

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

OCTOBER 19, 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 - **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 1:34 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. Meaghan Legnini, Deputy Clerk, called the roll. All members were present with the exception of Mr. Hanzel who was absent.

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.

Chairman Grey reviewed the procedures to be followed.

Chairman Grey called for public comment.

Mr. Pittos noted the month of October was National Community Planning Month and the previous recognition and appreciation awards that were awarded. He spoke regarding the legal support given to the Planning and Development Department by Ms. Elizabeth Blair, Senior Assistant County Attorney, and the Premier Challenge Coin that was awarded to her.

Ms. Blair spoke regarding her work in the Planning Department, formerly known as the Growth Management Department, since 1999 and noted her appreciation for the recognition.

Discussion was held regarding appreciation for Ms. Blair; her work on school concurrency; and previous recognition for Mr. Goldstein.

Ms. Hernandez noted there were people who had signed up to speak virtually, however, they were not online.

Consent

PC1 Annotated Minutes - Planning Commission Meeting - July 20, 2023
 File Number PDD24-0061
 Comm. Dist. All
 Recommendation Approve

The Commission approved the July 20, 2023 and the August 24, 2023 Planning Commission Meeting Minutes.

PC2 Annotated Minutes - Planning Commission Meeting - August 24, 2023
 File Number PDD24-0062
 Comm. Dist. All
 Recommendation Approve

The item was approved with Agenda item PC1.

Public Hearings

The Commission approved the Public Hearing Consent Agenda which included items PC4 and PC5.

- PC3 Small-Scale Comprehensive Plan Amendment (Continuance) - CPAS22(15) Gowers Corners PD - Providing for A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 12) Changing From COM (Commercial) To PD (Planned Development) On Approximately 48.98 Acres Of Real Property Located At The Southwest Corner Of S.R. 52 And West Of Land O'Lakes Blvd; And A Map Amendment To The Future Land Use Map 2-9 Amending Subarea Map 2-9 (37) Tibbets Land; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDD24-0031
Comm. Dist. 4
Recommendation Continuance Requested

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

- PC4 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 Softwind Lane, West of Suncoast Parkway, Approximately 1,250 Feet South of Shady Hills Road – Containing Approximately 297.036 Acres
File Number PDD24-7696
Comm. Dist. 5
Recommendation Approve

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

- PC5 Development Agreement (Consent) – Renner MPUD Master Planned Unit Development – KB Homes LLC – Proposed is a Modification to the Development Agreement (DA) for the Renner MPUD
File Number PDD24-0056
Comm. Dist. 4
Recommendation Approve

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

- PC6 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 500 Zoning Standards, Section 525 Neighborhood Commercial District; Chapter 900 Development Standards, Section 907 On-Site Parking, Loading, Stacking, And Lighting Standards; Section 907.1 On-Site Parking; Appendix A Definitions; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.

File Number PDD24-0034

Comm. Dist. All

Recommendation Approve

Sitting as the Local Planning Agency the Commission made and Seconded a motion to continue the item to the December 7, 2023 Planning Commission meeting at 1:30 p.m. in Dade City with direction to Staff to consult the most recent version of the ITE Parking Standards Manual, bring back the minimums, address the compact ratio, clarify the process to deviate from the maximums, deal with the EV/solar car port issue, and all the things that were discussed today. The motion was later amended.

Sitting as the Local Planning Agency the Commission approved to continue the item to a date uncertain with direction to Staff to consult the most recent version of the ITE Parking Standards Manual, bring back the minimums, address the compact ratio, clarify the process to deviate from the maximums, deal with the EV/solar car port issue, and all the things that were discussed today.

- P7 Zoning Amendment (Regular) – 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 Approval with Conditions

The Commission approved the item per Staff's recommendation with the change in the Condition numbers as noted by Mr. Goldstein who noted Condition 24 says in lieu of Conditions 24 through 27 the project may be served by well and septic, that was supposed to say in lieu of Conditions 25 through 28.

Addendum

- AP8 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 PDD24-7742
Comm. Dist. 5
Recommendation Approval with Conditions

The Commission approved to receive and file documents submitted by Ms. Barbara Wilhite.

The Commission approved the item per Staff's recommendation with the change to Condition 38 changing may to shall.

Noted

Agenda Items 9 through 11 were noted.

- 9 REVISED Annotated Minutes - Planning Commission Meeting - July 6, 2023
File Number PDD24-0063
Comm. Dist. All
Recommendation No Action Required
- 10 REVISED Annotated Minutes - Planning Commission Meeting - August 3, 2023.
File Number PDD24-0064
Comm. Dist. All
Recommendation No Action Required
- 11 Information Only - 2024 Adopted Public Hearing Schedule - Board of County Commissioners and Planning Commission – Rezoning, Special Exception, Conditional Use, Variance and Solid Waste/Stormwater Management Public Hearings
File Number PDD24-0081
Comm. Dist. All
Recommendation No Action Required

Walk-Ons

There were none.

Adjourn

Ms. Denise Hernandez noted the laptops would be deployed at the next meeting, the Public Hearing Schedule for 2024 was listed as a noted item, that she would not be present at the next meeting, and that Mr. Liam Devine, Planning and Development, would be running the meeting instead.

Ms. Legnini spoke during the discussion.

Discussion was held regarding the revised Minutes included as noted items; the request for strike through versions; and appreciation for Mr. Brad Tippin, Current Planning.

The meeting adjourned at 4:37 p.m.

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