

**PASCO COUNTY PLANNING COMMISSION  
REGULAR MEETING**

**ANNOTATED AGENDA**

**MAY 18, 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  
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 1:33 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. Kayla Zine, Deputy Clerk, called the roll. All members were present.

## **Swearing In**

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

## **Proof of Publication**

Ms. Zine 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.

Mr. Nathan Miller spoke regarding the public hearing process, assistance from neighbors, and code violations.

The Board members responded to the concerns raised and suggested Mr. Miller contact Staff for further assistance.

## **Consent**

There was none.

## **Public Hearings**

**Sitting as the Local Planning Agency the Commission approved** the Public Hearing Consent agenda which included agenda items PC5 and PC7.

PC1 Zoning Amendment (Continuance) – Decubellis and Little MPUD Master Planned Unit Development– Little Gene D, Little Terry W, Little Peter A– A Rezoning From a C-2 Neighborhood Commercial District, E-R Estate Residential District and an A-C Agricultural District to an MPUD Master Planned Unit Development to Allow the Development of Maximum of 384 Multi-family Units and 10,000 Square Feet of Commercial/Retail on Approximately 17.99 Acres.

**File Number** PDD23-7667

**Comm. Dist.** 4

**Recommendation** Continuance Requested

**The Commission approved** to continue the item to a date uncertain with Chairman Grey abstaining from the vote due to a Conflict of Interest.

PC2 Zoning Amendment (Continuance) – Dignity Funeral Services Inc/Michels and Lundquist – Change in Zoning from an MF-1 Multiple-Family Medium Density District and C-2 General Commercial District to a C-2 General Commercial District – Southwest Pasco County – South Side of Trouble Creek Road, Approximately a Quarter Mile West of Grand Boulevard – Containing Approximately 0.32 Acre

**File Number** PDD23-7701

**Comm. Dist.** 3

**Recommendation** Continuance Requested

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

- PC3 Small-Scale Comprehensive Plan Amendment (Continuance) - 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** Continuance Requested

**Sitting as the Local Planning Agency the Commission approved** to continue the item to a date uncertain.

- PC4 Zoning Amendment (Continuance) - Greenfield Del Webb River Reserve MPUD - Parkway Hills LLC et al - A Petition for a Rezoning from MPUD Master Planned Unit Development District to MPUD Master Planned Unit Development District to Allow for 1,205 Residential Units, and 213,600 Square Feet of Nonresidential  
**File Number** PDD23-7662  
**Comm. Dist.** 3  
**Recommendation** Continuance Requested

**Sitting as the Local Planning Agency the Commission approved** to continue the item to the June 22, 2023 Planning Commission meeting in New Port Richey at 1:30 p.m.

- PC5 Development Agreement (Consent) – 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** Approve

The item was approved as part of the Public Hearing Content agenda.

- PC6 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS23(06) Karli New York Avenue Industrial- Providing for A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 03) Changing From ROR (Retail/Office/Residential) To IL (Industrial-Light) On Approximately 10 Acres Of Real Property Located On New York Avenue.  
**File Number** PDD23-0321  
**Comm. Dist.** 5  
**Recommendation** Approve

**The Commission approved** the item per Staff's recommendation with Mr. Hanzel voting nay.

- PC7 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS22(27) RBR Properties/PAW – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 12) from RES-3 (Residential-3 Du/Ga) to IL (Industrial-Light) on Approximately 11.52 Acres of Real Property Located on the North Side of State Road 52 Approximately 0.15 miles East of Giddens Road; And a Map Amendment to the Future Land Use Map 2-9 Amending Subarea Map 2-9(52) PAW Materials; And a Comprehensive Plan Text Amendment to Subarea Policy FLU 7.1.52 – PAW Materials; Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.  
**File Number** PDD23-0189  
**Comm. Dist.** 5  
**Recommendation** Approve

The item was approved as part of the Public Hearing Content agenda.

- P8 Zoning Amendment (Regular) – Gaeto MPUD Master Planned Unit Development – Anthony Gaeto – A Rezoning Request from C-2 General Commercial District and A-R Agricultural-Residential District to MPUD Master Planned Development District for Parcels Located at the Southwest intersection of Gunn Hwy and S.R. 54 to Allow for 320 Multi-Family Residential Units and 12,000 square feet Commercial/Office.  
**File Number** PDD23-7681  
**Comm. Dist.** 3  
**Recommendation** Approval with Conditions

**The Commission approved** the item including a modification to Condition 16 after the word public, to put (which may be an easement), that no construction traffic will use

Bliss Field Road, to modify the MPUD plan and concept plan to show the north-south trail connection to Interlaken.

## **Addendum**

A-P9 Comprehensive Plan Amendment (Regular) - CPA22(09) Greenfield Del Webb River Reserve PD - Providing for a Large-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 5) From IL (Industrial-Light), OF (Office), RES-12 (Residential – 12 du/ga) And RES-3 (Residential – 3 du/ga) to PD (Planned Development) on Approximately 557.46 Acres Located on the West and East Side of Shady Hills Road, Approximately 1.15 Miles North of SR 52; And a Text Amendment Creating Subarea Policy FLU 7.1.74 – Greenfield Del Webb River Reserve PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(74) Greenfield Del Webb River Reserve PD.  
**File Number** PDD23-0238  
**Comm. Dist.** 5  
**Recommendation** Approve

**Sitting as the Local Planning Agency the Commission approved** the item per Staff's recommendation.

## **Walk-Ons**

There was none.

## **Adjourn**

The meeting was adjourned at 4:24 p.m.

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