

PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING

ANNOTATED AGENDA

NOVEMBER 17, 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

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

School Board Representative – Mr. Chris Williams - **Absent**

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

A moment of silence was held.

Pledge of Allegiance

Chairman Grey led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Jessica Popplewell, Deputy Clerk, called the roll. All members were present with the exception of Mr. Poole and Mr. Williams who were absent.

Swearing In

Swear in was not needed.

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

The Commission approved the Consent Agenda which included Agenda items C1, C2, and C3.

C1 Annotated Minutes - Planning Commission Meeting - September 1, 2022
 File Number PDD23-0091
 Comm. Dist. All
 Recommendation Approve

The item was approved as part of the Consent Agenda.

C2 Annotated Minutes - Planning Commission Meeting - September 22, 2022
 File Number PDD23-0092
 Comm. Dist. All
 Recommendation Approve

The item was approved as part of the Consent Agenda.

C3 Annotated Minutes - Planning Commission Meeting - October 6, 2022
 File Number PDD23-0093
 Comm. Dist. All
 Recommendation Approve

The item was approved as part of the Consent Agenda.

Public Hearings

The Commission approved to continue item PC5 to a date uncertain, item PC6 to the February 2, 2023 Planning Commission meeting at 1:30 p.m. in Dade City, and item PC7 to the February 2, 2023 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC4 Special Exception (Withdrawn) – Yadira Perez Lopez – Special Exception for a Home Daycare in an R-4 High Density Residential District – West Central Pasco County – West Side of Palm Lake Boulevard Approximately 600 Feet South of Jasmine Boulevard – Containing Approximately 0.15 Acre
- File Number** PDD23-7671
Comm. Dist. 5
Recommendation Withdraw

The item was withdrawn. No action was required.

- PC5 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** PDD23-0089
Comm. Dist. 5
Recommendation Continuance Requested

The Commission approved to continue the item to a date uncertain as part of the Public Hearing Consent Agenda.

- PC6 Zoning Amendment (Continuance) –Bailes-Wildcat CC-MPUD Connected City Master Planned Unit Development – Wildcat Groves, Inc., Janet Elizabeth Larue and Cynthia D. Bailes – A Rezoning Request from an E-R Estate-Residential Zoning District to an MPUD Master Planned Unit Development District to Allow the Development of a Maximum of 1,275 Multi-family Residential Units, 155,000 Square Feet of Retail, 150,000 Square Feet of Office, 150,000 Square Feet of Medical Office, 250 Hotel Rooms, and 365,000 Square Feet of Hospital Uses on Approximately 176 Acres.
- File Number** PDD23-7607
Comm. Dist. 1
Recommendation Continuance Requested

The Commission approved to continue the item to the February 2, 2023 Planning Commission meeting at 1:30 p.m. in Dade City as part of the Public Hearing Consent Agenda.

PC7 Development Agreement (Continuance) - Wildcat Groves, Inc., Janet Elizabeth Larue and Cynthia D. Bailes - Development Agreement to Design, Permit, Construct, Dedicate, and Convey a Certain Portion of the Realigned Mckendree Road in Exchange for Mobility Fee Credits - Central Pasco - On the East Side of McKendree Road and North of Overpass Road - On Approximatley 176 Acres.

File Number PDD23-0056

Comm. Dist. 1

Recommendation Continuance Requested

The Commission approved to continue the item to the February 2, 2023 Planning Commission at 1:30 p.m. in Dade City as part of the Public Hearing Consent Agenda.

Walk-Ons

There was none.

Adjourn

The meeting adjourned at 1:40 p.m.

Prepared by: Kaylee Woods, Record Clerk I, Board Records Division