

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

JULY 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 - **ABSENT**
Mr. Jonathan Moody P.E.

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

Robert Marin, Interim 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
Nick Uhren, 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 to the Flag.

Roll Call

Ms. Kaylee Woods, Deputy Clerk, called the roll. All members were present with the exception of Mr. Poole who was absent.

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 as followed.

Chairman Grey called for public comment.

Ms. Hernandez noted there were people signed up to speak in person and on WebEx.

Ms. Margaret St. James spoke regarding the Planning Commission membership and the Anclote River project concerns.

Ms. Hernandez noted that they would provide Ms. St. James with a contact card for the person who handled the item.

Ms. Peggy Burn spoke regarding her concerns on the advertisement of items and the inclusion of the Parcel ID.

Mr. Goldstein noted that the applicant was responsible for the signs and mailed notices for the advertisement of the item.

Ms. Hernandez and Ms. Burn held discussion regarding there was no legal requirement to advertise the parcel number for the property.

Discussion followed regarding the advertisement of an item.

Ms. Doris Carroll spoke virtually regarding environmental concerns for the Anclote River project.

Mr. Goldstein noted there would be no comments from the Board during public comment and that Staff would address those issues when the application came before them.

Ms. Nancy Hazelwood spoke regarding natural resource concerns.

Mr. Goldstein noted that the Natural Resource's Department commented on every application.

Consent

There was none.

Public Hearings

- PC1 An Ordinance Amending The Pasco County Comprehensive Plan (Continuance): Providing For A Comprehensive Plan Text Amendment To Goal FLU 6: Village Mixed Use Tables To Increase Land Area Of Village Centers In Villages B And C, Add Policy FLU 6.5.15 Conditions To Transfer Unused Densities To Village Cores, And Revise Tables PH-2 And PH-3 To Allow Increase Of Up To 20% Residential Entitlements In Exchange For Commercial Or Office Square Footage In The J. "Ben" Harrill Villages Of Pasadena Hills; Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer; Severability, And An Effective Date
- File Number** PDD23-0343

PC AA 07/06/2023

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Comm. Dist. 1
Recommendation Continuance Requested

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

- PC2 Zoning Amendment (Consent) – 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 Multi-family Dwelling Units (Attached and Detached) and Single-family Attached Dwelling Units and Associated Infrastructure on Approximately 68.49 Acres.

File Number PDD23-7591

Comm. Dist. 5

Recommendation Approval with Conditions

The Commission approved the item with the revision to replace Condition 9.D. in the State Road 52 Groves MPUD with the last sentence of Condition 46 in the 4G Ranch MPUD including approval of the amended application.

The Commission approved the origin of Section 9.D. to be replaced with the last two sentences of Condition 46 on a going forward basis.

- PC3 Zoning Amendment (Consent) - 4G Ranch West MPUD - 4G Ranch LLC - A Petition for a Rezoning from MPUD Master Planned Unit Development and A-C Agricultural District to MPUD Master Planned Unit Development District to allow for the development of 1500 Single Family Detached Residential Units on Approximately 1,102 Acres Located North of S.R. 52, 3.19 Miles East of U.S. Highway 41

File Number PDD23-7661

Comm. Dist. 1

Recommendation Approval with Conditions

The Commission approved to change the front primary setback from 10-feet to 15-feet for Attached Villas A and B.

The Commission approved to change the subject line of the application from 1,500 Single Family Detached Residential Units to 1,500 Residential Units.

The Commission approved the item as amended.

- PC4 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS23(07) Curley Road and SR 54 - Providing for A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 22) Changing From RES-6 (Residential-6 Du/Ga) To COM (Commercial) On Approximately 8.31 Acres Of Real Property Located North Of SR 54 Approximately 400 Feet From The Curley Road And SR 54 Intersection.
File Number PDD23-0374
Comm. Dist. 5
Recommendation Approve

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

THE MEETING RECESSED AT 3:58 P.M. AND RECONVENED AT 4:13 P.M. ALL COMMISSION MEMBERS WERE PRESENT.

- PC5 Small-Scale Comprehensive Plan Amendment (Consent) – 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 County 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 Approve

The Commission sitting as the Local Planning Agency approved the item per Staff's recommendation with Mr. Moody voting nay.

- PC6 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 Approve

The Commission sitting as the Local Planning Agency approved the item per Staff's recommendation with Mr. Moody voting nay.

PC7 Zoning Amendment (Consent) - Hilltop Vistas MPUD - Belly Wadding LLC
- A Petition for a Rezoning from R-1 Rural Density Residential District to
MPUD Master Planned Unit Development District to Allow for the
Development of 117 Single Family Detached Residential Units on
Approximately 39.1 Acres Located on the West Side of Happy Hill Road,
approximately 700 feet North of County Road 52

File Number PDD23-7623

Comm. Dist. 1

Recommendation Approval with Conditions

The Commission approved the item with the condition to change the Master Plan to show a 15-foot primary front yard setback and the amendment of Condition 33 to add the last two sentences of Condition 46 from the 4G Ranch MPUD approval.

Presentations

There was none.

Walk-Ons

There was none.

Adjourn

The Commission approved to adjourn the meeting.

The meeting adjourned at 5:37 p.m.

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