

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

JANUARY 19, 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

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.

Roll Call

Ms. Kaylee Woods, Deputy Clerk, called the roll. All members were present.

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.

There was none.

Consent

PC1	Annotated Minutes - Planning Commission Meeting -October 20, 2022
File Number	PDD23-0188
Comm. Dist.	All
Recommendation	Approve

The Commission approved the October 20, 2022 Planning Commission meeting Minutes as corrected.

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 February 2, 2023 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC3 Conditional Use Request (Continuance) – Homeelite LLC & Priya Properties LLC/Urban 54 Estates– Conditional Use for Multiple-Family Dwellings in a C-2 General Commercial District – South Central Pasco County – North Side of State Road 54 Approximately 1,325 Feet West of Lakepointe Parkway – Containing Approximately 13.381 Acres
File Number PDD23-CU03
Comm. Dist. 3
Recommendation Continuance Requested

The Commission approved to continue the item to a date uncertain.

- PC4 Conditional Use Request (Continuance) – Nikki Clemente & 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 Continuance Requested

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

- PC5 Large-Scale Comprehensive Plan Amendment (Continuance) - 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 Continuance Requested

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

- P6 Small-Scale Comprehensive Plan Amendment (Regular) - CPAS22(18) Clinton Townhomes - Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 15) from RES-6 (Residential-6 du/ga) portion to RES-9 (Residential-9 du/ga) on Approximately 12.63 Acres of Real Property Located off Clinton Avenue approximately a Quarter of a Mile west of US Highway 301.

File Number PDD23-0089

Comm. Dist. 1

Recommendation Approve

The Commission approved to have a discussion with the Sheriff's Department and the Fire Department with Mr. Hanzel voting nay.

The Commission approved the item per Staff's recommendation.

Addendum

- A-PC7 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 moved to continue the item to the February 2, 2023 Planning Commission meeting at 1:30 p.m. in Dade City.

Walk-Ons

There was none.

Discussion was held regarding the Planning Commission budget, possibly replacing tablets for the Planning Commission members, and if emails could be forwarded.

Adjourn

The Commission approved to adjourn the meeting at 2:26 p.m.

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