

PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING

ANNOTATED AGENDA

NOVEMBER 16, 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 - **Absent**
Mr. Jonathan Moody P.E.

School Board Representative – Mr. Chris Williams
- **Rep. by Mr. 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

The meeting was called to order at 1:34 p.m.

Moment of Silence

A moment of silence was held.

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 and Mr. Poole who were 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.

There was none.

Consent

PC1 Annotated Minutes - Planning Commission Meeting - September 21, 2023
File Number PDD24-0129
Comm. Dist. All
Recommendation Approve

The Commission approved the September 21, 2023 Planning Commission meeting Minutes.

Public Hearings

The Commission approved to continue items PC2 and PC3 to their respective continuance dates and **the Commission Sitting as the Local Planning Agency** approved to continue items PC4 and PC5 to their respective continuance dates.

The Commission approved the Public Hearing Consent Agenda which included items PC6, PC7, and PC8.

PC2 Zoning Amendment (Continuance)- NexMetro IDS Corbett MPUD- Idsyas LLC, et al. - A Rezoning Request from a PUD Planned Unit Development District and R 2 Low Density Residential District to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 221 Multi- Family Dwelling Units on Approximately 22.9 Acres.
File Number PDD24-7711
Comm. Dist. 4
Recommendation Continuance Requested

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

PC3 Zoning Amendment (Continuance) NexMetro Little and Ross MPUD Master Planned Unit Development – Citrico Alliance, LLC – A Rezoning Petition from C – 2 General Commercial Residential District and A – C Agricultural District to an MPUD Master Planned Unit Development to Allow a Maximum of 205 Multi-Family Built to Rent Unit on Approximately 26.19 Acres.
File Number PDD24-7698
Comm. Dist. 4
Recommendation Continuance Requested

The item was continued to the January 18, 2024 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC4 Small-Scale Comprehensive Plan Amendment (Continuance) - CPAS22 (33) NexMetro Corbett IDS Property– Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 20) from RES-6 (Residential-6 Du/Ga) to RES-12 (Residential-12 Du/Ga) on Approximately 22.95 Acres of Real Property Located on the North Side of Lake Patience Road Approximately 500 feet West of U.S. 41; And Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.

File Number PDD24-0060

Comm. Dist. 4

Recommendation Continuance Requested

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

- PC5 Small-Scale Comprehensive Plan Amendment (Continuance) - CPAS22(23) Pine Ridge Little/Ross – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 10) From COM (Commercial) And RES-9 (Residential-9 Du/Ga) to RES-9 (Residential-9 Du/Ga) on Approximately 26.20 Acres of Real Property Located on the North Side of Ross Lane Approximately 0.18 Miles East of the Little Road and Ross Lane intersection.

File Number PDD24-0023

Comm. Dist. 4

Recommendation Continuance Requested

The item was continued to the January 18, 2024 Local Planning Agency meeting at 1:30 p.m. in Dade City.

- PC6 Zoning Amendment (Consent) – Pasco Pipe Supply Inc. – Change in Zoning from an R-2 Low Density Residential District to a C-2 General Commercial District – Northwest Pasco County – Approximately 230 Feet East of US Highway 19, Approximately 320 Feet South of Rhodes Road – Containing Approximately 2.996 Acres.

File Number PDD24-7746

Comm. Dist. 5

Recommendation Approve

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

- PC7 Zoning Amendment (Consent) – State Road 52 Industrial LLC – Change in Zoning from an I-1 Light Industrial Park District and a C-2 General Commercial District to a C-2 General Commercial District – West Central Pasco County – North Side of State Road 52 East and west of Rhombus Court – Containing Approximately 3.69 Acres.
File Number PDD24-7745
Comm. Dist. 5
Recommendation Approve

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

- PC8 Special Exception (Consent) – Esther’s School, Inc/Esther’s School – Special Exception for a Private School in an R-4 High Density Residential District – East Central Pasco County – South Side of State Road 52, Approximately 165 Feet East of Meadow Drive – Containing Approximately 5.96 Acres.
File Number PDD24-7748
Comm. Dist. 5
Recommendation Approval with Conditions

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

- P9 Conditional Use (Regular) - Joan E. Patterson/Anthemnet, Inc./Verizon Wireless - 155-Foot, Above Ground Level (AGL) Monopine Wireless Communications Facility (WCF) in an A-R Agricultural-Residential District - Southwest Pasco County - On the East Side of the Terminus of Rowland Drive, Approximately 600 Feet North of Balough Road.
File Number PDD24-CU03
Comm. Dist. 3
Recommendation Approval with Conditions

A motion was made and Seconded for approval of Staff’s recommendation with a galvanized monopole. The motion failed with Mr. Girardi, Chairman Grey, and Mr. Tonello voting nay.

MR. PONTLITZ LEFT THE MEETING AT 3:28 P.M. AND DID NOT RETURN.

P10 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 100 General Provisions; Section 108.12 Enforcement; Chapter 300 Procedures, Section 305 Neighborhood Meeting; Chapter 400 Permit Types And Applications, Section 403.7 Mass Grading; Section 403.10 Landscape Plan; Section 407.2. Variances; Section 407.5 Alternative Standards; Chapter 500 Zoning, Section 522 MPUD Master Planned Unit Development District; Chapter 600 Overlay And Special Districts, Section 604 Northeast Rural Protection Overlay District; Chapter 800 Natural And Cultural Resource Protection; Section 805 Wetlands; Chapter 900 Development Standards, Section 901.2 Transportation Corridor Management; Section 901.6 Street Design And Dedication; Section 904 Fire Protection; Section 907 On-Site Parking, Loading, Stacking And Lighting Standards; Chapter 1000 Miscellaneous Structure Regulations; Section 1002 Wireless Communications Facilities; Section 1003 Gates, Fences And Walls; Chapter 1300 Concurrency And Impact Fees; Section 1302.2 Mobility Fees; Section 1302.3 School Impact Fees; Section 1302.4 Parks And Recreation Impact Fees; Section 1302.5 Library Impact Fees; Section 1302.6 Fire Combat And Rescue Service Impact Fees; 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 PDD24-0088

Comm. Dist. All

Recommendation Approve

The Commission Sitting as the Local Planning Agency approved Staff's recommendation with Mr. Pontlitz absent from the vote.

Walk-Ons

There was none.

Adjourn

Ms. Hernandez spoke regarding her gratitude for the Commission and wished a happy Thanksgiving to them and their families.

Chairman Grey noted Ms. Hernandez and Staff had done a great job and that he was proud of them.

The Commission approved to adjourn the meeting with Mr. Pontlitz absent from the vote.

The meeting adjourned at 3:53 P.M.

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