

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

SEPTEMBER 1, 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

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 1:31 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. Jessica Popplewell, Deputy Clerk, called the roll. All members were present.

Swearing In

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

Proof of Publication

Ms. Popplewell 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 - July 21, 2022

The Commission approved the July 21, 2022 Planning Commission meeting minutes.

Public Hearings

The Commission approved to move Agenda item P5 to the Public Hearing Consent Agenda which was approved.

- PC2 Land Excavation Operating Permit and Conditional Use Amendment Request (Continuance) – Massey Partners, LTD. – Operating Permit and Conditional Use Permit for Land Excavation in an A-C Agricultural District – Located at the End of Bayhead Road Approximately One-Mile West of Bellamy Brothers Boulevard (a.k.a. 25955 Bayhead Road) – Containing Approximately 642.16 Acres
File Number PDD22-CU28
Comm. Dist. 1
Recommendation Continuance Requested

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

- PC3 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 September 22, 2022 Planning Commission meeting at 1:30 p.m. in New Port Richey with Mr. Poole abstaining from the vote due to a conflict of interest.

- PC4 Zoning Amendment (Consent) – Anmar Builders Inc/Creala Estates – Change in Zoning from an A-R Agricultural-Residential District to a MF-1 Multiple-Family Medium Density District – Northwest Pasco County – North Side of Shady Hills Road, East of Softwind Lane – Containing Approximately 19.231 Acres
File Number PDD22-7640
Comm. Dist. 5
Recommendation Approve

The Commission approved the item per Staff's recommendation including to add a Finding of Fact for the Developer to work with the School Board regarding providing pedestrian access both to the elementary school to the east and also to the middle school to the north with Mr. Moody abstaining from the vote due to a conflict of interest.

- P5 Zoning Amendment (Regular) – MJW Group Inc/Viceroy Apartments – Change in Zoning from an MF-2 Multiple-Family High Density District to a MF-3 Multiple-Family High Density District – Southwest Pasco County – West Side of Wood Trail Boulevard Approximately 175 Feet North of Old County Road 54– Containing Approximately 2.8 Acres
File Number PDD22-7634
Comm. Dist. 4
Recommendation Approve

The Commission approved to move the item to the Public Hearing Consent Agenda.

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

- P6 Conditional Use Request (Regular) – 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 Approval with Conditions

The Commission approved to receive and file documents submitted by Mr. Thomas Larkins.

The Commission approved the item per Staff's recommendation with Chairman Grey and Mr. Girardi voting nay.

- P7 Conditional Use Request (Regular) – Holiday Square LTD/Johnson/US 19 & Flora – Conditional Use for Multiple-Family Dwellings in a C-2 General Commercial District – Southwest Pasco County – East Side of US Highway 19 Approximately 120 Feet South of Flora Avenue – Containing Approximately 13.6580 Acres
File Number PDD22-CU26
Comm. Dist. 3
Recommendation Approval with Conditions

The Commission approved the item per Staff's recommendation.

Addendum

- A-PC8 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 22, 2022 Planning Commission meeting at 1:30 p.m. in New Port Richey.

A-PC9 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 22, 2022 Planning Commission meeting at 1:30 p.m. in New Port Richey.

A-P10 Small-Scale Comprehensive Plan Amendment (Regular) - 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 Denial

The Commission approved to receive and file documents submitted by Mr. Steve Booth.

The Commission sitting as the Local Planning Agency approved the Land Use Change request noting that it was consistent with policy 1.4.4 because it was not a high priority site and it was not appropriate and compatible for Employment Center (EC) and Industrial (IH and IL) uses and consistent with policy 1.8.10 because there was adequate land for present and future high paying employment generating land uses in the area.

Walk-Ons

There were none.

Adjourn

The Commission approved to adjourn the meeting at 4:20 p.m.

Prepared by: Jessica L Popplewell, Records Clerk I, Board Records Division