

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

NOVEMBER 2, 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 1:33 p.m.

Moment of Silence

A moment of silents was held in lieu of prayer.

Pledge of Allegiance

Chairman Grey led the Pledge of Allegiance.

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.

Mr. Charles Carey spoke regarding development and infrastructure concerns in the County and that he tried getting into contact with County Staff regarding putting asphalt down on a road.

Chairman Grey explained the role of the Planning Commission and noted that someone from County Staff would contact Mr. Carey.

Mr. Carey listed who he tried to contact.

Mr. Goldstein noted that the Public Works Department would be the better area to contact.

Consent

- C1 Annotated Minutes - Planning Commission Meeting - September 7, 2023
 File Number PDD24-0113
 Comm. Dist. All
 Recommendation Approve

The Commission approved the September 7, 2023 Planning Commission meeting minutes.

Public Hearings

The Commission approved to continue item PC2 to the December 7, 2023 Planning Commission meeting at 1:30 p.m. in Dade City, and items PC3 and PC4 to a date uncertain.

The Commission approved the Public Hearing Consent Agenda which included items PC6 and PC8, and **the Commission Sitting as the Local Planning Agency** approved the Public Hearing Consent Agenda which included item PC9.

- PC2 Zoning Amendment (Continuance) - Crossways MPUD - Crossways 301 LLC - A Petition for a Rezoning From an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to Allow the Development of up to 176 Single Family Residential Units on Approximately 29.5 Acres
 File Number PDD24-7683
 Comm. Dist. 1

The item was continued to the December 7, 2023 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC3 Zoning Amendment (Continuance) – 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 PDD24-7697
Comm. Dist. 1
Recommendation Continuance Requested

The item was continued to a date uncertain.

- PC4 Appeal of Planning and Development Director Approval (APPEAL-2023-00354) of Meadow Pointe West (Continuance) – Preliminary Site Plan/Construction Site Plan, Stormwater Management Plan and Report, Modification and Alternative Standards Request (SITEPLN-2022-00184; ALTSTD-2023-00019)
File Number PDD24-0010
Comm. Dist. 2
Recommendation Continuance Requested

The item was continued to a date uncertain.

- PC5 Zoning Amendment (Consent) – Dawod Hany and Neamataud Nermeen – Change in Zoning from an R-3 Medium Density Residential District and C-1 Neighborhood Commercial District to a C-2 General Commercial District – Southeast Pasco County – Southeast Corner of State Road 54 and Shaw Drive – Containing Approximately 0.86 Acre
File Number PDD24-7744
Comm. Dist. 1
Recommendation Approve

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

- PC6 Zoning Amendment (Consent) – Cherry Hills West MPUD Master Planned Unit Development – Veterans of Foreign Wars of US Major Francis E. Dade Post 4283 et al/ – A Rezoning Request from an A-R Agricultural Residential District to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 160 Single Family Detached Dwelling Units
File Number PDD24-7726
Comm. Dist. 1
Recommendation Approval with Conditions

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

- PC7 Zoning Amendment (Consent) – Clyde J Keys/Ehren Cutoff – Change in Zoning from an I-2 General Industrial Park District to an I-1 Light Industrial Park District and I-2 General Industrial Park District – Central Pasco County – Southwest Corner of State Road 52 and Ehren Cutoff – Containing Approximately 19.82 Acres
File Number PDD24-7747
Comm. Dist. 2
Recommendation Approve

The Commission approved the item per Staff's recommendation.

- PC8 Zoning Amendment (Consent) – Hamilton Oaks MPUD Master Planned Unit Development – Stephanie V. Benson, William D. Brown, et al. – A Rezoning Request from an A-C Agricultural District to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 240 Single Family Detached Dwelling Units
File Number PDD24-7669
Comm. Dist. 1
Recommendation Approval with Conditions

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

- PC9 Small-Scale Comprehensive Plan Amendment (Consent) – CPAS22(28)
New River Houck - Providing for A Small-Scale Comprehensive Plan
Amendment To The Future Land Use Map (Map 2-15 And Sheet 22)
Changing From RES-3 (Residential-3 Du/Ga) To RES-6 (Residential-6
Du/Ga) On Approximately 28.23 Acres Of Real Property Located At The
Southeast Intersection of Ashton Oaks Boulevard and State Road 54.
File Number PDD24-0021
Comm. Dist. 2
Recommendation Approve

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

- PC10 Comprehensive Plan Amendment – CPA23(07) – An Ordinance By The
Pasco County Board Of County Commissioners Amending The Pasco
County Comprehensive Plan; Providing For Map And Text Amendments
To The Future Land Use Element Chapter 2 Goal Flu 6: J. “Ben” Harrill
Villages Of Pasadena Hills To Expand The Boundaries Of The Special
District, Amend The Boundary Of Village B And Village F In Figures PH-1,
PH-2, PH-3, PH-4, PH-4a, PH-5, PH-6, PH-7, PH-8 And Amend Tables
PH-2 And PH-3; And Other Amendments As Necessary For Internal
Consistency, Providing For Severability, And An Effective Date.
File Number PDD24-0040
Comm. Dist. 1
Recommendation Approve

The Commission approved the item per Staff’s recommendation.

- PC11 An Ordinance By The Pasco County Board of County Commissioners
Amending the Pasco County Land Development Code Section 602, J.
“Ben” Harrill Villages of Pasadena Hills Stewardship District, Revisions To
Exhibits 602-A 602-B, 602-D and 602-E, And Amending Other Sections,
As Necessary, For Internal Consistency, Providing for Applicability,
Repealer, Severability, Inclusion Into The Land Development Code, And
An Effective Date.
File Number PDD24-0041
Comm. Dist. 1
Recommendation Approve

The Commission approved the item per Staff’s recommendation.

Walk-Ons

There was none.

Mr. Liam Devine, Planning and Development, noted that the Planning Commission was provided with new laptops with the previous logins.

Discussion followed regarding login information for the laptops.

Chairman Grey spoke regarding a question from a citizen concerning subdividing and platting a piece of land.

Mr. Goldstein explained that there was a State Law regarding subdividing a property more than once.

Mr. Brad Tippin, Planning and Development, spoke regarding possible ways to address the State Statute concerning giving property to family members.

Discussion followed regarding possible solutions to the situation; scheduling a meeting with the concerning individuals; and the possibility of a school concurrency review.

Adjourn

The Commission approved to adjourn the meeting.

The meeting adjourned at 3:20 p.m.

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