

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

FEBRUARY 16, 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.

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

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

The meeting was called to order at 1:31 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. Meaghan 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

- PC1 Annotated Minutes - Planning Commission Meeting - December 8, 2022
File Number PDD23-0232
Comm. Dist. All
Recommendation Approve

The Commission approved the December 8, 2022 Planning Commission meeting Minutes.

Public Hearings

The Commission approved the Public Hearing Consent Agenda which included item PC5.

- PC2 Conditional Use Request (Withdrawn) - Patricia Webber Fesmire/North American Towers, LLC/Earthcom Services, Inc. – Conditional Use for a 195 Foot Above-Ground-Level Monopole Wireless Communications Facility in an A-C Agricultural District – Central Pasco County – Approximately 1,000 Feet South of SR 52 and Approximately 1,000 Feet East of Bellamy Brothers Boulevard – Containing a Proposed 10,000 Square Foot Fenced Compound Area
File Number PDD23-0224
Comm. Dist. 2
Recommendation Withdraw

The item was withdrawn. No action was taken.

- PC3 Zoning Amendment (Continuance) - Connerton Village 1 MPUD - Substantial Modification Zoning Amendment - Connerton Village I MPUD Master Planned Unit Development Substantial Modification - DR Reddy Commerce LLC - Substantial Modification to the Connerton Village I MPUD Master Planned Unit Development District to Allow an Addition of 56 Multi-family Units and 10,000 Square-Feet of Retail/Office
File Number PDD23-7643
Comm. Dist. 2
Recommendation Continuance Requested

The Commission approved to continue the item to the March 2, 2023 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC4 Zoning Amendment (Consent) – SR 54 Black Lake MPUD Master Planned Unit Development – B&P Properties of Pasco County, LLC – A Rezoning Request from an A-C Agricultural District to an MPUD Master Planned Unit Development District to Allow the Development of a 135,000 SF of Commercial/Retail and 250 Hotel Rooms on Approximately 33.72 Acres.
File Number PDD23-7648
Comm. Dist. 3
Recommendation Approval with Conditions

The Commission approved to continue the item to the March 16, 2023 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC5 Zoning Amendment (Consent) – Jimmy and Mary Ynigues – Change in Zoning from an R-4 High Density Residential District to an A-R Agricultural-Residential District – Northwest Pasco County – North Side of Eden Avenue, Approximately ¼ Mile East of Little Road – Containing Approximately 2 Acres
File Number PDD23-7685
Comm. Dist. 5
Recommendation Approve

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

- PC6 Conditional Use Request (Consent) – Nikki Clemente and Michael Rutman– Approval of a Vacation Rental/Short Term Rental in a R-4 High Density Residential District – Northwest Pasco County – West Side of Birch Street, approximately 600 Feet North of Port Hudson Boulevard – Containing Approximately 0.11 Acre
File Number PDD23-CU09
Comm. Dist. 5
Recommendation Approval with Conditions

The Commission approved to receive and file documents submitted by Mr. Liam Devine.

The Commission approved to receive and file documents submitted by Mr. Bob Urbain.

The Commission approved to receive and file documents submitted by Ms. Jeanie Johnston.

The Commission approved the application with the conditions already stated in the application along with the conditions that Ms. Denise Hernandez read which included prohibiting vacation rentals during Pasco County scallop season as demonstrated in the Florida Fish and Wildlife Conservation Commission website, limiting no more than four cars and they must be parked in the driveway, and having a local representative available to answer questions or deal with any complaints.

PC7 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS22(07)
SR 54 Black Lake Road - Providing for A Small-Scale Comprehensive
Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 19)
Changing From RES-3 (Residential-3 Du/Ga), To PD (Planned
Development) On Approximately 33.72 Acres Of Real Property Located
On The South Side of State Road 54 At The Southwest Intersection of
State Road 54 and Black Lake Road And A Text Amendment Creating
Subarea Policy Flu 7.1.69 – SR 54 Black Lake PD; And A Map
Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-
9(69) SR 54 Black Lake PD.
File Number PDD23-0216
Comm. Dist. 3
Recommendation Approve

The Commission approved to continue the item to the March 16, 2023 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- P8 Large-Scale Comprehensive Plan Amendment (Regular) - CPAL22(01) Odessa Town Centre PD - Providing for A Large-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 22) From RES-9 (Residential-9 DU/GA) And ROR (Retail/Office/Residential) To PD (Planned Development) On Approximately 81.47 Acres Of Real Property Located At The Southwest Corner Of The Intersection At State Road 54 And Gunn Hwy; And A Text Amendment Creating Subarea Policy FLU 7.1.68 – Odessa Town Centre PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(68) Odessa Town Centre PD; And Providing For Additional Text Amendments As Necessary For Internal Consistency.
File Number PDD23-0148
Comm. Dist. 3
Recommendation Approve

The Commission approved to receive and file documents submitted by Ms. Amy Tull.

The Commission approved to receive and file documents submitted by Mr. Gerald Speer.

The Commission sitting as the Local Planning Agency approved the item with the subarea policy being changed to indicate that they don't need the minimum acreages for an MPUD zoning so that we can make it easier and adding Mr. Blanton's property to the E-G Village with Mr. Girardi absent from the vote.

Addendum

- A-PC9 Large-Scale Comprehensive Plan Amendment (Continuance) – CPAL 22(08) SR 52 Groves – Large-Scale Comprehensive Plan Amendment to the Future Land Use (FLU) 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 March 2, 2023 Planning Commission meeting at 1:30 p.m. in Dade City.

A-PC10 Small-Scale Comprehensive Plan Amendment (Consent) CPAL 22(16)
Columns at Bear Creek –Small-Scale Comprehensive Plan Amendment to
the Future Land Use Map (Map 2-15 and Sheet 11) from RES-6
(Residential-6 du/ga) to RES-12 (Residential-12 du/ga) on Approximately
34.18 Acres of Real Property Located East of Little Road, South of State
Road 52, and West of Moon Lake Road.
File Number PDD23-0209
Comm. Dist. 4
Recommendation Approve

The Commission sitting as the Local Planning Agency approved the item per
Staff's recommendation with Mr. Girardi absent from the vote.

Walk-Ons

There were no items.

Adjourn

The meeting adjourned at 4:21 p.m.

Prepared by: Meaghan Legnini, Deputy Clerk, Board Records Division