

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

MARCH 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 - **ABSENT**

Mr. Peter Hanzel, MS - **ABSENT**
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 1:41 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 with the exception of Mr. Pontlitz and Mr. Hanzel who were absent.

Swearing In

Ms. Legnini swore in those who wished 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 - January 19, 2023
 File Number PDD23-0298
 Comm. Dist. All
 Recommendation Approve

The Commission approved to continue the January 19, 2023 Planning Commission meeting Minutes.

Public Hearings

The Commission approved the Public Hearing Consent agenda which included item PC2.

PC2 Conditional Use Request (Consent) – Gulfview 9409 LLC – Conditional Use for Multiple-Family Dwellings in a C-2 General Commercial District – West Central Pasco County – On the North Side of Salt Springs Road, Approximately 320 Feet Northwest the Intersection of US Highway 19 and Salt Springs Road – Containing Approximately 14.86 Acres
 File Number PDD23-CU08
 Comm. Dist. 5
 Recommendation Approval with Conditions

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

PC3 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS22(23) Pine Ridge Little/Ross – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 10) From COM (Commercial) And RES-9 (Residential-9 Du/Ga) to RES-9 (Residential-9 Du/Ga) on Approximately 26.20 Acres of Real Property Located on the North Side of Ross Lane Approximately .18 Miles East of the Little Road and Ross Lane intersection.
 File Number PDD23-0100
 Comm. Dist. 4
 Recommendation Approve

The Commission sitting as the Local Planning Agency approved to continue the item to the May 18, 2023 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC4 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 sitting as the Local Planning Agency approved the item per Staff's recommendation with the request that Staff remove any reference to the trail around the Class I Wetland from the Staff reports and PowerPoint presentations.

PC5 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 the item per Staff's recommendation with the request that Staff remove any reference to the trail around the Class I Wetland and for Staff to give extra review to the stormwater and pay attention to the stormwater calculations with Mr. Moody voting nay.

PC6 Large-Scale Comprehensive Plan Amendment (Consent) - CPAL22(02) 4G Ranch PD- Providing for A Large-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 5, 6, 12, 13) Changing From AG/R (Agricultural/Rural) To PD (Planned Development) and CON (Conservation Lands) 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
File Number PDD23-0132
Comm. Dist. 1
Recommendation Approve

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

P7 Zoning Amendment (Regular) – Palm Wind MPUD Master Planned Unit Development– Taylor Morrison of Florida, Inc– Rezoning Request from an A-R Agricultural-Residential District and A-C Agricultural District to an MPUD Master Planned Unit Development District to Allow a Maximum of 319 Single-family Detached Units on Approximately 116.75 Acres.
File Number PDD23-7633
Comm. Dist. 5
Recommendation Approval with Conditions

The Commission approved to receive and file documents submitted by Mr. Clarke Hobby.

The Commission approved the item per Staff's.

THE COMMISSION RECESSED AT 4:12 P.M. AND RECONVENED AT 4:22 P.M. ALL MEMBERS WERE PRESENT.

P8 Large-Scale Comprehensive Plan Amendment (Regular) – 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 Approve

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

Walk-Ons

There was none.

Adjourn

The meeting adjourned at 5:02 p.m.

Prepared by: Kayla Zine, Records Clerk I, Board Records Division