

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

MARCH 7, 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

Rep. by Ms. Elizabeth Blair, Senior 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

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.

Chairman Grey introduced Mr. Engel.

Mr. Engel spoke regarding his position within the County, his professional background, the Planning Team, collaboration with the development community, and the purpose of the Local Planning Agency.

Swearing In

Ms. Legnini swore in those who wished 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 and called for public comment.

Ms. Nancy Hazelwood spoke regarding an item on the Agenda that was advertised as a continuance, the Northeast Rural Area Plan, her concerns about density, and traffic concerns.

Consent

- C1 Annotated Minutes - Planning Commission Meeting - November 16, 2023
 File Number PEG24-0285
 Comm. Dist.
 Recommendation Approve

Approved the November 16, 2023 meeting minutes.

- C2 Annotated Minutes - Planning Commission Meeting - January 18, 2024
 File Number PEG24-0286
 Comm. Dist. All
 Recommendation Approve

Approved the January 18, 2024 meeting minutes with the request by Mr. Girardi to verify item PC16 where Mr. Chris Poole was absent, but he seconded in the minutes.

Public Hearings

Approved to continue items PC3, PC4, PC5, and PC6 to their respective continuance dates and to continue item PC9 to the April 4, 2024 Planning Commission meeting at 1:30 p.m. in Dade City.

Approved the Public Hearing Consent Agenda which included item PC7.

- PC3 Zoning Amendment (Continuance) – Anclore River Resort MPUD Master Planned Unit Development – Substantial Modification – Anclore River Resort, LLC – A Rezoning Request from A-R Agricultural-Residential District to an MPUD Master Planned Unit Development District to Incorporate 2.57 Acres to the Existing Anclore River Resort MPUD.
File Number PEG24-7702
Comm. Dist. 3
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 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 PEG24-7683
Comm. Dist. 1
Recommendation Continuance Requested

The item was continued to the April 4, 2024 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC5 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 PEG24-7737
Comm. Dist. 2
Recommendation Continuance Requested

The item was continued to the April 4, 2024 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC6 Zoning Amendment (Continuance) – Thomas Lee and Kimberly Anne Samonek – Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District – Southeast Pasco County – On the Southwest Corner of State Road 54 and Ryals Road – Containing Approximately 3.22 Acres
File Number PEG24-7775
Comm. Dist. 1
Recommendation Continuance Requested

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

- PC7 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 PEG24-7765
Comm. Dist. 2
Recommendation Approve

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

- PC8 Zoning Amendment (Consent) – Serene Preserve MPUD Master Planned Unit Development – EC Willow Bend LLC. – A Rezoning Request from E-R Estate Residential to MPUD Master Planned Unit Development to Allow for the Development of 37 Single-Family Detached Units
File Number PEG24-7743
Comm. Dist. 4
Recommendation Approval with Conditions

Approved Staff's recommendation with the addition of a masonry, whether that be precast, concrete, brick, whatever, wall for the lots that have any rear-age along Willow Bend Parkway.

- PC9 Zoning Amendment (Consent) 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 PEG24-7639

Comm. Dist. 1

Recommendation Approval with Conditions

The item was continued to the April 4, 2024 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC10 Comprehensive Plan Amendment (Consent) - CPA23(11) Sandarben, LLC - Providing for A Large-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 04) Changing From AG (Agricultural) To AG/R (Agricultural/Rural) On Approximately 92.6 Acres Of Real Property Located On Bellamy Brothers Boulevard.

File Number PEG24-0124

Comm. Dist. 5

Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Approved Staff's recommendation by a roll call vote with Mr. Williams and Mr. Moody voting nay.

- PC11 Comprehensive Plan Amendment (Consent) – CPA22(12) CPA Omnibus Text Amendment - An Ordinance Amending The Pasco County Comprehensive Plan; Providing For Text Amendments To The Future Land Use Element Pertaining To Industrial Compatibility Adjacent To Wetlands, Commercial Infill Development, And Commercial Location Limitations; Providing For Text Amendments To The Future Land Use Element Appendix Sections FLU-A 4, Calculations Of Residential Densities, And FLU-A 6, The Official Land Use Map; Providing For Text Amendments To The Conservation Element Pertaining To Industrial Compatibility Adjacent To Wetlands.

File Number PEG24-0011

Comm. Dist. ALL

Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Approved Staff's recommendation with the exception of the term surface water being added to those two policies, you want to see "and surface waters" struck from there, and then the definition of uses in the heavy industrial and light be modified using the word "may" instead of "shall", and then deleting the phrase "or less" from the five-acre commercial provisions in 1.6.4.

Addendum

APC12 Comprehensive Plan Amendment (Consent) – CPAS24(19) Finlay Commercial Center (Consent) – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 01) Amending the Land Use Classification from RES-6 (Residential-6 DU/GA) to COM (Commercial) on Approximately 3.49 Acres of Real Property Located on the East Side of US Highway 301 Approximately 750 Feet South of US-98.

File Number PEG24-0068

Comm. Dist. 1

Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Approved Staff's recommendation.

Walk-Ons

There were none.

Adjourn

Approved to adjourn.

The meeting adjourned at 4:31 p.m.

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