

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

FEBRUARY 22, 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
8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654**

Members:

Mr. Charles Grey, Chairman - **Absent**
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
Rep. by Mr. Richard Tonello

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
Roberto Becerill, PLA, AICP, CFM, Assistant Director of Development Review
Denise Hernandez, Zoning Administrator
Nick Uhren, Engineering Services Director

Call To Order

Vice-Chairman Girardi called the meeting to order at 1:32 p.m.

Moment of Silence

A moment of silence was held.

Pledge of Allegiance

Vice-Chairman Girardi led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Kayla Zine, Deputy Clerk, called the roll. All members were present with the exception of Chairman Grey who was absent and with Mr. Richard Tonello representing Mr. Chris Williams.

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.

Vice-Chairman Girardi reviewed the procedures to be followed and called for Public Comment.

There was none.

Ms. Hernandez noted there was no one on Webex signed up to speak for any item.

Consent

C1 Annotated Minutes - Planning Commission Meeting - December 7, 2023
 File Number PEG24-0272
 Comm. Dist. All
 Recommendation Approve

Approved the December 7, 2023 Planning Commission meeting minutes including a revision on page 16, to remove the vote was unanimous.

Public Hearings

Approved to continue items PC2 and PC3 to their respective continuance dates and sitting as the Local Planning Agency, approved to continue item PC4 to its respective continuance date.

Approved the public hearing Consent Agenda which included items PC5 and PC7 and sitting as the Local Planning Agency, the Commission approved item PC6.

PC2 Zoning Amendment (Continuance) The Residences at Rolling Hills MPUD Master Planned Unit Development – Dan-Nico Properties, LLC – A Rezoning Petition from MF - 1 Multi-Family Medium District to an MPUD Master Planned Unit Development to Allow 132 Multi-family Units, 104 Senior Apartments and 3,600 Square Feet of Medical Offices.
 File Number PEG24-7740
 Comm. Dist. 5
 Recommendation Continuance Requested

The item was continued to the March 21, 2024, Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC3 Conditional Use Request (Continuance) – Word of Life Fellowship/Word of Life GLA – Conditional Use for a Group Living Arrangement in an A-C Agricultural District – Northwest Pasco County – South Side of Hudson Avenue, Approximately 1,500 Feet West of Hays Road – Containing Approximately 471.40 Acres
File Number PEG24-CU13
Comm. Dist. 5
Recommendation Continuance Requested

The item was continued to the March 21, 2024, Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC4 Comprehensive Plan Amendment (Continuance) - CPAS23(24) Diagonal Road Business Park - Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 03) Changing from ROR (Retail/Office/Residential) to IL (Industrial-Light) on Approximately 16.84 Acres of Real Property Located at the Southeast Corner of the Intersection of Diagonal Road and New York Avenue.
File Number PEG24-0179
Comm. Dist. 5
Recommendation Continuance Requested

The Commission was sitting as the Local Planning Agency.

The item was continued to the March 21, 2024, Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC5 Zoning Amendment (Consent) – Brenna M Hicks / Brenna Hicks Rezoning – Change in Zoning from an R-MH Mobile Home District to a PO-1 Professional Office District – Southwest Pasco County – On the Southeast Corner of Ogden Loop and State Road 54 – Containing Approximately 0.51 Acre
File Number PEG24-7770
Comm. Dist. 3
Recommendation Approve

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

- PC6 Development Agreement (Consent) – Crela Estates LLC/Crela Estates – Development Agreement for the Construction of the Multi-Use Path and for the Award of Mobility Fee Credits for the Design, Permitting and Construction of the Off-Site Portion of the Multi-Use Path and for the Difference Between the Cost of the Required Five (5) Foot Sidewalk On-Site and the Constructed Multi-Use Path – Northwest Pasco County – North Side of Shady Hills Road, East of Softwind Lane – Containing Approximately 19.231 Acres
File Number PEG24-0171
Comm. Dist. 5
Recommendation Approve

The Commission was sitting as the Local Planning Agency.

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

- PC7 Variance Request (Consent) – Shepherd Parcel Non-conforming lot/Travis Shepherd – Reduction in the Required Minimum Lot Area from 1 Acre to 0.536 Acre in an A-R Agricultural-Residential District – North Central Pasco County – On the North Side of Bosley Drive Approximately 0.5 Mile west of Lawless Road – Containing Approximately 0.536 Acre
File Number PEG24-2106
Comm. Dist. 5
Recommendation Approval with Conditions

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

- P8 Zoning Amendment (Regular) - Beacon Woods East MPUD - Lowman Links, Inc. - A Modification to the MPUD Master Plan (Map H) and Conditions of Approval to Set Forth Passive Uses, and Regulations Regarding the Same, That May Occur in Specific Golf Course Areas
File Number PEG24-7742
Comm. Dist. 5
Recommendation Approval with Conditions

Approved the item per Staff's recommendation.

Addendum

- P9 Zoning Amendment (Regular) – Ja-Mar Palms MPUD Master Planned Unit Development – Caleb and Angela Miller – A Rezoning Request from an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 250 Platted Townhomes and Villas.

File Number PEG24-7734

Comm. Dist. 5

Recommendation Approval with Conditions

Approved to receive and file documents submitted by Mr. William Vermillion.

Approved to receive and file documents submitted by Mr. Charles Strickler.

Approved to receive and file documents submitted by Mr. Steve Henry.

Approved the item per Staff's recommendation with the change in Condition 10 from privacy fence to opaque fence.

Walk-Ons

There was none.

Adjourn

Approved to adjourn the meeting at 3:38 p.m.

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