

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

MARCH 21, 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, 1ST FLOOR
8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654**

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
- 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
Nectaros 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 1:35 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 with Mr. Richard Tonello representing Mr. Chris Williams.

Swearing In

Ms. Legnini swore in those who planned 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.

Mr. Mike Carballa, County Administrator, expressed his appreciation to the Planning Commission publicly for the service they provided to the community. He noted sitting on the Local Planning Agency was a volunteer initiative, that they were busy professionals, and they took time out of their schedules to make recommendations back to the Board of County Commissioners. He also expressed his appreciation to Staff for their work, education to the Commission and the public, and education to the Board on making the critical decisions that were important for the County. He also expressed his appreciation to the professionals and public who were present to participate in the process.

Ms. Hernandez noted for the record that there were two people who had signed up to speak under public comment however neither of them were on WebEx.

Consent

- C1 Annotated Minutes - Planning Commission Meeting - January 4, 2024
 File Number PEG24-0299
 Comm. Dist. All
 Recommendation Approve

Approved the January 4, 2024 meeting minutes.

Public Hearings

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

- 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 May 2, 2024 Planning Commission meeting in at 1:30 p.m. Dade City

- PC3 Zoning Amendment (Continuance) - 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, and 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 Continuance Requested

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

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 a date uncertain.

PC5 Special Exception (Consent) – Hope Youth Ranch Inc./Hope Youth Ranch – Special Exception for a Private School in an R-2 Low Density Residential District – Northwest Pasco County – East Side of East Road, Approximately 95 Feet North of Nokota Avenue – Containing Approximately 1.00 Acre
File Number PEG24-7767
Comm. Dist. 5
Recommendation Approval with Conditions

Approved Staff's recommendation including the expartes that had been submitted and noted modification to Condition of Approval number 1 which added that the Special Exception was for a maximum of sixty special needs students and the addition of Condition of Approval number 2 which was "vehicles shall not queue or park on East Road" with Mr. Moody abstaining from the vote due to a conflict of interest.

PC6 Zoning Amendment (Consent) – Douglas and Kelly Meidling / Meidling Rezoning – Change in Zoning from an A-C Agricultural District to an A-R Agricultural-Residential District – Northwest Pasco County – On the North Side of Hudson Avenue, Approximately 270 Feet West of Delbell Road – Containing Approximately 4.74 Acres
File Number PEG24-7771
Comm. Dist. 5
Recommendation Approve

Approved Staff's recommendation.

- PC7 Zoning Amendment (Consent) – Sandra Marie Brown, Stefanie F. and Derek L. Pontlitz – Change in Zoning from an A-C Agricultural District to an R-4 High Density Residential District – Southwest Pasco County – On the North Side of Dusty Lane, Approximately 830 Feet East of Little Road – Containing Approximately 19.841 Acres

File Number PEG24-7763

Comm. Dist. 4

Recommendation Approve

Approved Staff's recommendation including the expartes that had been submitted with Mr. Pontlitz abstaining from the vote due to a conflict of interest.

- PC8 Zoning Amendment (Consent) – Anclothe River Resort MPUD Master Planned Unit Development – Substantial Modification – Anclothe 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 Anclothe River Resort MPUD.

File Number PEG24-7702

Comm. Dist. 3

Recommendation Approve

Approved Staff's recommendation.

- PC9 Conditional Use Request (Consent) – 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 Approval with Conditions

Approved Staff's recommendation.

- PC10 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 304.1 Types Of Public Notice, Table 304-1 Required Public Notice For Development Approval Applications; Section 402.1.B Zoning Amendments – Euclidean, Submittal Requirements; Section 404.3.D Mining Operating

Permits, Application Requirements; Section 404.4.D Construction And Demolition Debris Disposal Facilities Operating Permits, Application Requirements; Section 404.6.C Yard Trash Processing Facilities, Application Requirements; Section 406.1.6 Permanent Signs Exempt From Obtaining Sign Permits And Temporary Signs; Section 406.5.D Right-Of-Way Use Permit, Application Requirements; Section 406.8.D Garden Plan Permits, Application Requirements; Section 511.6 R-MH Mobile Home District, Yard Regulations; Section 511.8 R-MH Mobile Home District, Streets And Roads; Section 803.2 Listed Species, Impacts To Listed And Protected Species; Section 901.3.E Access Management, Access Management Analysis/Traffic Impact Study; 901.3 Access Management, Sample Problem No. 1; 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 PEG24-0281

Comm. Dist. All

Recommendation Approve

**THE COMMISSION RECESSED AT 3:58 P.M. AND RECONVENED AT 4:10 P.M.
MR. TONELLO DID NOT RETURN TO THE MEETING.**

The Commission was sitting as the Local Planning Agency.

Approved Staff's recommendation with Mr. Tonello absent from the vote.

- P11 Zoning Amendment (Regular) Blackwell MPUD Master Planned Unit Development – Gary L. Blackwell Investments, Inc. – A Rezoning Request from A-R Agricultural-Residential District and A-C Agricultural District to an MPUD Master Planned Unit Development to Allow a Maximum of 321 Single-Family Detached Units on Approximately 107.24 Acres.

File Number PEG24-7733

Comm. Dist. 5

Recommendation Approval with Conditions

Approved Staff's recommendation including the expartes that had been submitted, the revision for a bike/ped connection only with no vehicular access including for any emergency connection and the amendment to the time for either eighteen months from the issuance of the site development or the 225th unit whichever occurred first by a roll call vote with Mr. Pontlitz and Mr. Poole voting nay.

Walk-Ons

There were none.

Adjourn

Mr. Tonello left the meeting at 3:58 p.m. and did not return.

Mr. Moody noted although Mr. Goldstien's attempts to have the Senate Bill modified failed he was able to get part of it through in a Budget Bill and that Pasco County for at least a year would be able to opt-out of the 80 to 120 percent AMI.

Mr. Goldstein appreciated the thought and felt that while he was instrumental in part of it there were a lot of people that were pushing for it, he was not the only reason it happened, and he wouldn't feel comfortable accepting it.

Discussion was held regarding that it didn't affect the land use part of Live Local but the tax exemption part of it; the Board's concerns with the property tax breaks; funding issues with the tax breaks; things that happened at the session; a study done by the University of Florida; an affordable housing report that showed Pasco and the Tampa Bay MSA had a surplus of housing in the 80 to 120 percent AMI range; counties that had the missing middle; that it wasn't perfect but it did allow the County to opt-out; that it was a step in the right direction; hope that at the next session they could get some relief on the land use side; and the flaws with the law.

Approved for the Planning Commission to recommend to the Board of County Commissioners that Mr. Goldstein be commended for his efforts on the Live Local Statue this year at the Legislative Session in Tallahassee with Mr. Tonello absent from the vote.

Approved to adjourn the meeting with Mr. Tonello absent from the vote.

The meeting adjourned at 4:36 p.m.

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