

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

MAY 4, 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

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

School Board Representative – Mr. Chris Williams
Represented by Mr. Richard Tonello

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

Sally Sherman, Assistant County Administrator, Development Services
Nectarios Pittos, AICP, Director of Planning and Development
Roberto Becerill, PLA, AICP, CFM, Assistant Director of Planning and Development
Denise Hernandez, Zoning Administrator
Panos Kontses, Interim Engineering Services Director

Call To Order

Chairman Grey called the meeting 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. Jessica Popplewell, Deputy Clerk, called the roll. All members were present with the exception of Mr. Peter Hanzel who was absent.

Swearing In

Ms. Popplewell swore in those who planned to present testimony.

Proof of Publication

Ms. Popplewell 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.

Ms. Nancy Hazelwood spoke regarding concerns with the Northeast Rural Area Plan, the protected area plan, no transition area, and Staff planning for Commercial area.

Mr. Pittos explained that the Northeast Commercial standards were being worked on and would be incorporated into the Land Development Code and an upcoming Amendment for the Land Development Code.

Consent

PC1 Annotated Minutes - Planning Commission Meeting - February 2, 2023
File Number PDD23-0377
Comm. Dist. All
Recommendation Approve

The Commission approved the February 2, 2023 Planning Commission meeting Minutes.

PC2 Annotated Minutes - Planning Commission Meeting - February 16, 2023
File Number PDD23-0384
Comm. Dist. All
Recommendation Approve

The Commission approved the February 16, 2023 Planning Commission meeting Minutes.

Public Hearings

The Commission approved the Public Hearing Consent Agenda which included items PC4 and PC5.

PC3 Special Exception (Continuance) – Gunn Hwy LLC and Ice House of St Petersburg/Reconnections Education Center – Special Exception for a Private School in a C-2 General Commercial District – Southwest Pasco County – West Side of Gunn Highway, Approximately 520 Feet North of Interlaken Road – Containing Approximately 1.10 Acres
File Number PDD23-7695
Comm. Dist. 3
Recommendation Continuance Requested

The Commission approved to continue the item to the June 8, 2023 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC4 Zoning Amendment (Consent) – Northwood MPUD Master Planned Unit Development – Taylor Morrison of Florida, Inc. – A Rezoning Request from an MPUD Master Planned Development District to an MPUD Master Planned Unit Development District to Add Car Wash as a Use for Parcel 7C.

File Number PDD23-7674

Comm. Dist. 2

Recommendation Approval with Conditions

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

- PC5 Special Exception (Consent) – That's A Dandy LLC/Kelly Korner – Special Exception for a Travel Trailer/RV Park in an A-R Agricultural-Residential District – Southeast Pasco County – East Side of 23rd Street, Approximately 320 Feet South of North Avenue – Containing Approximately 5.00 Acres

File Number PDD23-7707

Comm. Dist. 1

Recommendation Approval with Conditions

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

- PC6 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS22 (10) Pittman/Massey-Happy Hill – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 15) from ROR (Retail/Office/Residential) and RES-1 (Residential-1 Du/Ga) to COM (Commercial) on Approximately 20.13 Acres of Real Property Located at the Northwest Intersection of State Road 52 and Happy Hill Road; And a Text Amendment Creating Subarea Policy FLU 7.1.62- Pittman/Massey-Happy Hill; And a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9 (62) Pittman/Massey-Happy Hill; And Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.

File Number PDD23-0241

Comm. Dist. 1

Recommendation Approve

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

- P7 Conditional Use (Regular) – Ace Cheval, Inc/VB BTS, LLC/T-Mobile South, LLC – 195-Foot Above-Ground-Level Monopole Wireless Communications Facility (WCF) in a MPUD Master Planned Unit Development District – South Central Pasco County – On the North Side of 20 Mile Level Road, Approximately 1,550 Feet East of Collier Parkway
File Number PDD23-CU11
Comm. Dist. 2
Recommendation Approval with Conditions

The Commission approved to receive and file documents submitted by Ms. Mattaniah Jahn.

The Commission approved to receive and file documents submitted by Ms. Mattaniah Jahn.

The Commission approved the item per Staff's recommendation with the applicant limited to bring forth the four designs that were presented with minor design features accepted by the applicant that the majority of the residents wanted.

Addendum

- A-P8 Development Agreement (Continuance) – Aprile Development Agreement Connected City– King Lake Partners Owner, LP – Development Agreement For The Aprile MPUD to Design, Permit, and Construct Roadway Improvements In Exchange for Transportation Development Fee Credits.
File Number PDD23-0360
Comm. Dist. 1
Recommendation Continuance Requested

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

A-P9 Zoning Amendment (Regular) – Nest Hockey Academy MPUD Master Planned Unit Development – Russ and Leanne Henderson – A Rezoning Request from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to Allow the Development of a 150-Student Hockey Academy.

File Number PDD23-7624

Comm. Dist. 1

Recommendation Approval with Conditions

The Commission approved the item per Staff's recommendation.

Walk-Ons

There were no items.

Adjourn

The meeting adjourned at 4:18 p.m.

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