

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

OCTOBER 5, 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
- **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

Chairman Grey called the meeting to order at 1:38 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. Kaylee Woods, Deputy Clerk, called the roll. All members were present. Mr. Williams was represented by Mr. Richard Tonello.

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.

Ms. Hernandez noted the individuals who were granted extra time to speak.

Chairman Grey noted that the Greater Lacoochee Plan presentation was not open for public comment and asked anyone who wanted to speak on the item to come forward.

Ms. Lisa Moretti commended the County for the investment in the Greater Lacoochee Plan. She spoke regarding high density, infrastructure, utility concerns, and her concern if the Community Plan was non-binding.

The Commission approved to receive and file documents submitted by Ms. Nancy Hazelwood.

Ms. Nancy Hazelwood explained that the document was a description of the Northeast rural area. She spoke regarding the need for higher taxes to help preserve the Northeast rural area, and the possibility to work with Pasco County to help create a strong rural plan.

Ms. Margaret St. James spoke regarding an article in the Tampa Bay Times about Pasco County residents wanting rural character, comments from Planning Commission members, density and infrastructure concerns, and comments from individuals on the Zephyrhills Facebook page. She read a letter that was written by her friend regarding Pasco residents who wanted the County to stay rural.

Ms. Hernandez clarified with the individuals on Webex that they were not intending to speak on items that weren't on the agenda or for item APC-12.

Chairman Grey clarified his comment regarding the money for the County.

Mr. Moody clarified that he didn't like when they bought homes on 40-foot lots and spoke regarding a letter from a resident.

Consent

There was none.

Public Hearings

PC1 Zoning Amendment (Continuance) – 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 – Southwest Corner of State Road 54 and Shaw Drive – Containing Approximately 0.86 Acre
File Number PDD24-7744
Comm. Dist. 1
Recommendation Continuance Requested

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

PC2 Zoning Amendment (Continuance) – 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 Continuance Requested

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

PC3 An Ordinance (Continuance) 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 PDD24-0040
Comm. Dist. 1
Recommendation Continuance Requested

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

PC4 An Ordinance (Continuance) 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 PDD24-0039
Comm. Dist. 1
Recommendation Continuance Requested

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

THE COMMISSION RECESSED AT 3:58 P.M. AND RECONVENED AT 4:14 P.M. ALL MEMBERS WERE PRESENT WITH THE EXCEPTION OF MR. HANZEL WHO WAS ABSENT.

- P5 Zoning Amendment (Regular) - Kenton CC-MPUD - Faza Myra and Joy Christopher Trust - A Rezoning Request From an A-C Agricultural District to a CC-MPUD Connected City Master Planned Unit Development to allow for 800 Multi-Family Dwelling Units and 106,286 Square Feet of Service-Ready Site Acreage Uses on Approximately 150 Acres.
 File Number PDD24-7650
 Comm. Dist. 1
 Recommendation Approval with Conditions

The Commission approved to receive and file documents submitted by Mr. Gavin Covey with Mr. Hanzel absent from the vote.

The Commission approved to include the additional Conditions as read into the record by Mr. Hobby that there would be no residential units within 200 feet of the Mendoza house, that any units along the southern boundary of the MPUD would have a fence, that they would leave the existing barbed wire fence, and that they would not have any industrial uses in the Service Ready Site acreage with Mr. Hanzel absent from the vote.

The Commission approved the item with the added Conditions with Chairman Grey voting nay and Mr. Hanzel absent from the vote.

- P6 Zoning Amendment (Regular) - Wildcat Bailes CC-MPUD - Wildcat Groves Inc. - A Rezoning Request From an E-R Estate Residential District to a CC-MPUD Connected City Master Planned Unit Development District to Allow for 1,275 Multi-Family Dwelling units, 155,000 Square Feet of Retail, 150,000 Square Feet of Office, 250,000 Square Feet of Medical Office, 365,000 Square Feet of Hospital, and 250 Hotel Rooms on Approximately 176 Acres.
 File Number PDD24-7607
 Comm. Dist. 1
 Recommendation Approval with Conditions

Item P6 and item AP9 were heard together.

The Commission approved the item per Staff's recommendation with the modification of Condition 11 to make it from a 6-foot wall to an 8-foot wall and the added Condition to prohibit motorized boat access to the lake with Mr. Pontlitz voting nay.

P7 Appeal of Planning and Development Director Approval (APPEAL-2023-00354) of Meadow Pointe West – 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 Denial

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

Addendum

APC8 An Ordinance Amending The Pasco County Comprehensive Plan: Providing For Text and Table Revisions For The Villages Of Pasadena Hills (VOPH) Comprehensive Plan Goal FLU 6: Allow Increase Of Land Area In Village Cores Of Villages B and C, Increase Maximum Residential Conversions, And Add Conditions To Transfer Unused Densities To Village Cores, And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDD24-0026
Comm. Dist. 1
Recommendation Approve

The Commission approved the item per Staff's recommendation with Mr. Hanzel absent from the vote.

AP9 Development Agreement (Regular) - Wildcat Groves, Inc. - To Design, Permit, Construct, Dedicate, and Convey a Certain Portion of the Realigned Mckendree/Boyette Road in Exchange for Transportation Development Fee Credits - Central Pasco - On the East Side of McKendree Road and North of Overpass Road - On Approximately 176 Acres.
File Number PDD24-0018
Comm. Dist. 1
Recommendation Approve

Item P6 and item AP9 were heard together.

The Commission approved the item per Staff's recommendation.

AP10 Zoning Amendment (Regular) - 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 Located East of Old Lakeland Highway, 0.2 Miles East and 0.1 Miles North of U.S. Highway 98

File Number PDD24-7683

Comm. Dist. 1

Recommendation Approval with Conditions

The Commission approved the added Condition of an 8-foot wall along the south side of the development and east side of the park with Mr. Hanzel absent from the vote.

Motion to deny the request; the motion died due to the lack of a second.

Motion to approve with an added Condition that the project connect to County Water and Sewer, that well and septic would be prohibited; the motion failed with Mr. Girardi, Mr. Moody, and Mr. Poole voting nay by roll call vote with Mr. Hanzel absent from the vote.

The Commission approved to continue the item to the November 2, 2023 Planning Commission meeting at 1:30 p.m. in Dade City with Mr. Hanzel absent from the vote.

AP11 Small-Scale Comprehensive Plan Amendment (Regular) - CPAS22 (30) Green Energy Vehicle Service -Providing for a Small-Scale Comprehensive Plan Amendment to The Future Land Use Map (Map 2-15 And Sheet 16) from RES1 (Residential-1 Du/Ga) to COM (Commercial) and IL (Industrial-Light) on Approximately 31.98 Acres of Real Property Located on North side of County Road 54; And Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.

File Number PDD24-0005

Comm. Dist. 1

Recommendation Denial

The Commission approved to receive and file documents submitted by Mr. Robert Irving with Mr. Hanzel absent from the vote.

The Commission approved to receive and file documents submitted by Mr. Todd Pressman with Mr. Hanzel absent from the vote.

The Commission approved the item per Staff's recommendation of denial with Mr. Hanzel absent from the vote.

Presentation

12 Greater Lacoochee Community Plan
 File Number PDD24-0004
 Comm. Dist. 1
 Recommendation Presentation Only

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

Walk-Ons

There was none.

Adjourn

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

The meeting adjourned at 8:19 p.m.

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