

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

JULY 20, 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
– **Absent**
Mr. Derek Pontlitz C.R.P.C

Mr. Peter Hanzel, MS – **Absent**
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 1:40 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 with the exception of Mr. Girardi and Mr. Hanzel who were absent.

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.

Ms. Julia Bartunek, a member of the Sierra Club Pasco County Conservation Committee, spoke regarding Anclote River Park, concerns regarding the environment and the shoreline, discussions with stakeholders, and the indigenous community.

Chairman Grey asked Staff to comment on Ms. Bartunek's concerns.

Discussion was held regarding the Anclote River Park project; discussions that were held with stakeholders; that the project was not scheduled for any public hearings; and that the public would be notified.

Consent

C1 Annotated Minutes - Planning Commission Meeting - June 8, 2023
 File Number PDD23-0500
 Comm. Dist. All
 Recommendation Approve

The Commission approved the June 8, 2023 meeting Minutes.

Public Hearings

The Commission approved to continue items PC2, PC3, PC4, and PC5 to their respective continuance dates.

The Commission approved the Public Hearing Consent Agenda which included items PC8, PC10, PC12, and A-PC17.

PC2 Zoning Amendment (Continuance) – 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
 Softwind Lane – Containing Approximately 103.84 Acres
 File Number PDD23-7696
 Comm. Dist. 5
 Recommendation Continuance Requested

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

- PC3 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 item was continued to the August 3, 2023, Planning Commission meeting at 1:30 p.m. in Dade City.

- PC4 Site Development (Continuance) – 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 Continuance Requested

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

- PC5 Site Development (Continuance) – 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 Continuance Requested

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

- PC6 Zoning Amendment (Consent) - 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 Approval with Conditions

The Commission approved the item per Staff's recommendation.

- PC7 Zoning Amendment (Consent) – Decubellis and Little MPUD Master Planned Unit Development– Little Gene D, Little Terry W, Little Peter A– A Rezoning From a C-2 General Commercial District, E-R Estate Residential District and an A-C Agricultural District to an MPUD Master Planned Unit Development to Allow the Development of a Maximum of 384 Multi-family Units and 21,000 Square Feet of Commercial/Retail on Approximately 17.99 Acres.
File Number PDD23-7667
Comm. Dist. 4
Recommendation Approval with Conditions

The Commission approved the item per Staff's recommendation with Chairman Grey abstaining from the vote due to a conflict of interest.

- PC8 Zoning Amendment (Consent) – RBR Properties of West Florida LLC/RBR Properties – Change in Zoning from an R-1 Rural Density Residential District and C-2 General Commercial 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 Approve

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

PC9 Zoning Amendment (Consent) – Nguyen 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 Approve

The Commission approved to receive and file documents submitted by Ms. Cindy Lang.

The item was withdrawn. No action was taken.

THE COMMISSION RECESSED AT 3:28 P.M. AND RECONVENED AT 3:39 P.M. ALL MEMBERS WERE PRESENT.

PC10 Zoning Amendment (Consent) – Charles P Carson Rev TR & GTC LLLP – Change in Zoning from an R-1MH Single-Family/Mobile Home District to a C-2 General Commercial District – West Central Pasco County – Northwest Corner of Little Road and Blueberry Drive – Containing Approximately 0.37 Acre
File Number PDD23-7724
Comm. Dist. 4
Recommendation Approve

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

PC11 Conditional Use Request (Consent) – 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 Approval with Conditions

The Commission approved the item per Staff's recommendation with Mr. Poole abstaining from the vote due to a conflict of interest.

PC12 Special Exception (Consent) – Pasco County Facilities Management/Pasco County Fire and Rescue Station 19 – Special Exception for a Fire Station in a MF-2 Multiple Family High Density District – Southwest Pasco County – North End of Fire Station Drive, Approximately 540 Feet North of Cross Bayou Boulevard – Containing Approximately 10.75 Acres
File Number PDD23-7730
Comm. Dist. 5
Recommendation Approval with Conditions

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

PC13 Comprehensive Plan Amendment (Consent) - CPA22(04) Seven Diamonds Commerce Park PD - Providing For A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 05) From RES-1 (Residential-1 Du/Ga) To PD (Planned Development) On Approximately 188.7 Acres Of Real Property Located East Of U.S. Highway 41, South Of Seven Oak Trail, North Of Alabama Road; And A Text Amendment Creating Subarea Policy FLU 7.1.67 – Seven Diamonds Commerce Park PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(67) Seven Diamonds Commerce Park PD
File Number PDD23-0492
Comm. Dist. 1
Recommendation Approve

The Commission approved to receive and file documents submitted by Ms. Stefanie Schatzman.

Sitting as the Local Planning Agency, the Commission approved the item with an instruction to Staff to update their Utility Needs Assessment in the Staff report to more accurately reflect the availability of water and sewer to the site.

- P14 Small-Scale Comprehensive Plan Amendment (Regular) - 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 Approve

Sitting as the Local Planning Agency, the Commission approved the item per Staff's recommendation.

- P15 Zoning Amendment (Regular) – 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.

File Number PDD23-7703

Comm. Dist. 3

Recommendation Approval with Conditions

The Commission approved the item with the addition of graphic and verbiage for the enhanced landscape buffer.

- P16 Construction and Demolition Debris Disposal Facility Operating Permit and Conditional Use Amendment Request (Regular) – 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 Approval with Conditions

The Commission approved to continue the item to the September 21, 2023, Planning Commission meeting at 1:30 p.m. in New Port Richey with Mr. Moody abstaining from the vote due to a conflict of interest.

Addendum

A-PC17 Zoning Amendment (Consent) – 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 an Additional 168 Multi-Family Units.

File Number PDD23-7716

Comm. Dist. 5

Recommendation Approval with Conditions

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

Walk-Ons

There was none.

Adjourn

The Commission approved to adjourn the meeting.

The meeting adjourned at 5:21 p.m.

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