

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

SEPTEMBER 7, 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 1:30 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. Kayla Zine, Deputy Clerk, called the roll. All members were present.

Swearing In

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

Proof of Publication

Ms. Zine read 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.

Ms. Hernandez noted that there was one continuance item.

Chairman Grey called for Public Comment.

Ms. Deanne Pelfrey spoke regarding an assessment that the County would be adding for road paving.

Mr. Goldstein noted that the Ordinance would possibly be discussed by the Board of County Commissioners on September 19, 2023.

Ms. Hernandez confirmed that it would be at the West Pasco Government Center.

Ms. Hernandez noted that there was someone on Webex signed up to speak but had not joined yet.

Consent

There was none.

Public Hearings

PC1 Zoning Amendment (Continuance) –Schrader 52 CC - MPUD Master Planned Unit Development– Mary Burke and Thomas Schrader– A Rezoning from an R-1 Rural Density Residential and A-R Agricultural Residential District to an MPUD Master Planned Unit Development District to Allow the Development of 625 Multi-family Units and 106, 686 of Commercial Uses on Approximately 57.49 Acres.

File Number PDD23-7679

Comm. Dist. 1

Recommendation Continuance Requested

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

PC2 Zoning Amendment (Consent) – Martha Dexter – Change in Zoning from an A-R Agricultural-Residential District to an R-1MH Single-Family/Mobile Home District – Central Pasco County – North Side of Clearview Drive, Approximately 500 Feet East of Land Drive – Containing Approximately 1.05 Acres

File Number PDD23-7736

Comm. Dist. 1

Recommendation Approve

The Commission approved the item per Staff's recommendation with the conditions of setbacks of 50-foot front, 50-foot rear, 25 feet on the eastside, and 15 feet on the westside with Mr. Hanzel voting nay by a roll call vote.

- PC3 Zoning Amendment (Consent) – Ruben A and Maria J Sanchez – Change in Zoning from an A-R Agricultural-Residential District with conditions to an A-R Agricultural-Residential District – Northeast Pasco County – South of Pine Terrace, Approximately 650 Feet East of Barry Road – Containing Approximately 5.04 Acres
File Number PDD23-7697
Comm. Dist. 1
Recommendation Approve

The Commission approved to continue the item to the November 2, 2023, Planning Commission meeting in Dade City at 1:30 p.m.

THE COMMISSION RECESSED AT 3:15 P.M. AND RETURNED AT 3:23 P.M.

- PC4 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS23 (05) The Crossings at Sunlake - Providing for 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 at the intersection north of Sunlake Boulevard Extension and SR-52.
File Number PDD23-0401
Comm. Dist. 5
Recommendation Approve

SITTING AS THE LOCAL PLANNING AGENCY the Commission approved the item per Staff's recommendation with the change to the Memo to put the correct uses there as stated by Mr. Goldstein.

- P5 Conditional Use (Regular) - Pasco Land and Cattle Co, LLC/Skyway Towers/Verizon Wireless - 155 Foot Above-Ground-Level (AGL) Monopole Wireless Communications Facility (WCF) in an AR-1 Agricultural-Residential District - Central Pasco County - On the North Side of Green Willow Run, Approximately 2,000 Feet East of Quail Hollow Boulevard
File Number PDD24-CU02
Comm. Dist. 2
Recommendation Approval with Conditions

The Commission approved the item with conditions as recommended by Staff with Chairman Grey voting nay.

Walk-Ons

There was none.

Adjourn

The Commission approved to adjourn the meeting.

The meeting adjourned at 4:56 p.m.

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