

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

AUGUST 24, 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
- **Rep. by Mr. Richard Tonello**

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 1:31 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. Meaghan Legnini, Deputy Clerk, called the roll. All members were present. Mr. Williams was represented by Mr. Richard Tonello.

Swearing In

Ms. Legnini swore in those who planned to present testimony.

Proof of Publication

Ms. Legnini 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.

There was none.

Consent

There was none.

Public Hearings

The Commission approved the Public Hearing Consent Agenda which included items PC5, PC6, and PC8.

- PC1 Zoning Amendment (Withdrawn) – DCH West LLC – Change in Zoning from a from A-C Agricultural District to a MF-1 Multiple-Family Medium Density District – Southwest Pasco County – On the North Side of Plathe Road, Approximately 260 Feet West of Rowan Road – Containing Approximately 9.881 Acres
File Number PDD23-7581
Comm. Dist. 4
Recommendation Withdraw

The item was withdrawn. No action was taken.

- PC2 Conditional Use Request (Withdrawn) - Hajka and Mirsad Kucevic – Multiple-Family Dwellings in a C-2 General Commercial District – Southwest Pasco County – At the Northeast Corner of the Intersection of Grand Boulevard and Olympia Street – Containing Approximately .28 Acre
File Number PDD23-0529
Comm. Dist. 3
Recommendation Withdraw

The item was withdrawn. No action was taken.

- PC3 Special Exception (Consent) – 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 Approval with Conditions

The Commission approved to receive and file documents submitted by Mr. Jim Stephens.

The Commission approved Staff's recommendation with the included restriction stated by Mr. Goldstein which stated motorized boat access to Thomas Lake shall be prohibited with Mr. Hanzel voting nay.

- PC4 Zoning Amendment (Consent) – Abbey Crossings CC - MPUD Master Planned Unit Development– Jeffrey Hust and Margaret Hust– A Rezoning from an A-C Agricultural District to an MPUD Master Planned Unit Development District to Allow the Development of 1,000 Multi-family Units and 800,000 square-feet of light industrial, 400,000 square-feet of office, and 400,000 square-feet of commercial/retail on 245.24 acres.
File Number PDD23-7668
Comm. Dist. 1
Recommendation Approval with Conditions

The Commission approved Staff's recommendation by a roll call vote with Mr. Poole abstaining from the vote due to a Conflict of Interest.

- PC5 Zoning Amendment (Consent) – Catholic Charities Housing Inc./Catholic Charities Multi-Family Housing – Change in Zoning from an R-1MH Single-Family/Mobile Home District to an MF-1 Multiple-Family Medium Density District – Northwest Pasco County – North Side of Maryland Avenue, Approximately 315 Feet West of US Highway 19 – Containing Approximately 0.95 Acre
File Number PDD23-7728
Comm. Dist. 5
Recommendation Approve

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

- PC6 Zoning Amendment (Consent) – Dignity Funeral Services Inc/Michels and Lundquist – Change in Zoning from an MF-1 Multiple-Family Medium Density District and C-2 General Commercial District to a C-2 General Commercial District – Southwest Pasco County – South Side of Trouble Creek Road, Approximately a Quarter Mile West of Grand Boulevard – Containing Approximately 2.62 Acres
File Number PDD23-7701
Comm. Dist. 3
Recommendation Approve

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

- PC7 Zoning Amendment (Consent) – Greenfield Place West LLP/Greenfield Place West Rezoning – Change in Zoning from an A-C Agricultural District to an I-1 Light Industrial Park District – Northwest Pasco County – East Side of the Intersection of Hudson Avenue and Sowftwind Lane – Containing Approximately 103.84 Acres
File Number PDD23-7696
Comm. Dist. 5
Recommendation Approve

The Commission approved to continue the item to the September 21, 2023 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC8 Zoning Amendment (Consent) – Legends Pointe Phase 3 MPUD Master Planned Unit Development – KB Homes – A Rezoning Request from a C-3 Commercial Light Manufacturing Zoning District, R-4 High Density Residential Zoning District, and AC Agricultural District to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 275 Single Family Dwelling Units.
File Number PDD23-7644
Comm. Dist. 5
Recommendation Approval with Conditions

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

- PC9 Site Development – Little Road Landings Commercial PDP – Review a Preliminary Development Plan (PDP) Request – West Central Pasco County – Northeast of the intersection of Little Road and Ross Lane – Containing Approximately 13.04 Acres
File Number PDD23-0469
Comm. Dist. 4
Recommendation Approval with Conditions

THE COMMISSION RECESSED AT 2:16 P.M. AND RETURNED AT 2:23 P.M.

The Commission approved Staff's recommendation.

PC10 Site Development – Little & Ross Commercial Phase 1 – Review a Preliminary Site Plan, Construction Plan, and Stormwater Management Plan and Report Request – West Central Pasco County – Northeast of the intersection of Little Road and Ross Lane – Containing Approximately 3.92 Acres
 File Number PDD23-0451
 Comm. Dist. 4
 Recommendation Approval with Conditions

The Commission approved just the Preliminary Site Plan.

Addendum

A-PC11 Small-Scale Comprehensive Plan Amendment (Consent) – CPAS22(22) Moon Lake Road Commercial – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 11) from RES-6 (Residential - 6 du/ga) to COM (Commercial) on Approximately 3.39 Acres of Real Property Located on the West Side of Moon Lake Road, Two Miles South of SR 52
 File Number PDD23-0094
 Comm. Dist. 4
 Recommendation Approve

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

A-PC12 Small-Scale Comprehensive Plan Amendment (Continuance) - CPAS23 (05) The Crossings at Sunlake - Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 12) from IL (Industrial Light) to COM (Commercial) on approximately 3.69 acres of real property located on the north side of SR-52 at the intersection of Sunlake Boulevard Extension and SR-52.
 File Number PDD23-0401
 Comm. Dist. 5
 Recommendation Continuance Requested

The Commission approved to continue the item to the September 7, 2023 Planning Commission meeting at 1:30 p.m. in Dade City.

Walk-Ons

There was none.

Adjourn

Ms. Hernandez noted she wanted to welcome Ms. Patty Crist back to the team as the Agenda Coordinator until an Agenda Coordinator was hired.

The Commission welcomed Ms. Crist back.

The Commission approved to adjourn at 2:47 p.m.

Prepared by: Meaghan Legnini, Record Clerk II, Board Records Division