

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

JUNE 8, 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
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 1:32 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. Mr. Williams was represented by Mr. Tonello.

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.

There was none.

Consent

PC1 Annotated Minutes - Planning Commission Meeting - March 16, 2023
File Number PDD23-0434
Comm. Dist. All
Recommendation Approve

The Commission approved the March 16, 2023, April 20, 2023, May 4, 2023, and May 18, 2023 Planning Commission meeting Minutes.

PC2 Annotated Minutes - Planning Commission Meeting - April 20, 2023
File Number PDD23-0437
Comm. Dist. All
Recommendation Approve

The item was approved with item PC1.

PC3 Annotated Minutes - Planning Commission Meeting - May 4, 2023
File Number PDD23-0438
Comm. Dist. All
Recommendation Approve

The item was approved with item PC1.

PC4 Annotated Minutes - Planning Commission Meeting - May 18, 2023
File Number PDD23-0440
Comm. Dist. All
Recommendation Approve

The item was approved with item PC1.

Public Hearings

The Commission approved the Public Hearing Consent Agenda which included items PC7, PC8, PC9, PC10, and PC13.

The Commission approved the Public Hearing Consent Agenda which included PC11 with Mr. Moody abstaining from the vote due to a conflict of interest.

PC5 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 PDD23-0005

Comm. Dist. All

Recommendation Continuance Requested

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

PC6 Zoning Amendment (Continuance) – SR 52 Groves MPUD Master Planned Unit Development – State Road 52 Groves, Inc. - A Rezoning Request from R-3 Medium Density Residential, C-2 General Commercial, C-3 Commercial/Light Manufacturing, and I-1 Light Industrial Zoning Districts to an MPUD to Allow for a Maximum of 231 Single-family Attached (Townhome) Dwelling Units and Associated Infrastructure on Approximately 68.49 Acres. Requesting a Continuance to the July 6, 2023 Planning Commission Hearing in Dade City at 1:30 p.m.

File Number PDD23-7591

Comm. Dist. 5

Recommendation Continuance Requested

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

- PC7 Special Exception (Consent) – 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 Approval with Conditions

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

- PC8 Zoning Amendment (Consent) - Sunwest Park MPUD Master Planned Unit Development - Pasco County - A petition for a Rezoning from A-C Agricultural District to MPUD Master Planned Unit Development District to Allow for the Development of a 200-room hotel and 210,000 Square Feet of Non-residential Uses Located West of US 19 at the Southwest Corner of Old Dixie Highway and Rase Track Road on Approximately 158 acres.
File Number PDD23-7647
Comm. Dist. 5
Recommendation Approval with Conditions

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

- PC9 Zoning Amendment (Consent) – Carlos Alberto Ramirez Padua and Laura Garcia Santiago – Change in Zoning from a C-2 General Commercial District to an A-R Agricultural-Residential District – North Central Pasco County – North Side of Lake Iola Road, Approximately 95 Feet West of Nolen Road – Containing Approximately 1.02 Acres
File Number PDD23-7680
Comm. Dist. 1
Recommendation Approve

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

PC10 Zoning Amendment (Consent) – 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 Approve

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

PC11 Zoning Amendment (Consent) – Clyde A Bistone/Buchman Highway – Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District – Southeast Pasco County – Northeast Corner of Jerry Road and Paul S. Buchman Highway – Containing Approximately 2.11 Acres

File Number PDD23-7693

Comm. Dist. 1

Recommendation Approve

The item was approved as part of the Public Hearing Consent Agenda with Mr. Moody abstaining from the vote due to a conflict of interest.

PC12 Zoning Amendment (Consent) – Pittman Andrew V HeritageTR/Pittman Massey Happy Hill – Change in Zoning from an A-R Agricultural-Residential District and C-2 General Commercial District to a C-2 General Commercial District – Central Pasco County – Northwest Corner of Happy Hill Road and County Road 52 – Containing Approximately 22.36 Acres

File Number PDD23-7706

Comm. Dist. 1

Recommendation Approve

The Commission approved the item per Staff's recommendation.

PC13 Zoning Amendment (Consent) – Jeffrey S and Lydia Curtis – Change in Zoning from an A-R Agricultural-Residential District to an R-1MH Single-Family/Mobile Home District – Southeast Pasco County – North Side of Chancey Road, Approximately 160 Feet East of Toronto Street – Containing Approximately 1.47 Acres
File Number PDD23-7714
Comm. Dist. 5
Recommendation Approve

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

PC14 Small-Scale Comprehensive Plan Amendment (Consent) – CPAS22(28) New River Houck - Providing for A 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

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

P15 Zoning Amendment (Regular) - Saddlebrook MPUD Master Planned Unit Development - Saddlebrook Property Owner LLC, et al - A Petition for a Rezoning from MPUD Master Planned Unit Development and A-R Agricultural-Residential District to MPUD Master Planned Unit Development to Allow for the Development of 650 Multi-Family Units, 105,000 square feet Commercial/Retail, Tennis and Golf Academy, and a 27 hole Golf Course on Approximately 550.33 acres.
File Number PDD23-7646
Comm. Dist. 2
Recommendation Approval with Conditions

The Commission approved to receive and file documents submitted by Ms. Barbara Wilhite.

The Commission approved to receive and file documents submitted by Ms. Jane Graham.

The Commission approved the item and to add a condition to deal with the Renovation Plan for the investor owned units, reduce the number of units in Condition Number 29 from 351 to 301, modify the LDC variation for Area Two the eastern side to eliminate that variation for the eastern connection because there will be an interconnect provided, modify the Concept Plan for Area Two so it does not show an interconnect to the west, add a vertical mixed use commitment to the Area One Concept Plan and/or in the Conditions, the addition of an enhanced landscaping plan condition alongside Saddlebrook Way, and to delete Condition 49 as stated by Mr. Goldstein.

**THE COMMISSION RECESSED AT 5:21 P.M. AND RECONVENED AT 5:33 P.M.
ALL MEMBERS WERE PRESENT.**

P16 Zoning Amendment (Regular) – Seven Oaks MPUD Master Planned Unit Development – SB Associates Limited Partnership – A Modification Request to the Currently Approved MPUD Master Plan and Conditions of Approval

File Number PDD23-7487

Comm. Dist. 2

Recommendation Approval with Conditions

The Commission approved to receive and file documents submitted by Ms. Barbara Wilhite.

The Commission approved the item per Staff's recommendation.

Walk-Ons

There was none.

Adjourn

The Commission approved to adjourn the meeting.

The meeting was adjourned at 6:13 p.m.

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