

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

MAY 2, 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
Mr. Matthew Munz, P.E.

School Board Representative – Mr. Chris Williams – **Rep by: 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
Nectaros Pittos, AICP, Director Planning Services
Denise Hernandez, Zoning Administrator
Nick Uhren, P.E., County Engineer

Call To Order

Chairman Grey called the meeting to order at 1:32 p.m.

Moment of Silence

A moment of silence was held.

Pledge of Allegiance

Chairman Grey led the Pledge of Allegiance to the Flag.

Oath of Office - Matthew Munz, P.E.

Ms. Jessica Popplewell, Deputy Clerk, swore in Mr. Matthew Munz as a member of the Planning Commission.

Roll Call

Ms. Popplewell called the roll. All members were present. Mr. Williams was represented by Mr. 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 and called for public comment.

Ms. Nancy Hazelwood spoke regarding that she hoped there would be a slowdown in the high density developments in places other than New Port Richey and Wesley Chapel, a coming development on Highway 98, the recent Stormwater meeting she

attended the previous week, concerns with the consultants that had been hired, people who attended and had stormwater problems, flooding issues, a map that had been shown that didn't have swamps as wetlands, and conversations with the consultants.

Consent

- C1 Annotated Minutes - Planning Commission Meeting - February 22, 2024
 File Number PEG24-0336
 Comm. Dist. All
 Recommendation Approve

Approved the February 22, 2024 meeting minutes.

Public Hearings

Approved to continue items PC2, PC3, and PC4 to their respective continuance dates and sitting as the Local Planning Agency, approved to continue PC5 to its respective continuance date.

Approved the Public Hearing Consent Agenda which included items PC6 and PC7.

- PC2 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 June 6, 2024 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC3 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 the June 6, 2024 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC4 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 Development of a Maximum of 300 Multi-Family Dwelling Units, 7,000 Square Feet of Office, and 7,000 Square Feet of Retail OR 160,000 Square Feet of Commercial on approximately 14.55 acres
File Number PEG24-7694
Comm. Dist. 1
Recommendation Continuance Requested

The item was continued to the June 6, 2024 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC5 Comprehensive Plan Amendment (Continuance) - CPAS23(25) 52 Realty Commercial – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 12) Changing from RES-3 (Residential-3 DU/GA) to COM (Commercial), OF (Office), and CON (Conservation) on Approximately 8.84 Acres of Real Property located on the Southern Side of State Road 52 Approximately 3,300 feet West of Land O’ Lakes Boulevard.
File Number PEG24-0262
Comm. Dist. 4
Recommendation Continuance Requested

The Commission was sitting as the Local Planning Agency.

The item was continued to the May 16, 2024 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC6 Zoning Amendment (Consent) – Tochas LLC – Change in Zoning from a C-2 General Commercial District to an 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 PEG24-7788
Comm. Dist. 5
Recommendation Approve

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

PC7 Zoning Amendment (Consent) – Trust 12304 / Happy Hill – Change in Zoning from an R-2 Low Density Residential District to a PO-2 Professional Office District – East Central Pasco County – Southwest Corner of Happy Hill Road and Lakeview Drive, North of County Road 52 – Containing Approximately 0.66 Acre
File Number PEG24-7787
Comm. Dist. 1
Recommendation Approve

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

PC8 Conditional Use Request (Consent) - Beverly and Vesta James Elliott/Coral Towers, LLC/Verizon Wireless - 199 Foot Above-Ground-Level Monopole Wireless Communications Facility (WCF) in an R-2 Low Density Residential District - North Central Pasco County - On the North Side of Spring Valley Road, Approximately 870 Feet West of Adela Street
File Number PEG24-CU14
Comm. Dist. 1
Recommendation Approval with Conditions

Approved Staff's recommendation.

Walk-Ons

There was none.

Adjourn

Approved to adjourn.

The meeting was adjourned at 2:17 p.m.

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