

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

FEBRUARY 8, 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. Jonathan Moody P.E.
Mr. Christopher Poole, CPG
Vacant

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

Roy Mazur, Assistant County Administrator, Development Services
David Engel, MCRP, AICP, Director Planning and Economic Growth
Nectarios Pittos, AICP, Director Planning Services
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. Kayla Zine, Deputy Clerk, called the roll. All members were present.

Swearing In

Ms. Zine swore in 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.

Mr. Goldstein introduced Ms. Smallwood and noted that she was an extern from Stetson and she was helping them for the Semester.

Chairman Grey reviewed the procedures to be followed and called for Public Comment.

There was none.

Consent

- C1 Annotated Minutes - Planning Commission Meeting - October 19, 2023
 File Number PDD24-0246
 Comm. Dist.
 Recommendation Approve

Approved the October 19, 223 meeting minutes.

Public Hearings

Approved to continue items PC2, PC3, PC4, and PC5 to their respective continuance dates.

Approved the Public Hearing Consent Agenda which included items PC6 and PC11 and sitting as the Local Planning Agency, the Commission approved items PC7 and PC8.

- PC2 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 item was continued to the March 7, 2024, Planning Commission meeting at 1:30 p.m. in Dade City.

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

- PC4 Special Exception (Continuance) – Harvester United/ Methodist Church Inc. – Special Exception for a Daycare Center in an AR-1 Agricultural-Residential District – South Central Pasco County – East Side of Collier Parkway Approximately .5 Mile North of State Road 54 – Containing Approximately 10.00 Acres
File Number PDD24-7766
Comm. Dist. 2
Recommendation Continuance Requested

The item was continued to a date uncertain.

- PC5 Zoning Amendment (Consent) – Dempsey and Daughters Inc/ Dempsey and Daughters – Change in Zoning from an R-2 Low Density Residential District and a C-2 General Commercial District to a C-2 General Commercial District – South Central Pasco County – On the Northeast Corner of Tupper Road and State Road 54 – Containing Approximately 1.95 Acres
File Number PDD24-7765
Comm. Dist. 2
Recommendation Approve

The item was continued to the March 7, 2024 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC6 Zoning Amendment (Consent) – New River LTD Pasco, Houck Corporation/New River Houck – Change in Zoning from a C-2 General Commercial District to an MF-1 Multiple-Family Medium Density District – South Central Pasco County – On the Southeast Corner of the Intersection of State Road 54 and Ashton Oaks Boulevard – Containing Approximately 28.10 Acres
File Number PDD24-7756
Comm. Dist. 2
Recommendation Approve

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

- PC7 Comprehensive Plan Amendment (Consent) - CPAS23(15) Happy Hill Road & Lakeview Drive - Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 15) Changing from RES-6 (Residential-6 DU/GA) to OF (Office) on Approximately 0.66 Acre of Real Property Located at the Southeast Corner of the Intersection of Happy Hill Road and Lakeview Drive.
- File Number** PDD24-0018
Comm. Dist. 1
Recommendation Approve

The Commission was sitting as the Local Planning Agency.

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

- PC8 Comprehensive Plan Amendment (Consent) - CPAS23 (21) Land O' Lakes Retail – 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 COM (Commercial) and CON (Conservation) on Approximately 7.12 Acres of Real Property Located on the North Side of State Road 54 Approximately One Mile West of Land O' Lakes Boulevard.
- File Number** PDD24-0100
Comm. Dist. 4
Recommendation Approve

The Commission was sitting as the Local Planning Agency.

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

- PC9 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 500 Zoning Standards, Section 525 Neighborhood Commercial District; Chapter 900 Development Standards, Section 907 On-Site Parking, Loading, Stacking, And Lighting Standards; Section 907.1 On-Site Parking; Appendix A Definitions; 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** PDD24-0223
Comm. Dist. All
Recommendation Approve

Approved the item to include the reduction in retail parking by 20 percent from the current minimum, change multifamily parking to 1.9 spaces per unit, amend 907 to include the single family and townhome parking as presented in this Ordinance, that we adopt Staff's recommendation of the changes to section 525.4 and the definition of fuel station, and the minimum parallel parking space on a street be at least 9 feet wide as stated by Mr. Moody with Mr. Girardi and Chairman Grey voting nay by a roll call vote.

PC10 Variance Request (Consent) – Dawn Shurley – Increase in the Maximum Fence Height Along the East Front Property Line Facing Rock Royal Drive 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 Approval with Conditions

Approved the item per Staff's recommendation.

PC11 Variance Request (Consent) – 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 Approval with Conditions

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

P12 Zoning Amendment (Regular) – 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 Approve

Approved to receive and file documents submitted by Ms. Christina Nelson.

Approve item P12 with the voluntary deed restrictions which include at the time of preliminary site plan submittal approval the owner/applicant shall prohibit direct or indirect access to Waverly Avenue. B, at the time of preliminary site plan submittal approval the owner/applicant shall provide a six foot high wall along Waverly Avenue and along that portion of Shaw Avenue that abuts a residential district. C, at the time of preliminary site plan submittal approval the owner/applicant shall provide a type B buffer with a shade tree every 20 feet between the wall and Waverly Avenue and between the wall and Shaw Avenue along that portion of Shaw Avenue that abuts a residential district. D, the hours of operation shall be limited to 7 a.m. to 7 p.m. Monday through Saturday and the location shall not be open on Sunday. E, there shall be a 25-foot setback from the property line facing Waverly Avenue. F, the following uses are prohibited carwashes, gas stations, drive through restaurants, self-storage facilities, free standing recreational vehicle boat storage, and C2 general commercial district conditional uses and special exception uses as listed in the Pasco County Land Development Code. G, there shall be no overhead doors facing Waverly Avenue. The owner/applicant shall maintain existing or better fencing along the southern portion of the western property line facing parcel id number 15-26-21-0010-00200-0200, and the live local regular deed restriction as stated by Ms. Hernandez.

THE COMMISSION RECESSED AT 3:37 P.M. AND RETURNED AT 3:54 P.M.

Walk-Ons

There was none.

Adjourn

Approved to adjourn.

The meeting was adjourned at 5:19 p.m.

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