

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

JUNE 22, 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
Nectaros 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 1:30 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 to the Flag.

Roll Call

Ms. Kaylee Woods, Deputy Clerk, called the roll. All members were present with Mr. Williams attending virtually.

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.

Chairman Grey confirmed there were no extra time requests for any of the items on the Agenda. He called for public comment.

There was none.

Ms. Hernandez noted that there was no one signed up to speak for any of the items on WebEx or for public comment.

Consent

- C1 Revised Annotated Minutes - Planning Commission Meeting - January 19, 2023
 File Number PDD23-0462
 Comm. Dist. All
 Recommendation Approve

The Commission approved the January 19, 2023, March 2, 2023, and the April 6, 2023 Planning Commission meeting Minutes.

- C2 Annotated Minutes - Planning Commission Meeting - March 2, 2023
 File Number PDD23-0463
 Comm. Dist. All
 Recommendation Approve

The item was approved with item C1.

- C3 Annotated Minutes - Planning Commission Meeting - April 6, 2023
 File Number PDD23-0464
 Comm. Dist. All
 Recommendation Approve

The item was approved with item C1.

Public Hearings

The Commission approved the Public Hearing Consent Agenda which included Agenda Item PC13 by roll call vote with Mr. Girardi abstaining from the vote due to Conflict of Interest.

The Commission approved to continue items PC5, PC6, PC7, PC8, PC9, PC10, and A-PC15 and the **Commission sitting as the Local Planning Agency** approved to continue item PC12 to their respective continuance dates by roll call vote.

- PC4 Conditional Use (Withdrawn) - Golfvision 2, LLC/Verizon Wireless - 145 Foot Above- Ground-Level Monopole Wireless Communications Facility (WCF) in a MPUD Master Planned Unit Development District - Southcentral Pasco County - on the South Side of Lexington Oaks Blvd, Approximately 435 Feet East of War Admiral Drive
File Number PDD23-CU05
Comm. Dist. 2
Recommendation Withdraw

The Item was withdrawn. No action was taken.

- PC5 Zoning Amendment (Continuance) – Roggers Flooring Inc. – Change in Zoning from an A-C Agricultural District to an AR-1 Agricultural-Residential District – Northwest Pasco County – East Side of Family Trail, Approximately One Half Mile North of Hudson Avenue – Containing Approximately 10.00 Acres
File Number PDD23-7692
Comm. Dist. 5
Recommendation Continuance Requested

The item was continued to a date uncertain.

- PC6 Zoning Amendment (Continuance) – RBR Properties of West Florida LLC/RBR Properties – Change in Zoning from an R-1 Rural Density Residential District to an I-1 Light Industrial Park District – West Central Pasco County – End of Davis Lane, Approximately 245 Feet East of Giddens Road – Containing Approximately 11.02 Acres
File Number PDD23-7705
Comm. Dist. 5
Recommendation Continuance Requested

The item was continued to the July 20, 2023 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC7 Zoning Amendment (Continuance) – Hguyen Thien – Change in Zoning from an R-1 Rural Density Residential District to an R-3 Medium Density Residential District – West Central Pasco County – South Side of Lacey Drive, Approximately 150 Feet East of Randee Road – Containing Approximately 12.00 Acres
File Number PDD23-7713
Comm. Dist. 4
Recommendation Continuance Requested

The item was continued to the July 20, 2023 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC8 Zoning Amendment (Continuance) – Columns at Bear Creek MPUD Master Planned Unit Development Substantial Modification – 52 Associates, LLC and 52 Associates Phase Two LLC,– A Substantial Modification to the Columns at Bear Creek MPUD to Allow the Conversion of 48 Single-Family Detached Units to 168 Multi-Family Units.
File Number PDD23-7716
Comm. Dist. 5
Recommendation Approval with Conditions

The item was continued to the July 20, 2023 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC9 Zoning Amendment (Continuance) – Dominion Anclote MPUD Master Planned Unit Development – District School Board of Pasco County – A Rezoning Request from an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 228 Multi-Family Dwelling Units. Requesting a continuance to the July 20, 2023 Planning Commission Hearing in New Port Richey at 1:30p.m.
File Number PDD23-7703
Comm. Dist. 3
Recommendation Continuance Requested

The item was continued to the July 20, 2023 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC10 Conditional Use Request (Continuance) – Homeelite LLC & Priya Properties LLC/Urban 54 Estates– Conditional Use for Multiple-Family Dwellings in a C-2 General Commercial District – South Central Pasco County – North Side of State Road 54 Approximately 1,325 Feet West of Lakepointe Parkway – Containing Approximately 13.381 Acres

File Number PDD23-CU03

Comm. Dist. 3

Recommendation Continuance Requested

The item was continued to the July 20, 2023 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC11 Construction and Demolition Debris Disposal Facility Operating Permit and Conditional Use Amendment Request (Continuance) – Coastal Landfill Disposal of Florida, LLC — Northwest Pasco County – At the End of Houston Avenue, Approximately Two Miles East of US 19 – Containing Approximately 128.72 acres

File Number PDD23-CU21

Comm. Dist. 5

Recommendation Continuance Requested

The Commission approved to continue the item to the July 20, 2023 Planning Commission meeting at 1:30 p.m. in New Port Richey by roll call vote with Mr. Moody abstaining from the vote due to Conflict of Interest.

PC12 Small-Scale Comprehensive Plan Amendment (Continuance) - CPAS22 (29) Dominion Anclote – Providing for Small-Scale Comprehensive Plan Amendment to The Future Land Use Map (Map 2-15 And Sheet 17) from RES-6 (Residential-6 Du/Ga) to RES-24 (Residential-24 Du/Ga) on Approximately 17.871 Acres of Real Property Located North of Anclote Boulevard and East of Sweetbriar Drive; And Providing for Additional Text amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.

File Number PDD23-0190

Comm. Dist. 3

Recommendation Continuance Requested

The item was continued to the July 20, 2023 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC13 Zoning Amendment (Consent) – Mitchell Ranch East Mixed-Use MPUD Master Planned Unit Development – Mitchell Ranch Partnership, Ltd. And Breazeale, Ltd. – A Rezoning Request from a C-2 General Commercial and A-C Agricultural Zoning Districts to an MPUD Master Planned Unit Development to Allow the Development of a Maximum of 322,000 Square Feet of Commercial/Retail, 100,000 Square Feet of Medical Office, 260 Senior Apartment Units, and 400 Multi-family Units and Associated Infrastructure on approximately 194.12 Acres.

File Number PDD23-7590

Comm. Dist. 3

Recommendation Approval with Conditions

The item was approved as part of the Public Hearing Consent Agenda by roll call vote with Mr. Girardi abstaining from the vote due to Conflict of Interest.

PC14 An Ordinance By The Pasco County Board Of County Commissioners Establishing Section 605, Airport Overlay Districts Of The Pasco County Land Development Code; Amending Appendix A Definitions; 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 PDD23-0431

Comm. Dist. All

Recommendation Approve

MR. HANZEL LEFT THE MEETING AT 3:25 P.M. AND DID NOT RETURN.

The Commission approved the item per Staff's recommendation by roll call vote with Mr. Hanzel absent from the vote.

Addendum

A-PC15 Zoning Amendment (Continuance) - Greenfield/Del Webb River Reserve MPUD - Parkway Hills LLC - A Petition for a Rezoning from MPUD Master Planned Unit Development District to MPUD Master Planned Unit Development District to Allow for the Development of 21,000 SF Office, 32,000 SF Commercial/Retail, 160,000 SF Light Industrial, 40 Townhomes, 435 Multi-Family units, and 730 Age Restricted Single Family Detached and Attached Units on Approximately 557.46 acres.

File Number PDD23-7662

Comm. Dist. 5

Recommendation Continuance Requested

The item was continued to the July 20, 2023 Planning Commission meeting at 1:30 p.m. in New Port Richey.

A-PC16 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS23(02) Shady Hills – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 4) from RES-1 (Residential-1 Du/Ga) to COM (Commercial) on Approximately 1.30 Acres of Real Property Located on the West Side of Shady Hills Road Approximately 635 feet South of Bosley Drive; And Providing For Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date
File Number PDD23-0326
Comm. Dist. 5
Recommendation Approve

The Commission approved the item per Staff's recommendation by roll call vote.

A-PC17 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS23 (04) Bayonet Gardens -Providing for a Small-Scale Comprehensive Plan Amendment to The Future Land Use Map (Map 2-15 And Sheet 3) from RES-6 (Residential-6 Du/Ga) to RES-24 (Residential-24 Du/Ga) on Approximately 19.98 Acres of Real Property Located on the West side of Lakeshore Boulevard; And a Text Amendment creating Subarea Policy FLU 7.1.73 Bayonet Gardens; And a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9 (73) Bayonet Gardens; And Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.
File Number PDD23-0335
Comm. Dist. 5
Recommendation Approve

The Commission approved the item subject to the amendment of the Subarea Policy creating an enforceable mechanism prior to the Board of County Commissioners meeting by roll call vote with Mr. Moody and Chairman Grey voting nay.

Walk-Ons

There was none.

Adjourn

The Commission approved to adjourn the meeting.

The meeting adjourned at 3:52 p.m.

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