

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

FEBUARY 2, 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. Peter Hanzel, MS
Mr. Christopher Poole, CPG	Mr. Derek Pontlitz C.R.P.C
Mr. Jonathan Moody P.E.	
Mr. Jaime Girardi, P.E., Vice-Chairman	ABSENT

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. Kaylee Woods, Deputy Clerk, called the roll. All members were present with the exception of Mr. Girardi 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

- PC1 Annotated Minutes - Planning Commission Meeting - November 17, 2022
File Number PDD23-0210
Comm. Dist. All
Recommendation Approve

The Commission approved the November 17, 2022 Planning Commission meeting minutes.

Public Hearings

- PC2 Zoning Amendment (Continuance) –Bailes-Wildcat CC-MPUD Connected City Master Planned Unit Development – Wildcat Groves, Inc., Janet Elizabeth Larue and Cynthia D. Bailes – A Rezoning Request from an E-R Estate-Residential Zoning District to an MPUD Master Planned Unit Development District to Allow the Development of a Maximum of 1,275 Multi-family Residential Units, 155,000 Square Feet of Retail, 150,000 Square Feet of Office, 150,000 Square Feet of Medical Office, 250 Hotel Rooms, and 365,000 Square Feet of Hospital Uses on Approximately 176 Acres.
File Number PDD23-7607
Comm. Dist. 1
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.

- PC3 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 February 16, 2023 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC4 Development Agreement (Continuance) - Wildcat Groves, Inc., Janet Elizabeth Larue and Cynthia D. Bailes - Development Agreement to Design, Permit, Construct, Dedicate, and Convey a Certain Portion of the Realigned Mckendree Road in Exchange for Mobility Fee Credits - Central Pasco - On the East Side of McKendree Road and North of Overpass Road - On Approximately 176 Acres.
File Number PDD23-0056
Comm. Dist. 1
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.

- PC5 Zoning Amendment (Consent) – 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 Approve

The Commission approved the item as presented per Staff's recommendation with Mr. Poole abstaining from the vote due to a Conflict of Interest.

- PC6 Zoning Amendment (Consent) – Oakley Junction AG LLC/Oakley Junction – Change in Zoning from an A-C Agricultural District to a C-2 General Commercial District – South Central Pasco County – Northeast Corner of Oakley Boulevard and Old Pasco Road – Containing Approximately 1.98 Acres
File Number PDD23-7686
Comm. Dist. 2
Recommendation Approve

The Commission approved the item per Staff's recommendation with Mr. Hanzel voting nay, and Mr. Poole absent from the vote.

- PC7 Zoning Amendment (Consent) – Global Broker Group LLC and Alma Associates LLC – Change in Zoning from an A-R Agricultural-Residential District to a R-4 High Density Residential District – South Central Pasco County – South Side of Tupper Road Approximately 360 Feet East of Interstate 75 – Containing Approximately 2.61 Acres
File Number PDD23-7687
Comm. Dist. 2
Recommendation Approve

The Commission approved to receive and file documents submitted by Ms. Victoria McLaughlin.

The Commission denied the item based on 1) the proposed change is not consistent with the existing land use pattern in the area, 5) it would adversely affect living conditions in the immediate and surrounding neighborhoods, and 6) there was not adequate access from a standard roadway.

THE COMMISSION RECESSED AT 4:00 P.M. AND RECONVENED AT 4:14 P.M. ALL MEMBERS WERE PRESENT.

- PC8 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 300 Procedures; Section 303 Common Procedures Adding Section 303.1.B Design Standards Manual; Chapter 400 Permit Types And Applications; Section 402.2 Zoning Amendment – MPUD Master Planned Unit Development District; Section 407.5 Alternative Standards; Chapter 900 Development Standards; Section 901.3 Access Management; Section 901.4 Substandard Roadway Analysis And Mitigation; Section 901.6 Street Design And Dedication Requirements; Section 901.7 Bicycle Facilities; Section 901.8 Pedestrian Facilities; Section 901.10 Traffic Control Devices; Section 902.2 Stormwater Management Requirements; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.
File Number ENA23-0005
Comm. Dist. All
Recommendation Approve

The Commission sitting as the Local Planning Agency approved to continue the item to the March 2, 2023 Planning Commission meeting at 1:30 p.m. in Dade City with Mr. Williams absent from the vote.

Presentations

9 Pasco County Design Standards Manual - Presentation Item Only
File Number 2023-9405

The Commission approved to hear item 9 before item PC8.

The item was for information only. No action was required.

Old Business

Discussion was held regarding the Planning Commission members County emails and their public emails, and Staff was working on the request for the Sheriff's Office and Fire Rescue to participate in future comments.

Walk-Ons

There was none.

Adjourn

The Commission approved to adjourn the meeting at 5:48 p.m.

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