

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

AUGUST 3, 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:

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 1:38 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.

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 called for public comment.

Ms. Margaret St. James spoke regarding Anclothe River project concerns, the idea of the development of the park, congestion, taxpayers, environmental concerns, land preservation, and the need for an open meeting.

Ms. Hernandez noted that they would reach out to the person regarding the Anclothe River project.

Ms. Deborah Martohue spoke regarding her intention to speak on the presentation of an item.

The Board recommended Ms. Martohue speak when the item would be heard.

Ms. Doris Carroll spoke regarding Anclote River project concerns, she recommended no disturbance, that she would speak at the Board of County Commissioners meeting, the plan for the project, the need for maintenance, that there was a petition, environmental, traffic, and safety concerns.

Consent

C1 Annotated Minutes - Planning Commission Meeting - June 22, 2023
 File Number PDD23-0521
 Comm. Dist. All
 Recommendation Approve

The Commission approved the June 22, 2023 Planning Commission meeting Minutes.

Public Hearings

The Commission approved Public Hearing Consent Agenda item PC3 with Mr. Poole abstaining from the vote due to a conflict of interest.

The Commission approved the Public Hearing Consent Agenda which included item PC4, and **the Commission sitting as the Local Planning Agency** approved the Public Hearing Consent Agenda which included item PC6.

PC2 Special Exception (Continuance) – Lutz Church of God, Inc. – Special
 Exception for a Church in a R-1 Rural Density Residential District – South
 Central Pasco County – West Side of School Road, At the Northernmost
 Intersection of Land O'Lakes Boulevard and School Road – Containing
 Approximately 8.50 Acres
 File Number PDD23-7717
 Comm. Dist. 4
 Recommendation Continuance Requested

The Commission approved to continue the item to the August 24, 2023 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC3 Zoning Amendment (Consent) – Black Marlin Capital LLC/Fresco Lane Rezoning – Change in Zoning from an R-1MH Single-Family/Mobile Home District to a C-2 General Commercial District – Central Pasco County – North End of Fresco Lane Approximately 205 Feet East of Pasco Road – Containing Approximately 4.4 Acres
File Number PDD23-7731
Comm. Dist. 1
Recommendation Approve

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

- PC4 Conditional Use Request (Consent) – Orlando Health Inc/Orlando Health Wiregrass Ranch Hospital – Conditional Use for a Helicopter Pad in a MPUD Master Planned Unit Development District (Wiregrass Ranch) – South Central Pasco County – North Side of the Intersection of Wiregrass Ranch Boulevard and State Road 56 – Containing Approximately 47.030 Acres
File Number PDD23-CU26
Comm. Dist. 2
Recommendation Approval with Conditions

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

- PC5 Comprehensive Plan Amendment (Consent) - CPA23(08) Overpass at I-75 Subarea - Providing For A Large-Scale Comprehensive Plan Amendment To The Future Land Use Subarea Maps (Map 2-9 And 2-9(26)) Rescinding The Overpass at I-75 Subarea In Its Entirety Of Approximately 160.8 Acres Of Real Property Located North Of Overpass Road And To The East and West Of Interstate 75; And A Text Amendment Rescinding Subarea Policy FLU 7.1.26 – Overpass at I-75
File Number PDD23-0514
Comm. Dist. 1
Recommendation Approve

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

- PC6 Comprehensive Plan Amendment (Consent) - CPA21(07) Project Arthur Eco Corridor Boundary Mod/FLU Change - Providing For A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 12) From PD (Planned Development) to CON (Conservation Lands) On Approximately 1,517.89 Acres Of Real Property Located South Of State Road 52, North Of State Road 54, East Of The Suncoast Parkway, And West Of A CSX Rail Corridor In Land O' Lakes; And A Map Amendment To The Future Land Use Map 2-9 Amending Subarea Map 2-9 (43) Project Arthur; And A Map Amendment To The Conservation Map 3-4 Amending The North Pasco To Crossbar Critical Ecological Corridor And The North Pasco To Connerton Ecological Corridor; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDD23-0391
Comm. Dist. 4
Recommendation Approve

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

- PC7 Comprehensive Plan Amendment (Consent) – CPA22(07) Hines Krusen-Douglas-KD52 - Providing for a Text Amendment to the Future Land Use Element Appendix, a Map Amendment to the Future Land Use Map 2-9 Amending Subarea Map 2-9(22) Gateway Hub Subarea and Subarea Map 2-9(22a) Gateway Hub Subcategories
File Number PDD23-0497
Comm. Dist. 1
Recommendation Approve

The Commission sitting as the Local Planning Agency approved the item with a noted revision to the Staff Report regarding maps.

- P8 Conditional Use (Regular) - BB Agritourism, LLC/1 Source Towers II, LLC/Verizon Wireless - 188-Foot Above-Ground-Level Monopole Wireless Communications Facility (WCF) in an A-C Agricultural District - North Central Pasco County - East Side of Bellamy Bros Boulevard, Approximately One-Quarter Mile North of the Intersection of Bellamy Bros Boulevard and St Joe Road
File Number PDD23-CU28
Comm. Dist. 1
Recommendation Approval with Conditions

The Commission approved the item with the revision to Condition 3 to read, the owner's applicant shall comply with the buffering requirements in the LDC Section 1002.8.C. Landscaping shall be maintained in accordance with LDC 905.2.E. Chain link or welded wire fences are prohibited.

P9 Conditional Use (Regular) - Roland A and Anna F Dunlap/North American Towers, LLC/West Orange Wireless, LLC - 185- Foot Above-Ground-Level Unipole Wireless Communications Facility (WCF) in an A-R Agricultural-Residential District - North Central Pasco County - South Side of Bent Fork Road, Approximately 1,500 Feet West of Bellamy Bros Boulevard
File Number PDD23-CU29
Comm. Dist. 1
Recommendation Denial

The Commission approved to receive and file documents submitted by Ms. Deborah Martohue.

The Commission approved to receive and file documents submitted by Ms. Deborah Martohue.

The Commission approved Staff's recommendation of denial by a roll call vote with Mr. Moody and Mr. Pontlitz voting nay.

Presentations

There was none.

Walk-Ons

There was none.

Ms. Hernandez mentioned this would be the last Planning Commission meeting with Ms. Sonia Toulouse, Planning and Development, as the Agenda Coordinator and noted that she would be the Agenda Coordinator for the Board of County Commissioners. She expressed her appreciation for Ms. Toulouse and noted that Ms. Patty Crist Yingling, Planning and Development, was the new interim Agenda Coordinator for the Planning Commission.

The Commission expressed their appreciation for Ms. Toulouse.

Adjourn

The Commission approved to adjourn the meeting.

The meeting adjourned at 4:50 p.m.

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