

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

APRIL 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. 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
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. Kayla Zine, Deputy Clerk, called the roll. All members were present.

Swearing In

Ms. Zine swore in all 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.

Chairman Grey reviewed the procedures to follow and called for public comment.

Approved to receive and file documents submitted by Ms. Lisa Moretti.

Ms. Lisa Moretti spoke regarding the documents submitted, something that she read from a book, well known places in violation of Zoning Ordinances, traditional towns, Land Development practices, projected 2040 horizon if they take a conservation view or sprawl, and the 2070 horizon.

Discussion was held regarding the concerns most people had; what would be the alternative without stepping on people's rights; that development was a privilege and not a right; citizen input; lot lines; deferred impact fees and interest money; land owners and their property; large land; Orange State; and the infrastructure.

Ms. Nancy Hazlewood spoke regarding the Northeast Rural Area Plan, a possible workshop, and more workshops and input.

Consent

- C1 Annotated Minutes - Planning Commission Meeting - February 8, 2024
 File Number PEG24-0309
 Comm. Dist. All
 Recommendation Approve

Approved the February 8, 2024 Planning Commission meeting minutes.

Public Hearings

Approved to continue items PC7 and PC8 to their respective continuance dates.

Approved the Public Hearing Consent Agenda which included PC 4 and sitting as the Local Planning Agency, the Commission approved item PC6.

- PC2 Zoning Amendment (Consent) – Russell K and Leann Finlay – Change in Zoning from an A-C Agricultural District to a C-2 General Commercial District – Northeast Pasco County – East Side of US Highway 301, Approximately 200 Feet North of Marka Drive – Containing Approximately 3.49 Acres
File Number PEG24-7780
Comm. Dist. 1
Recommendation Approve

Approved the item removing all of the deed restrictions with the recommendation not to require the voluntary deed restrictions other than the applicant's gracious voluntary proffer of the Live Local restriction.

- PC3 Zoning Amendment (Consent) - KD-52 MPUD Master Planned Unit Development – Mulandco Liquidating Company LLC Et Al. – Rezoning Request from A-C Agricultural District, R-1MH Single Family/Mobile Home District, and C-2 General Commercial District to MPUD Master Planned Unit Development District to Allow for the Development of 190,000 Square Feet of Retail/Commercial, 3,000,000 Square Feet of Light Industrial, 500,000 Square Feet of Office, 250 Room Hotel, 1,550 Multi-Family Apartments, 150 Townhomes, 600 Single Family Homes, 27 Single Family Estate Homes, and Associated Infrastructure on Approximately 785 Acres Located North of State Road 52, West Of Interstate 75
File Number PEG24-7712
Comm. Dist. 1
Recommendation Approval with Conditions

Approved the item with the removal of those three variance items that were mentioned, which included neighborhood park acreage, deviation for landscape and buffering, and parking as stated by Mr. Goldstein and the conversion of the 30-foot rear load product in the residential to 40's.

- PC4 Zoning Amendment (Consent) – Orange State MPUD Master Planned Unit Development - Orange State Enterprises, Inc. – A Substantial Modification to the Approved Orange State MPUD Master Planned Unit Development to Allow the Development of 11 Townhomes on Approximately 3.07 acres.
File Number PEG24-7737
Comm. Dist. 2
Recommendation Approval with Conditions

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

- PC5 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

Approved the item with the addition of taking out northwest and southwest connection.

- PC6 Development Agreement (Consent) – Chapel Crossings MPUD Master Planned Unit Development – Thornwood Associates LLC – Proposed is a Modification to the Development Agreement (DA) for the Chapel Crossings MPUD

File Number PEG24-0295

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.

Addendum

- PC7 Zoning Amendment (Continuance) – SR 54 and Lake Crystal MPUD Master Planned Unit Development – Interstate Homes LLC., et al. – A Rezoning Request from a C-2 General Commercial District to an Master Planned Unit Development District to Allow for the Maximum Development of 300 Multi-Family Dwelling Units, 7,000 SF of Office, and 7,000 SF of Retail OR 160,000 SF of Commercial on approximately 14.55 acres

File Number PEG24-7694

Comm. Dist. 1

Recommendation Continuance Requested

The item was continued to the May 2, 2024, Planning Commission meeting at 1:30 p.m. in Dade City.

PC8 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 130 Single Family Residential Units on Approximately 29.5 Acres Located East of Old Lakeland Highway, 0.2 Miles East and 0.1 Miles North of U.S. Highway 98
File Number PEG24-7683
Comm. Dist. 1
Recommendation Continuance Requested

The item was continued to a date uncertain.

Walk-Ons

There was none.

Adjourn

Approved to adjourn.

The meeting adjourned at 4:28 p.m.

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