

PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING

ANNOTATED AGENDA

JANUARY 18, 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.

WEST PASCO GOVERNMENT CENTER, BOARD ROOM, 1ST FLOOR
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:

Roy Mazur, 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 1:31 p.m.

Moment of Silence

A moment of silence was held in lieu of a prayer.

Pledge of Allegiance

Chairman Grey led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Jessica Popplewell, Deputy Clerk, called the roll. All members were present with the exception of Mr. Hanzel and Mr. Poole who were absent. Mr. Williams was represented by Mr. Richard Tonello.

Swearing In

Ms. Popplewell swore in those who planned to present testimony.

Proof of Publication

Ms. Popplewell 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 PDD24-0222
 Comm. Dist. All
 Recommendation Approve

The Commission approved the October 5, 2023 Planning Commission meeting minutes.

Public Hearings

The Commission approved to continue Agenda items PC2, PC3, PC4, PC7, and PC8 to their respective continuance dates.

The Commission approved Public Hearing Consent Agenda items PC9, PC11 including the exparte that had been submitted, PC13 which would include the Live Local language, PC14, and PC15 and **the Commission sitting as the Local Planning Agency approved** Public Hearing Consent Agenda items PC10 including the updated memo clarifying Comp Plan Policies and the Transportation Needs Assessment and an exparte that had been submitted, PC12, and APC17.

- PC2 Zoning Amendment (Continuance) – Karli Properties LLC – Change in Zoning from an MF-1 Multiple-Family Medium Density District to an I-1 Light Industrial Park District – Northwest Pasco County – On the South Side of New York Avenue Approximately 680 feet East of Utica Drive – Containing Approximately 10.00 Acres
 File Number PDD24-7722
 Comm. Dist. 5
 Recommendation Continuance Requested

The item was continued to a date uncertain.

- PC3 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 March 7, 2024 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC4 Zoning Amendment (Continuance) – SN Hillside LLC/Kuka Lane Development – Change in Zoning from an A-R Agricultural-Residential District to an I-1 Light Industrial Park District – North Central Pasco County – On the Northeast Corner of Bowmen Road and Milestone Drive – Containing Approximately 119.10 Acres

File Number PDD24-7754

Comm. Dist. 5

Recommendation Continuance Requested

The item was continued to a date uncertain.

- PC5 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 withdrawn.

- PC6 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 withdrawn.

- PC7 Variance Request (Continuance) – Dawn Shurley – Increase in the Maximum Fence Height Along a Secondary Front from 4 Feet to 6 Feet in an R-4 High Density Residential District – Southwest Pasco County – On

the Southwest Corner of the Intersection of Strauber Memorial Highway and Rock Royal Drive – Containing Approximately 0.12 Acre

File Number PDD24-2104

Comm. Dist. 3

Recommendation Continuance Requested

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

PC8 Variance Request (Continuance) – Tochas LLC/15921 Breakwater Ln – Reduction in the Required Lot Size and Density to Allow the Parcel to be Rezoned Back to A-R Agricultural-Residential District – Northwest Pasco County – On the North side of Breakwater Lane Approximately 180 Feet West of Shady Hills Road – Containing Approximately 0.69 Acre

File Number PDD24-2105

Comm. Dist. 5

Recommendation Continuance Requested

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

PC9 Zoning Amendment (Consent) – EFH Holdings LLC/Elite Pavers – Change in Zoning from an A-C Agricultural District and a C-2 General Commercial District to a C-2 General Commercial District – Central Pasco County – On the West Side of Land O’ Lakes Boulevard Approximately 1,500 feet North of Gator Lane – Containing Approximately 3.778 Acres

File Number PDD24-7759

Comm. Dist. 4

Recommendation Approve

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

PC10 Comprehensive Plan Amendment (Consent) - CPAS22(15) Gowers Corners PD - Providing for A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 12) From COM (Commercial) To PD (Planned Development) On Approximately 48.98 Acres Of Real Property Located At The Southwest Corner Of The Intersection Of S.R. 52 And Land O’Lakes Blvd; And A Text Amendment Amending Subarea Policy FLU 7.1.37: - Tibbets Land At Gowers Corner Subarea Policy; 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 Approve

The item was approved as part of the Public Hearing Consent Agenda with the Commission sitting as the Local Planning Agency including the updated memo clarifying Comp Plan Policies and the Transportation Needs Assessment and an exparte that had been submitted.

PC11 Zoning Amendment (Consent) – Tibbetts Land at Gowers Corner MPUD – Tibbetts Land LLC - A Petition for a Rezoning from MPUD Master Planned Unit Development District to MPUD Master Planned Unit Development District to Allow for 300,000 Square Feet of Retail and Office and Up to 400 Multi-Family Apartments on Approximately 48.98 Acres Located at the Southwest Corner of the Intersection of State Road 52 (SR-52) and US Hwy 41.

File Number PDD24-7699
Comm. Dist. 4
Recommendation Approval with Conditions

The item was approved as part of the Public Hearing Consent Agenda including the exparte that had been submitted.

PC12 Comprehensive Plan Amendment (Consent) - CPAS23(01) The Corwyn at Wesley Hills - Providing for A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 23) Amending From RES-6 (Residential-6 Du/Ga) To PD (Planned Development) On Approximately 25.57 Acres Of Real Property Located On The West Side Of Eiland Boulevard Approximately 1,836 Feet North of SR-54; And a Text Amendment Creating Subarea Policy FLU 7.1.71 – The Corwyn At Wesley Hills PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9 (71) The Corwyn At Wesley Hills PD; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDD24-0042
Comm. Dist. 2
Recommendation Approve

The item was approved as part of the Public Hearing Consent Agenda with the Commission sitting as the Local Planning Agency.

PC13 Zoning Amendment (Consent) – The Corwyn at Wesley Hills MPUD Master Planned Unit Development – Stanley Hilton – A Rezoning Request from an AC Agricultural District to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 350 Multi-Family Units, 7,500 Square-Feet of Office and 7,500 Square-Feet of Commercial/Retail on Approximately 24.42 Acres.

File Number PDD24-7719

Comm. Dist. 2

Recommendation Approval with Conditions

The item was approved as part of the Public Hearing Consent Agenda which would include the Live Local language.

PC14 Conditional Use Request (Consent) – Vincent Academy Adventure Coast Inc/Vincent House Academy – Conditional Use for a Group Living Arrangement in an A-R Agricultural-Residential District – Northwest Pasco County – North Side of Denton Avenue, Approximately 1 ½ miles East of Little Road – Containing Approximately 9.43 Acres

File Number PDD24-CU04

Comm. Dist. 5

Recommendation Approval with Conditions

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

PC15 Conditional Use (Consent) – Karen K Scheublein Family Trust/Anthemnet, Inc./Verizon Wireless – 195-Foot, Above-Ground-Level (AGL) Close-Mount Monopole Wireless Communications Facility (WCF) in an A-C Agricultural District – West Central Pasco County – On the East Side of the CSX Railroad Line, Approximately 1,050 Feet South of the Future Ridge Road Extension and Approximately 800 Feet West of the Terminus of Falcon Crest Boulevard.

File Number PDD24-CU05

Comm. Dist. 4

Recommendation Approval with Conditions

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

PC16 Comprehensive Plan Amendment (Consent) – CPA23(12) Pasco County Peril of Flood Amendment - Amending the Pasco County Comprehensive Plan; Providing for Text Amendments to Chapter 2, Future Land Use Element; Repealing of Future Land Use Map Series Map 2-2 Coastal High Hazard and Evacuation Zones and Replacing with Map 2-2 Coastal High Hazard Area and Adaptation Action Area; Text Amendments to Chapter 4,

Coastal Management Element; Repealing Coastal Management Element
Map 4-1 Coastal Area / Coastal High Hazard Area.

File Number PDD24-0115

Comm. Dist. ALL

Recommendation Approve

The Commission approved for the Planning Staff work with the County Attorney's Office to correct the language so that an MPUD was no longer required to rezone in the Coastal High Hazard Area.

The Commission approved the item per Staff's recommendation.

Addendum

PC17 Comprehensive Plan Amendment (Consent) – CPAS23(12) Lonestar Shady Hills – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 4) Changing from RES-1 (Residential-1 Du/Ga) to COM (Commercial) on Approximately 4.00 Acres of Real Property Located at the Northwest Corner of the Intersection of Shady Hills and Helen K. Drive; And Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.

File Number PDD24-0003

Comm. Dist. 5

Recommendation Approve

The item was approved as part of the Public Hearing Consent Agenda with the Commission sitting as the Local Planning Agency.

Walk-Ons

There were none.

Adjourn

The Commission approved to adjourn the meeting.

The meeting adjourned at 2:06 p.m.

Prepared by: Jessica L Popplewell, Records Clerk II, Board Records Division