-PC11 Large-Scale Comprehensive Plan Amendment (Consent) - 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 420.47 Acres of Real Property, Located South of S.R. 54 and East of Service Road.

File Number PDD22-0462

Comm. Dist. 2

Recommendation Approve

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

Walk-Ons

There were none.

Adjourn

The meeting adjourned at 7:49 p.m.

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