

PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING

ANNOTATED AGENDA

MARCH 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. Jaime Girardi, P.E., Vice-Chairman
Mr. Derek Pontlitz C.R.P.C - **ABSENT**

Mr. Peter Hanzel, MS
Mr. Christopher Poole, CPG
Mr. Jonathan Moody P.E.

School Board Representative – Mr. Chris Williams – **Rep. by Mr. Richard Tonello**

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, called the roll. All members were present with the exception of Mr. Pontlitz who was absent. Mr. Williams was represented by Mr. Richard Tonello.

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.

Ms. Hernandez noted that Ms. Martha Joanne Wood Hinman requested 10 minutes to speak for item PC10.

Chairman Grey called for public comment.

There was none.

Consent

PC1 Annotated Minutes - Planning Commission Meeting - January 5, 2023
File Number PDD23-0262
Comm. Dist. All
Recommendation Approve

The Commission approved to continue the January 5, 2023 Planning Commission meeting Minutes.

Public Hearings

The Commission approved the Public Hearing Consent Agenda which included Agenda Items PC9 and PC13, and **the Commission sitting as the Local Planning Agency approved** the Public Hearing Consent Agenda which included Agenda Item PC11.

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 a date uncertain.

- PC3 Zoning Amendment (Continuance) – Sarah Gurley Trust, Max L and Sarah C Gurley Co-Trustees – Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District – South Central Pasco County – Northwest Corner of State Road 54 and Livingston Road – Containing Approximately 4.99 Acres
File Number PDD23-7684
Comm. Dist. 2
Recommendation Continuance Requested

The Commission approved to continue the item to the April 6, 2023 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC4 Small-Scale Comprehensive Plan Amendment (Continuance) - CPAS22 (29) Dominion Anclote – Providing For A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 17) From RES-6 (Residential-6 Du/Ga) To RES-24 (Residential-24 Du/Ga) On Approximately 15.6 Acres Of Real Property Located North Of Anclote Boulevard And East Of Sweetbriar Drive; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDD23-0190
Comm. Dist. 3
Recommendation Continuance Requested

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

- PC5 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 16, 2023 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC6 Large-Scale Comprehensive Plan Amendment (Continuance) - CPAL22(02) 4G Ranch PD- Providing for A Large-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 22) Changing From AG/R (Agricultural/Rural) To PD (Planned Development) On Approximately 2,903 Acres Of Real Property Located North of State Road 52 Approximately 2.25 Miles East Of Land O Lakes Blvd; And A Text Amendment Creating Subarea Policy Flu 7.1.70 – 4G Ranch PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(70) 4G Ranch PD; And An Amendment To The Conservation Element Map 3-4: Critical Linkages Map; Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDD23-0132
Comm. Dist. 2
Recommendation Continuance Requested

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

- PC7 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 a date uncertain.

- PC8 Zoning Amendment (Consent) – JSN Clinton MPUD (Master Planned Unit Development) – JSN Clinton, LLC - A Rezoning Request from A-R Agricultural-Residential, AR-1 Agricultural-Residential, C-2 General Commercial, and MPUD Zoning Districts to an MPUD to Allow for a Maximum of 190 Single-family Attached / Townhome Dwelling Units and Associated Infrastructure on Approximately 27.36 Acres.
File Number PDD23-7622
Comm. Dist. 1
Recommendation Approval with Conditions

The Commission approved the item per Staff's recommendation and to include a change to the note on the Site Plan stating that central water and sewer would be provided by Dade City and/or Pasco County.

PC9 Zoning Amendment (Consent) - 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 Approval with Conditions

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

PC10 Zoning Amendment (Consent) – Martha Joanne Wood Hinman – Change in Zoning from an R-1 Rural Density Residential District and R-2 Low Density Residential District to a MF-1 Multiple-Family Medium Density District – South Central Pasco County – North of Caroline Drive, West of Bridleford Drive – Containing Approximately 40.20 Acres
File Number PDD23-7689
Comm. Dist. 3
Recommendation Approve

Approved to receive and file documents submitted by Mr. Liam Devine.

Approved to receive and file documents submitted by Mr. Mike Seaton.

Approved to receive and file documents submitted by Ms. Cathy Schram.

THE COMMISSION RECESSED AT 3:52 P.M AND RETURNED AT 4:04 P.M. ALL COMMISSION MEMBERS WERE PRESENT.

The Commission approved the item per Staff's recommendation with the Deed Restrictions just discussed by Ms. Barbara Wilhite which included the pavement of Caroline Drive to County Standards from State Road 54 to the project access, placement of a sidewalk on one side of the road prior to final building inspection for the first unit, Tupper Road emergency access language described by Mr. Goldstein, a 40 foot building line setback from the external property line, a 6 foot solid fence surrounding the project as a whole, that the Deed Restriction stated that there would be no apartments, and the Access Management analysis included the intersection improvements from State Road 54 and Caroline Drive with Mr. Hanzel voting nay.

PC11 Development Agreement (Consent) – Boger Ranch Villages of Pasadena Hills Development Agreement – Boger Ranch, LLC – Development Agreement For The Boger Ranch Master Planned Unit Development (MPUD) to Design, Permit, and Construct Roadway Improvements In Exchange for Transportation Development Fee Credits.

File Number PDD23-0237

Comm. Dist. 1

Recommendation Approve

The item was approved as part of the Public Hearing Consent Agenda with the Commission sitting as the Local Planning Agency.

PC12 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS22(26) Mitchell Wesley Chapel Boulevard - Providing for A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 21) Changing From RES-3 (Residential-3 Du/Ga) To COM (Commercial) On Approximately 3.95 Acres Of Real Property Located On The East Side of Wesley Chapel Boulevard

File Number PDD23-0101

Comm. Dist. 2

Recommendation Approve

The Commission sitting as the Local Planning Agency approved the item per Staff's recommendation.

PC13 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS22(25) Mitchell Clinton Ave - Providing for A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 15) Changing From RES-6 (RESIDENTIAL-6 DU/GA) To COM (COMMERCIAL) On Approximately 2.18 Acres Of Real Property Located At the Intersection of Clinton Avenue And Circle B Road.

File Number PDD23-0123

Comm. Dist. 1

Recommendation Approve

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

- P14 Large-Scale Comprehensive Plan Amendment (Regular) – CPAL22(10) Greenfield Place West Industrial – Providing for a Large-Scale Comprehensive Plan Amendment Amending Future Land Use Map (Map 2-15 And Sheet 5) From RES-3 (Residential3 Du/Ga) And EC (Employment Center) To IL (Industrial Light) On Approximately 103.84 Acres Of Real Property Located West Of The Suncoast Parkway Along Softwind Lane Approximately 1.5 Miles North Of State Road 52. Providing For A Repealer, Severability, And An Effective Date.
File Number PDD23-0203
Comm. Dist. 5
Recommendation Approve

Approved to receive and file documents submitted by Mr. Brian Yunker.

The Commission approved the item per Staff's recommendation.

- PC15 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 item was heard with Agenda Item 16.

Presentations

- 16 Pasco County Design Standards Manual - Presentation Item Only
File Number 2023-9762
Comm. Dist. All
Recommendation Presentation Only

The Commission approved to continue Agenda Items PC15 and 16 to the June 8, 2023 Planning Commission meeting at 1:30 p.m. in Dade City.

Addendum

- A-PC17 Small-Scale Comprehensive Plan Amendment (Consent) – CPAS22(28)
New River Houck - Providing for A Small-Scale Comprehensive Plan
Amendment To The Future Land Use Map (Map 2-15 And Sheet 22)
Changing From RES-3 (Residential-3 Du/Ga) To RES-9 (Residential-9
Du/Ga) On Approximately 28.10 Acres Of Real Property Located At The
Intersection of Ashton Oaks Boulevard and State Road 54.
File Number PDD23-0124
Comm. Dist. 2
Recommendation Approve

The Commission approved to continue the item to the April 6, 2023 Planning Commission meeting at 1:30 p.m. in Dade City.

Walk-Ons

There was none.

Adjourn

The Commission approved to adjourn the meeting.

The meeting adjourned at 6:35 p.m.

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