

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

NOVEMBER 3, 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 - **ABSENT**
Mr. Christopher Poole, CPG
Mr. Jonathan Moody P.E.

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney
- **Rep. by Ms. Elizabeth Blair, Senior Assistant County Attorney**

Staff:

Sally Sherman, Assistant County Administrator, Development Services
Nectarios 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 1:36 p.m.

Moment of Silence
Pledge of Allegiance

A moment of silence was held in lieu of prayer.

Roll Call

Ms. Allie Deichert, Deputy Clerk, called the roll. All members were present with the exception of Mr. Peter Hanzel who was absent.

Swearing In

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

Proof of Publication

Ms. Deichert noted the proof of publication.

Chairman Grey reviewed the procedures to be followed.

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 PC3, PC4, and A-PC7.

- 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 Zoning Amendment (Consent) – Apple Enterprises Trust, Paul M Adessi & Marie Clementine 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 Commission approved to continue the item to the December 8, 2022 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC3 Zoning Amendment (Consent) – Reima Investments LLC/Apple Enterprises Trust – Change in Zoning from a R-2 Low Density Residential District to a C-2 General Commercial District – South Central Pasco County – On the South Side of Catfish Lake Road, North of State Road 54 – Containing Approximately 8.39 Acres
File Number PDD23-7665
Comm. Dist. 2
Recommendation Approve

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

- PC4 Zoning Amendment (Consent) – Kikest, Inc. – Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District – Northwest Pasco County – On the Northeast Corner of US Highway 19 and Gladwin Avenue – Containing Approximately 9.66 Acres
File Number PDD23-7670
Comm. Dist. 5
Recommendation Approve

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

- PC5 Zoning Amendment (Consent) – Deer Springs MPUD Master Planned Unit Development – Deer Springs, LLC – A Rezoning Request from A-C Agricultural and A-R Agricultural-Residential Zoning Districts to an MPUD Master Planned Unit Development District to Allow for the Development of a Maximum of 115 Residential Dwelling Units or 100 Residential Dwelling Units and Up to Five (5) Acres of Office Uses on Approximately 38.29 Acres.
File Number PDD23-7612
Comm. Dist. 1
Recommendation Approval with Conditions

Approved Staff's recommendation including the noted revisions to the conditions to include the 25 feet to the garage, 20 foot to the front, 7 ½ foot side with the possibility to reduce to 5 foot by meeting the other requirements in the Land Development Code, 15 feet to the rear, 60 percent max principal structure, 15 percent maximum accessory structures, and the 75 percent lot coverage.

- P6 Large-Scale Comprehensive Plan Amendment (Regular) - 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 Approve

Approved Staff's recommendation.

- A-PC7 Zoning Amendment (Consent) – MB3 Properties LLC/Matter Brothers – Change in Zoning from an A-C Agricultural District and C-2 General Commercial District to a C-2 General Commercial District – South Central

Pasco County – On the South Side of State Road 54, Approximately ¼
Mile West of Wesley Chapel Boulevard – Containing Approximately 9.4
Acres

File Number PDD23-7660

Comm. Dist. 2

Recommendation Approve

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

Walk-Ons

There was none.

Adjourn

The meeting was adjourned at 2:28 p.m.

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