

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

SEPTEMBER 21, 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. 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 1:36 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.

Chairman Grey called for Public Comment.

Ms. Hernandez noted that there was no one on Webex signed up to speak.

Consent

PC1 Annotated Minutes - Planning Commission Meeting - July 6, 2023
File Number PDD23-0620
Comm. Dist. All
Recommendation Approve

The Commission approved the July 6, 2023, Planning Commission meeting Minutes as corrected.

PC2 Annotated Minutes - Planning Commission Meeting - August 3, 2023
File Number PDD23-0621
Comm. Dist. All
Recommendation Approve

The Commission approved the August 3, 2023, Planning Commission meeting Minutes as corrected.

Public Hearings

PC3 Construction and Demolition Debris Disposal Facility Operating Permit and Conditional Use Amendment Request (Continuance) – 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 Continuance Requested

The Commission approved to continue the item to a date uncertain by a roll call vote with Mr. Moody abstaining from the vote due to a Conflict of Interest.

PC4 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 Sowftwind Lane – Containing Approximately 103.84 Acres
File Number PDD23-7696
Comm. Dist. 5
Recommendation Continuance Requested

The Commission approved to continue the item to the October 19, 2023, Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC5 Zoning Amendment (Consent) – Rogers Flooring Inc. – Change in Zoning from an A-C Agricultural District to an AR-1 Agricultural-Residential District – Northwest Pasco County – East Side of Family Trail, Approximately a Half Mile North of Hudson Avenue – Containing Approximately 10.00 Acres
File Number PDD23-7692
Comm. Dist. 5
Recommendation Approve

The Commission approved the item per Staff's Recommendation.

- PC6 Zoning Amendment (Consent) –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 square-feet of Commercial Uses on Approximately 57.49 Acres.
File Number PDD23-7679
Comm. Dist. 1
Recommendation Approval with Conditions

The Commission approved to change Condition 51, a cap of compact spaces, a minimum of 25 percent standard spaces, and add at the end of the first clause but not to exceed 75 percent of the parking spaces.

The Commission approved the conditions of approval the way they are with amendments to the Memo and amendments to the LUME.

- PC7 Conditional Use (Consent) - District School Board of Pasco County/Vertex Development, LLC/Verizon Wireless - 154-Foot-Above-Ground-Level (AGL) Close- Mount Monopole Wireless Communications Facility (WCF) in a MPUD Master Planned Unit Development District - West Central Pasco County - Northeast Side of Angeline School Way, Approximately One-Half Mile North of Ridge Road
File Number PDD24-CU01
Comm. Dist. 4
Recommendation Approval with Conditions

The Commission approved the item per Staff's recommendation.

- P8 Zoning Amendment (Regular) - Beacon Woods East MPUD - Lowman Links, Inc. - A Modification to the MPUD Master Plan (Map H) and Conditions of Approval to Set Forth Passive Uses, and Regulations Regarding the Same, That May Occur in Specific Golf Course Areas
File Number PDD23-7742
Comm. Dist. 5
Recommendation Approval with Conditions

The Commission approved to continue the item to the October 19, 2023, Planning Commission meeting at 1:30 p.m. in New Port Richey.

Addendum

- APC9 Comprehensive Plan Amendment (Consent) - CPAS23(10) Dobies County Line Road - Providing For A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 04) Changing From RES-1 (Residential-1 Du/Ga) To COM (Commercial) On Approximately 3.35 Acres Of Real Property Located On The South Side Of County Line Road With Hernando At The Southeast Intersection Of Long Lake Drive And County Line Road.
File Number PDD23-0450
Comm. Dist. 5
Recommendation Approve

SITTING AS THE LOCAL PLANNING AGENCY the Commission approved the item per Staff's recommendation.

- APC10 Comprehensive Plan Amendment (Consent) - CPAS23(09) Karli Greenfield Road Industrial - Providing For A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 05) Changing From ROR (Retail/Office/Residential) And AG/R (Agricultural/Rural) To IL (Industrial-Light), On Approximately 7.04 Acres Of Real Property Located At The Northwest Intersection Of US Highway 41 And Greenfield Road.
File Number PDD23-0445
Comm. Dist. 5
Recommendation Approve

SITTING AS THE LOCAL PLANNING AGENCY, the Commission approved the item per Staff's recommendation.

THE COMMISSION RECESSED AT 3:34 P.M. AND RETURNED AT 3:48 P.M.

Presentation

- 11 Pasco 2050 - Public Engagement Feedback Presentation
File Number PDD23-0607
Comm. Dist. All
Recommendation Presentation Only

The item was for information only. No action was required.

Walk-Ons

- W1 Zoning Amendment (Continuance)- Seven Diamonds Commerce Park
MPUD- Seven Diamonds LLC - A Petition for a Rezoning from R-2 Low
Density Residential District to MPUD Master Planned Unit Development
District to Allow for the Development of Light Industrial and Limited Heavy
Industrial Uses on Approximately 188. 71 Acres Located on the West Side of
US Hwy 41, approximately 4.5 miles North of State Road 52
File Number PDD24-7649
Comm. Dist. 1
Recommendation Continuance requested.

The Commission approved to receive and file documents submitted by Ms. Denise Hernandez.

The Commission approved to continue the item to October 19, 2023, Planning Commission meeting at 1:30 p.m. in New Port Richey.

Adjourn

The Commission approved to adjourn at 5:16 p.m.

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