

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

APRIL 6, 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
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 1:33 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. Kaylee Woods, Deputy Clerk, called the roll. All members were present.

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 Chairman Grey granted additional speaking time to three citizens.

Chairman Grey called for public comment.

Ms. Nancy Hazelwood spoke regarding the Northeast Rural Area Plan, the VOPH approval for 45,000 units, density concerns, the need for an Ordinance for the interstate and the Northeast Rural Area Plan, and the need for a weight limit to keep semi-trucks off the roads.

Chairman Grey asked if anyone from the County had a comment on the Northeastern Area Plan.

Mr. Goldstein noted that the Board didn't usually respond to public comments that were not related to items on the agenda and suggested asking Staff to talk to the citizens.

Chairman Grey asked if Staff could share information with the citizen if they had any.

Mr. Goldstein explained the reason Staff doesn't respond was because they are not prepared to respond to topics that weren't on the agenda.

Chairman Grey thanked Ms. Hazelwood for her comments and said they would take it into consideration.

Consent

PC1 Revised Annotated Minutes - Planning Commission Meeting - January 5, 2023

File Number PDD23-0318

Comm. Dist. All

Recommendation No Action Required

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

Public Hearings

Sitting as the Local Planning Agency the Commission approved the Public Hearing Consent Agenda which included Agenda Items PC7 PC8, PC9, and PC10.

- PC2 Small-Scale Comprehensive Plan Amendment (Continuance) – 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 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.

- 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 a date uncertain.

- PC4 Small-Scale Comprehensive Plan Amendment (Continuance) – CPAS22(09) Hilltop Vistas - Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 15) from RES-1 (Residential-1 Du/Ga) to RES-3 (Residential-3 Du/Ga) on Approximately 39.12 Acres of Real Property Located West of Happy Hill Road Approximately 790 Feet North of State Road 52; and an Amendment to Map 2-13, Rural Areas; Removing the Hilltop Vistas Parcels From the Rural Area (Area 1).
- File Number** PDD23-0133
Comm. Dist. 1
Recommendation Continuance Requested

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

- PC5 Zoning Amendment (Continuance) – Hilltop Vistas MPUD Master Planned Unit Development – Belly Wadding, LLC – A Rezoning Request from a R-1 Rural Density Residential to an MPUD Master Planned Unit Development District to Allow the Development of 117 Single Family Homes on Approximately 39.12 Acres.
File Number PDD23-7623
Comm. Dist. 1
Recommendation Continuance Requested

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

- P6 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 604 Northeast Pasco Rural Protection Overlay District; Figure 604-1 Northeast Pasco Rural Protection Overlay District Boundary; Figure 604-2 Northeast Pasco Rural Scenic Roadways; Figure 604-4 Limits To Topographic Alterations; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer, Severability; Inclusion Into The Land Development Code, And An Effective Date.
File Number PDD23-0313
Comm. Dist. 1
Recommendation Continuance Requested

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

- PC7 Development Agreement (Consent) – Connerton Boulevard Development Agreement (DA) – Lennar Homes, LLC – Proposed is a DA for the Connerton Villages III and IV MPUD for the Construction of Connerton Blvd. From Its Existing Terminus to Ehren Cutoff
File Number PDD23-0288
Comm. Dist. 2
Recommendation Approve

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

- PC8 Funding Agreement Amendment (Consent) – Two Rivers MPUD Master Planned Unit Development – Hickory Hills Land Company, et al – Proposed is a Funding Agreement Amendment for the Two Rivers MPUD
File Number PDD23-0270
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.

- PC9 Funding Agreement Amendment (Consent) – Wyndfields MPUD Master Planned Unit Development – Schickendanz Bros., Hammock Pines, Pasco County Associates, I, LLP, et al – Proposed is a Funding Agreement Amendment for the Wyndfields MPUD
File Number PDD23-0294
Comm. Dist. 2
Recommendation Approve

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

- PC10 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS22 (32) Teramore Buchman Highway Commercial-Providing for a Small-Scale Comprehensive Plan Amendment to The Future Land Use Map (Map 2-15 And Sheet 23) from RES-1 (Residential-1 Du/Ga) to COM (Commercial) on Approximately 2.11 Acres of Real Property Located on the Northeast Intersection of Paul Buchman Highway and Jerry Road; And Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.
File Number PDD23-0215
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.

- P11 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 continue the item to the May 4, 2023 Planning Commission meeting at 1:30 p.m. in Dade City on a roll call vote with Mr. Hanzel and Mr. Pontlitz voting nay.

- P12 Small-Scale Comprehensive Plan Amendment (Regular) - CPAS22(31) Cozy Manors Wells – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 22) from RES-3 (Residential-3 Du/Ga) to RES-6 (Residential-6 Du/Ga) on Approximately 5.22 Acres of Real Property Located South of Wells Road and West of Curley Road; And Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.

File Number PDD23-0239
Comm. Dist. 1
Recommendation Approve

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

- P13 Small-Scale Comprehensive Plan Amendment (Regular) - CPAS22(19) Handcart 20 - Providing For A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 15) From Res-1 (Residential - 1 Du/Ga) To Res-9 (Residential - 9 Du/Ga) On Approximately 20.2 Acres Of Real Property Located At The Southeast Intersection Of Handcart Road And Jesse Daniels Drive Within The Villages Of Pasadena Hills (VOPH); And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDD23-0234
Comm. Dist. 1
Recommendation Approve

THE COMMISSION RECESSED AT 5:52 P.M. AND RECONVENED AT 6:03 P.M. ALL COMMISSION MEMBERS WERE PRESENT.

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

P14 Variance Request (Regular) – Soho Builders/4537 Victoria Rd – Reduction in the Front Yard Setback From 25 Feet to 20 Feet and a Reduction in the Side Setback From 10 Feet to 8.5 Feet in an R-2 Low Density Residential District – South Central Pasco County – On the South Side of Victoria Road Approximately 215 Feet West of Sheffield Road – Containing Approximately 0.28 Acre
File Number PDD23-2103
Comm. Dist. 2
Recommendation Denial of Variance

The Commission approved to receive and file documents submitted by Mr. Liam Devine.

THE COMMISSION RECESSED AT 5:17 P.M. AND RECONVENED AT 5:31 P.M. ALL COMMISSION MEMBERS WERE PRESENT.

The Commission approved Staff's recommendation of denial on a roll call vote with Mr. Girardi, Mr. Pontlitz, and Chairman Grey voting nay.

Walk-Ons

There was none.

Mr. Goldstein spoke regarding the new Live Local Act that was signed by the Florida Governor, the affordable Housing Bill. He explained that most of it would not affect the Planning Commission but would directly affect what the Planning Commission did. He spoke regarding rezoning of properties in Pasco County, the requirement to authorize Multifamily and Mixed Use Residential zoning in areas that are Commercial, Industrial, or Mixed Use, that the housing had to be affordable to families up to 120 percent of the average medium income in Pasco County, that it had to be approved at Pasco County's maximum density of 32 units per acre, and Staff's concern of not being guaranteed Industrial or Commercial zoning.

Discussion was held regarding how the Planning Commission had no authority on the use, density, or height of the property; that the Planning Commission could regulate parking, setbacks, and Stormwater; they could ask if the property owner was willing to restrict it themselves; possible infrastructure issues; Mixed Use MPUD zonings; the use of voluntary deed restrictions; future items coming before the Planning Commission; and the approval of C-2 zonings by the Planning Commission.

Adjourn

The Commission approved to adjourn the meeting.

The meeting adjourned at 7:12 p.m.

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