

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

DECEMBER 7, 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 - **ABSENT**
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

Rep. by Ms. Elizabeth Blair, Senior 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

Vice-Chairman Girardi 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

Vice-Chairman Girardi led the Pledge of Allegiance.

Roll Call

Ms. Kayla Zine, Deputy Clerk, called the roll. All members were present with the exception of Chairman Charles Grey.

Swearing In

Ms. Zine swore in all those who planned to present testimony.

Proof of Publication

Ms. Zine 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.

Vice-Chairman Girardi reviewed the procedures to be followed.

Vice-Chairman Girardi called for Public Comment.

Ms. Nancy Hazelwood noted she was speaking for some of the members of the original Northeast Rural Area Plan Mr. Paul Boetcher, Ms. Carol Cruz, Ms. Dot Woods, Mr. Joe Yeverton, Ms. Margaret Peggy Woods, and Mr. Richard Riley. She spoke regarding the Greater Lacoochee Plan and a request to have it brought back to Planning, her concerns with Brooksville Ridge, a previous meeting that ran late in the evening with the Greater Lacoochee Plan as an item, and the Northeast Rural Protected Area.

The Commission approved to request the Board ask Staff to bring the Greater Lacoochee Plan back to the Planning Commission and allow them to take Public Comment on it at the time it would be presented.

Ms. Mary McKnight spoke regarding the plan that Ms. Hazlewood spoke about, how an Agenda item could be reheard, the VFW Cherry Hill West Project, what parcel was included in the application, letters written to the Planning Board, that there was no public notice signage, that Cherry Hill West was approved on the Consent Agenda and not discussed, and legal public notice signage.

Ms. Lisa Moretti commended the Commission for their time and dedication and spoke regarding the Greater Lacoochee Plan, the Northeast Rural Area, the transition area, the YouTube video and transcript from a previous meeting, and that a Commissioner was speaking on the item.

Consent

C1	Annotated Minutes - Planning Commission Meeting - November 2, 2023
File Number	PDD24-0144
Comm. Dist.	All
Recommendation	Approve

The Commission approved the November 2, 2023, Planning Commission meeting Minutes.

Public Hearings

The Commission approved the Public Hearing Consent Agenda which included item PC12 and **sitting at the Local Planning Agency** approved PC18 and PC22.

- PC2 Zoning Amendment (Continuance) – Clinton Avenue MPUD Master Planned Unit Development – CC Waller Rev Trust– A Rezoning Request from an AR Agricultural-Residential District, R-2 Low Density Residential District, and R-1MH Single Family/Mobile Home District to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 399 Single Family Detached Units and Townhomes.
File Number PDD24-7655
Comm. Dist. 1
Recommendation Continuance Requested

The Commission approved to continue the to the January 4, 2024, Planning Commission meeting at 1:30 p.m. in Dade City.

- PC3 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
Recommendation Continuance Requested

The Commission approved to continue the item to the February 8, 2024, Planning Commission meeting at 1:30 p.m. in Dade City.

- PC4 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 – Southeast 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 January 4, 2024, Planning Commission meeting at 1:30 p.m. in Dade City.

- PC5 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 Commission approved to continue the item to the January 4, 2024, Planning Commission meeting at 1:30 p.m. in Dade City.

- PC6 Zoning Amendment (Continuance) – Orange State MPUD Master Planned Unit Development - Orange State Enterprises, Inc. – A Substantial Modification to the Approved Orange State MPUD Master Planned Unit Development for the Addition of 3.07 Acres to Build an Additional 11 Single-Family Attached Dwelling Units.
File Number PDD24-7737
Comm. Dist. 2
Recommendation Continuance Requested

The Commission approved to continue the item to the January 4, 2024, Planning Commission meeting at 1:30 p.m. in Dade City.

- PC7 Zoning Amendment (Continuance) – Thomas J Ambrose II and Jennifer Rae McNeal – Change in Zoning from an A-R Agricultural-Residential District, R-1 Rural Density Residential District, and R-2 Low Density Residential District to an MF-1 Multiple-Family Medium Density District – East Central Pasco County – On the Northwest Corner of Roberts Road and Fort King Road – Containing Approximately 7.00 Acres
File Number PDD24-7751
Comm. Dist. 1
Recommendation Continuance Requested

The Commission approved to continue the item to the January 4, 2024, Planning Commission meeting at 1:30 p.m. in Dade City.

- PC8 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

The Commission approved to continue the item to a date uncertain.

- PC9 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 Commission approved to continue the item to the January 4, 2024, Planning Commission meeting at 1:30 p.m. in Dade City.

- PC10 Comprehensive Plan Amendment (Continuance) - CPA22(12) Omnibus EC Text Amendment; Providing For Text Amendments To The Future Land Use Element, Future Land Use Appendix, And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDD24-0011

Comm. Dist. ALL

Recommendation Continuance Requested

The Commission approved to continue the item to a date uncertain.

PC11 Zoning Amendment (Consent) – BMC 31722 SR 52 LLC – Change in Zoning from a C-2 General Commercial District with Deed Restriction to a C-2 General Commercial District with Amended Deed Restriction – Central Pasco County – On the South Side of County Road 52 Approximately .50 Mile East of Mirada Boulevard – Containing Approximately 9.82 Acres

File Number PDD24-7752

Comm. Dist. 1

Recommendation Approve

The Commission approved the item per Staff's recommendation with Mr. Poole abstaining from the vote due to a Conflict of Interest

PC12 Zoning Amendment (Consent) – Irving D and Melody M Delgado – Change in Zoning from an A-C Agricultural District to an AR-5 Agricultural-Residential District – North Central Pasco County – West Side of Palomino Lake Drive, Approximately 610 Feet North of Johnston Road – Containing Approximately 12.87 Acres

File Number PDD24-7750

Comm. Dist. 1

Recommendation Approve

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

PC13 Zoning Amendment (Consent) – Karli Properties LLC and Scotty Crockett – Change in Zoning from an A-C Agricultural District, C-1 Neighborhood Commercial District, and an I-1 Light Industrial Park District to an I-1 Light Industrial Park District – North West Pasco County – North of Greenfield Road, West of US 41 and East of the CSX Railroad – Containing Approximately 7.04 Acres

File Number PDD24-7753

Comm. Dist. 5

The Commission approved the item per Staff recommendation.

PC14 Zoning Amendment (Consent) – Land O Lakes 52-41 MPUD Master Planned Unit Development – Sandridge Commercial LLC and SR 52 Williams LLC. – A Rezoning Request from an MPUD Master Planned Unit Development and R-MH Mobile Home District to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 130,000 SF of Commercial/Office, 300 Multi-Family Dwellings Units and 50 Townhomes.

File Number PDD24-7725

Comm. Dist. 4

Recommendation Approval with Conditions

The Commission approved the item per Staff's recommendation.

PC15 Comprehensive Plan Amendment (Consent) – CPAS23(13) Chancey And SR 39 – Providing For A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 23) Changing From RES-9 (Residential-9 Du/Ga) To COM (Commercial) On Approximately 4.84 Acres Of Real Property Located At The Southwest Intersection Of Chancey Road And SR 39 (Paul S Buckman Hwy).

File Number PDD24-0001

Comm. Dist. 1

Recommendation Approve

The Commission approved the item per Staff's recommendation sitting as the Local Planning Agency with Mr. Poole abstaining from the vote due to a Conflict of Interest.

PC16 Comprehensive Plan Amendment (Consent)– CPAS23(14) Boger US 301 – Providing For A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 23) Changing From COM (Commercial) To PD (Planned Development) On Approximately 26.11 Acres Of Real Property Located East of US 301 At The Northeast Intersection Of US 301 (Gall Blvd) And Roanoke River Way; And A Text Amendment Creating Subarea Policy FLU 7.1.77 – 301 East; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(77) 301 East.

File Number PDD24-0002

Comm. Dist. 1

Recommendation Approve

Sitting as the Local Planning Agency the Commission approved to continue the item to a date uncertain with Mr. Hanzel voting nay.

PC17 Comprehensive Plan Amendment (Consent) - CPAS23 (16) Chancey Road Townhomes CPAS II– Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 23) from RES-6 (Residential-6 Du/Ga) to RES-9 (Residential-9 Du/Ga) on Approximately 30.26 Acres of Real Property Located on the Southeast Intersection of Chancey Road and Diana Drive And Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.

File Number PDD24-0007

Comm. Dist. 1

Recommendation Approve

Sitting as the Local Planning Agency the Commission approved the item per Staff's recommendation sitting as the Local Planning Agency.

PC18 Comprehensive Plan Amendment (Consent) – CPAS23(08) Hudson Family Trail - Providing for A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 04) Changing From RES-1 (Residential 1 Du/Ga) To RES-3 (Residential 3 Du/Ga) On Approximately 38.71 Acres Of Real Property Located North Of Hudson Avenue And 1.68 Miles West of Hays Road.

File Number PDD24-0009

Comm. Dist. 5

Recommendation Approve

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

PC19 Comprehensive Plan Amendment (Consent) – CPAS23-20 SAV/Old Pasco Townhomes– Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 14) from RES-3 (Residential-3 Du/Ga) to RES-6 (Residential-6 Du/Ga) on Approximately 18.36 Acres of Real Property Located at the Northeast Corner of Old Pasco Road and Hadlock Drive; And An Amendment to the Future Land Use Map Series Map 2-13; Rural Areas Removing the Subject Parcel From the Rural Neighborhood Protection Area (Area 4); Providing For Additional Text Amendments as Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDD24-0038

Comm. Dist. 1

Recommendation Approve

The Commission denied the item based on Policy 2.3.2 that stated, establishment of Rural Neighborhood Protection Areas Pasco County shall recognize the Rural

Neighborhood Protection Areas as defined in map 2-13 rural areas as areas that include existing rural neighborhoods that deserve and require special protection for the intrusion of urban uses, densities, and intensities, which shall be minimized through the use of standards and options for stepping down development and densities and transitioning of Land Uses, EG gradual reduction of intensities and uses as well as additional buffer and setback standards in order to minimize visual and noise impacts on adjacent rural residential developments as stated by Ms. Blair.

PC20 Comprehensive Plan Amendment (Consent) - CPA23(01) Fletcher - Providing for a Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 12) Changing From RES-3 (Residential - 3 Du/Ga) And AG (Agricultural) To PD (Planned Development) On Approximately 100.8 Acres Of Real Property Located To The West of US Highway 41, South of Leland Avenue and 1.1 Miles North of S.R. 52 And A Text Amendment Creating Subarea Policy FLU 7.1.72 – Fletcher; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(72) Fletcher.

File Number PDD24-0024

Comm. Dist. 1

Recommendation Approve

The Commission approved the item per Staff's recommendation sitting as the Local Planning Agency with Mr. Poole abstaining from the vote due to a Conflict of Interest.

PC21 Comprehensive Plan Amendment (Consent) - CPA23(02) Land O' Lakes 52-41- Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 12) Changing from ROR (Retail/Office/Residential), COM (Commercial), and RES-3 (Residential-3 du/ac) to PD (Planned Development) on Approximately 76.72 Acres of Real Property Located South of State Road 52 Approximately 900 Feet West of Land O' Lakes Boulevard; And a Text Amendment Creating Subarea Policy FLU 7.1.76 – Land O' Lakes 52-41; And a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(76) Land O' Lakes 52-41; And Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing For a Repealer, Severability, and an Effective Date.

File Number PDD24-0032

Comm. Dist. 4

Recommendation Approve

The Commission approved the item per Staff's recommendation sitting as the Local Planning Agency.

P22 Zoning Amendment (Regular) - Hudson Family Trail MPUD - HWHGC
NGA LLC - A Petition for a Rezoning From an A-C Agricultural District to
MPUD Master Planned Unit Development to Allow the Development of up
to 116 Single Family Residential Units on Approximately 38.72 acres.

File Number PDD24-7732

Comm. Dist. 5

Recommendation Approval with Conditions

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

Walk-Ons

There was none.

Adjourn

The Commission approved to adjourn.

The meeting adjourned at 5:03 p.m.

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