

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

DECEMBER 8, 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. Peter Hanzel, MS
Mr. Jaime Girardi, P.E., Vice-Chairman	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 to the Flag.

Roll Call

Ms. Meghan Legnini, Deputy Clerk, swore in Mr. Peter Hanzel as a member of the Planning Commission.

Ms. Meghan Legnini, Deputy Clerk, called the roll. All members were present.

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 were none.

Public Hearings

The Commission approved to continue items PC1 and PC2 to the January 5, 2023 Planning Commission meeting at 1:30 p.m. in Dade City, and PC3 to a date uncertain with direction to Staff that the item needed to be heard in Dade City.

The Commission approved the Public Hearing Consent Agenda which included items PC4, PC5, PC6, and P10, and with **the Commission sitting as the Local Planning Agency approved** the Public Hearing Consent Agenda which included item PC9.

- PC1 Zoning Amendment (Continuance) – Angels Senior Living MPUD Master Planned Unit Development – ASL SR 54 Real Estate LLC – A Rezoning Request from an A-R Agricultural-Residential District, R-4 High Density Residential District, and C-1 Neighborhood Commercial District to an MPUD Master Planned Unit Development District to Allow the Development of a Maximum of 180,000 Square Feet of Commercial and 181,000 Square Feet of Residential Treatment and Care Facilities on Approximately 31.77 Acres.

File Number PDD23-7606

Comm. Dist. 2

Recommendation Continuance Requested

The Commission approved to continue the item to the January 5, 2023 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC2 Zoning Amendment (Continuance) – Margie A Tingley – Change in Zoning from a C-3 Commercial/Light Manufacturing District to a C-2 General Commercial District – Central Pasco County – On the South Side of State Road 52 Approximately .50 Mile East of Mirada Boulevard – Containing Approximately 9.82 Acres

File Number PDD23-7678

Comm. Dist. 1

Recommendation Continuance Requested

The Commission approved to continue the item to the January 5, 2023 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC3 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 a date uncertain with direction to Staff that the item needed to be heard in Dade City.

- PC4 Zoning Amendment (Consent) – Snead Family Rev Living Trust, James and Adell E, TTEES/Chancey Road – Change in Zoning from an A-R Agricultural-Residential District to a MF-1 Multiple-Family Medium Density District – Southeast Pasco County – On the Southeast Corner of the Intersection of Chancey Road and Diana Drive – Containing Approximately 30.188 Acres

File Number PDD23-7675

Comm. Dist. 2

Recommendation Approve

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

- PC5 Zoning Amendment (Consent) – Gateway Pasco Venture LLC – Change in Zoning from C-2 General Commercial and C-3 Commercial/Light Manufacturing Districts to a C-2 General Commercial District – South Central Pasco County – On the North Side of Dayflower Boulevard Approximately 215 Feet West of Oakley Boulevard – Containing Approximately 4.71 Acres

File Number PDD23-7676

Comm. Dist. 2

Recommendation Approve

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

- PC6 Zoning Amendment (Consent) – Richard Rodriguez and Cynthia Cruz – Change in Zoning from an AR-1 Agricultural-Residential District and R-MH Mobile Home District to a R-2MH Rural Density Mobile Home District – Southeast Pasco County – On the South Side of Valleybrook Avenue Approximately 340 Feet West of Southbrook Avenue – Containing Approximately 0.63 Acre

File Number PDD23-7677

Comm. Dist. 1

Recommendation Approve

PC AA 12/08/2022

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

- PC7 Conditional Use Request (Consent) – Channelside Mortgages LLC/8342 New York Ave – Conditional Use for Multiple-Family Dwellings in a C-2 General Commercial District – Southwest Pasco County – South Side of New York Avenue Approximately 525 Feet East of Diagonal Road – Containing Approximately 12.08 Acres

File Number PDD23-CU07

Comm. Dist. 5

Recommendation Approval with Conditions

The Commission approved item PC7 with the added condition that if it was developed with any commercial uses in conjunction with residential uses that those be limited to C-1 uses.

- PC8 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS22(20) Two Rivers 3 acres – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 And Sheet 23) from RES-3 (Residential-3 Du/Ga) to PD (Planned Development) on 3 Acres of real property located northeast of Gall Boulevard approximately .7 miles from State Road 56 intersection with Gall Boulevard to the southwest of the parcel ; and a map amendment to the Future Land Use Map 2-9 modifying Subarea Map 2-9(11) Two Rivers.

File Number PDD23-0030

Comm. Dist. 3

Recommendation Approve

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

- PC9 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS22(17) Anclote River – Providing For A Small-Scale Comprehensive Plan Amendment To The Future Land Use (Map 2-15 And Sheet 17) From RES-6 (Residential-6 DU/GA) To PD (Planned Development) On Approximately 2.57 Acres Of Real Property Located On The East Side Of Baillies Bluff Road; And A Map Amendment To The Future Land Use Map 2-9 Amending Subarea Map 2-9 (41) Anclote Resort, A Tradewinds Resort.

File Number PDD23-0031

Comm. Dist. 3

Recommendation Approve

PC AA 12/08/2022

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Sitting as the Local Planning Agency the Commission approved the item as part of the Public Hearing Consent Agenda.

- P10 Zoning Amendment (Regular) – High Ridge Center Inc./High Ridge Center Lots 2 & 3 – Change in Zoning from an I-1 Light Industrial Park District to a C-2 General Commercial District – West Central Pasco County – On the South Side of Ridge Road Approximately 280 Feet East of Galen Wilson Boulevard – Containing Approximately 3.47 Acres

File Number PDD23-7673

Comm. Dist. 1

Recommendation Approve

The Commission approved to place item P10 on the Public Hearing Consent Agenda.

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

- P11 Zoning Amendment (Regular) – Apple Enterprises Trust, Paul M Addessi & Marie Clementie Stamper TTEE/Catfish Townhomes – Change in Zoning from an A-R Agricultural-Residential District and R-2 Low Density Residential District to a MF-1 Multiple-Family Medium Density District – South Central Pasco County – Northeast Corner of Catfish Lake Road and Camp Indianhead Road – Containing Approximately 16.52 Acres

File Number PDD23-7664

Comm. Dist. 2

Recommendation Approve

The item was withdrawn. No action was required.

Walk-Ons

There was none.

Adjourn

The meeting adjourned at 2:10 P.M.

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