

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

JANUARY 4, 2024

**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 1:30 p.m.

Moment of Silence

A moment of silence was held.

Pledge of Allegiance

Chairman Grey led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Meaghan Legnini, Deputy Clerk, called the roll. All members were present.

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

- C1 Annotated Minutes - Planning Commission Meeting - October 5, 2023
 File Number PDD24-0197
 Comm. Dist. All
 Recommendation Approve

The Commission approved the October 5, 2023 Minutes and to have the Minutes reviewed as discussed by Mr. Williams who noted there was one reference in the Minutes to Mr. Hanzel leaving and not coming back, but then it showed where he made a motion.

Public Hearings

The Commission approved to continue item PC2 to February 8, 2024 in Dade City, item PC3 to a date uncertain, item PC4 to January 18, 2024 in New Port Richey, and PC5 to February 8, 2024 in Dade City **and the Commission Sitting as the Local Planning Agency** approved to continue item PC6 to a date uncertain.

The Commission approved the Public Hearing Consent Agenda which included items PC7, PC8, PC9, and PC10.

- PC2 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 item was continued to the February 8, 2024 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC3 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 a date uncertain.

- PC4 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 item was continued to the January 18, 2024 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC5 Zoning Amendment (Continuance) Timber Ridge MPUD Master Planned Unit Development – Timber Ridge Dade City, LLC – A Rezoning Petition from R-3 Medium Density Residential District to an MPUD Master Planned Unit Development to Allow a Maximum of 190 Single-Family Detached Units on Approximately 48.42 Acres.
File Number PDD24-7639
Comm. Dist. 1
Recommendation Continuance Requested

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

- PC6 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 a date uncertain.

- PC7 Zoning Amendment (Consent) – 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 Approval with Conditions

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

- PC8 Zoning Amendment (Consent) – JI-Parana LLC – Change in Zoning from a C-2 General Commercial District to an I-1 Light Industrial Park District – Northeast Pasco County – Southwest Corner of the Intersection of Long Avenue and US Highway 301 – Containing Approximately 7.72 Acres
File Number PDD24-7761
Comm. Dist. 1
Recommendation Approve

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

- PC9 Zoning Amendment (Consent) – 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 Approve

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

- PC10 Special Exception (Consent) – Brian Post and Kerry Matthew/Townsend Road Industrial – Special Exception for a Free-Standing Recreational Vehicle/Boat Storage in an I-1 Light Industrial Park District – East Central Pasco County – Northeast Corner of Townsend Road and Old Lakeland Highway – Containing Approximately 5.00 Acres
File Number PDD24-7757
Comm. Dist. 1
Recommendation Approval with Conditions

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

- PC11 Comprehensive Plan Amendment (Consent) – CPA23(10) Grace and Truth ELAMP – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 5) from RES-1 (Residential-1 Du/Ga) and AG-R (Agricultural/Rural) to CON (Conservation Lands) on Approximately 318 Acres of Real Property Located north of SR 52 and between the Suncoast Parkway and US Highway 41.
File Number PDD24-0065
Comm. Dist. 5
Recommendation Approve

The Commission Sitting as the Local Planning Agency approved Staff's recommendation.

- P12 Zoning Amendment (Regular) – Carlton E & Elsie V Ellison Tr – Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District – East Central Pasco County – South Side of Curley Road, Approximately 850 Feet Northeast of the Intersection of Curley Road and State Road 54 – Containing Approximately 4.423 Acres
File Number PDD24-7758
Comm. Dist. 1
Recommendation Approve

The Commission approved Staff's recommendation.

Walk-Ons

There were none.

Miscellaneous Business

- 13 Pasco County Utilities Briefing
File Number UT24-001
Comm. Dist. All
Recommendation Presentation Only

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

Adjourn

Approved to adjourn.

The meeting adjourned at 3:47 p.m.

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