

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

JANUARY 05, 2023

**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. Derek Pontlitz C.R.P.C

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

Chairman Grey called the meeting to order at 1:35 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.

Roll Call

Ms. Kaylee Woods, Deputy Clerk, swore in Mr. Derek Pontlitz as a member of the Planning Commission.

Ms. Woods called the roll. All members were present with the exception of Mr. Christopher Poole who was absent.

Swearing In

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

Proof of Publication

Ms. Woods 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.

Chairman Grey reviewed the procedures to be followed.

Chairman Grey called for public comment.

There was none.

Consent

- C1 Annotated Minutes - Planning Commission Meeting - November 3, 2022
 File Number PDD23-0168
 Comm. Dist .All
 Recommendation Approve

The Commission approved the November 3, 2022 Planning Commission meeting Minutes.

Public Hearings

- 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 19, 2023 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC3 Variance Request (Consent) – Elizabeth A Kutsch – Reduce the Minimum 5 Foot Setback for Accessory Structures to 2.9 Feet for a Screen Room and Carport in an R-2 Low Density Residential District – East Central Pasco County – On the East Side of Abbey Drive Approximately 600 Feet West of the First Intersection of Happy Hill Road and Abbey Drive – Containing Approximately 0.39 Acre
 File Number PDD23-2100
 Comm. Dist. 1
 Recommendation Approval with Conditions

The item was pulled from the Public Hearing Consent Agenda.

The Commission approved the item per Staff's recommendation.

- PC4 Zoning Amendment (Consent) – 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 Approval with Conditions

The item was pulled from the Public Hearing Consent Agenda.

The Commission approved the item per Staff's recommendation.

- P5 Variance Request (Regular) – Soho Builders/Victoria Rd – Reduction in the Front Yard Setback From 25 Feet to 20 Feet and a Reduction in the Side Setback From 10 Feet to 8.5 Feet in an R-2 Low Density Residential District – South Central Pasco County – On the South Side of Victoria Road Approximately 215 Feet West of Sheffield Road – Containing Approximately 0.28 Acre
File Number PDD23-2101
Comm. Dist. 2
Recommendation Approval with Conditions

The Commission denied both the front and side setback variance requests due to not meeting the variance criteria.

**THE COMMISSION RECESSED AT 3:02 P.M. AND RECONVENED AT 3:20 P.M.
ALL COMMISSION MEMBERS WERE PRESENT.**

- A-PC6 Large-Scale Comprehensive Plan Amendment (Continuance) – CPAL 22(08) SR 52 Groves – Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 12) Changing from RES-3 (Residential - 3 du/ga) and IL (Industrial/Light) to RES-6 (Residential – 6 du/ga) on Approximately 68.25 Acres of Real Property, Located on the North Side of State Road 52 and West of Kent Grove Drive
File Number PDD23-0012
Comm. Dist. 5
Recommendation Continuance Requested

The Commission approved to continue the item to the January 19, 2023 Planning Commission meeting at 1:30 p.m. in New Port Richey.

A-PC7 Zoning Amendment (Consent) – US 41 and Shettle Road MPUD Master Planned Unit Development – DW Lester & Sons, Inc. – A Rezoning Request from an MPUD Master Planned Unit Development District to an MPUD Master Planned Unit Development District to Allow the Development of a Maximum of 40,000 Square Feet of Office, 20,000 Square Feet of Commercial/Retail, and 330 Multi Family Apartments – Containing approximately 17.086 acres
File Number PDD23-7652
Comm. Dist. 2
Recommendation Approval with Conditions

The Commission approved the item per Staff's recommendation with the condition to update the Master Plan before it went the Board.

A-P8 Large-Scale Comprehensive Plan Amendment (Regular) - CPAL 22(06) Saddlebrook Resort PD - Providing For A Large-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 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 To The South Of S.R. 54 And East Of Service Road; And A Text Amendment Creating Subarea Policy FLU 7.1.66 – Saddlebrook Resort; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(66) Saddlebrook Resort; And Providing For Additional Text Amendments As Necessary For Internal Consistency
File Number PDD23-0009
Comm. Dist. 2
Recommendation Approve

Approved to receive and file documents submitted by Ms. Barbara Wilhite.

Approved to receive and file documents submitted by Ms. Barbara Wilhite.

Approved to receive and file documents submitted by Mr. Larry Barbetta.

THE COMMISSION RECESSED AT 5:40 P.M. AND RECONVENED AT 5:50 P.M. ALL COMMISSION MEMBERS WERE PRESENT.

The Commission approved the item per Staff's recommendation and that the Board of County Commissioners transmit the version of the plan amendment that they heard today from the applicant with Mr. Moody and Chairman Grey voting nay.

Walk-Ons

There were none.

Adjourn

The meeting was adjourned at 7:37 p.m.

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