

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

MAY 16, 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 - **Absent**
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Derek Pontlitz, C.R.P.C - **Absent**

Mr. Jonathan Moody, P.E.
Mr. Christopher Poole, CPG
Mr. Matthew Munz, P.E.

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

JP Murphy, Interim Assistant County Administrator, Development Services
David Engel, MCRP, AICP, Director Planning and Economic Growth
Nectarios Pittos, AICP, Director Planning Services
Denise Hernandez, Zoning Administrator
Nick Uhren, P.E., County Engineer

Call To Order

Vice-Chairman Girardi called the meeting to order at 1:31 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 Charles Grey and Mr. Derek Pontlitz.

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.

Vice-Chairman Girardi reviewed the procedures to be followed and called for public comment.

There was none.

Consent

- C1 Annotated Minutes - Planning Commission Meeting - April 4, 2024
 File Number PEG24-0350
 Comm. Dist. All
 Recommendation Approve

Approved the April 4, 2024 Planning Commission meeting minutes.

Public Hearings

Approved to continue item PC3 to its respective date 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 PC6 and PC7 with the correction noted for PC7 that there was an incorrect notation in the references section in terms of the location of the Board meeting, it should say PC at NPR 5/16/24, BCC at NPR 6/18/24, and also in finding of fact number 8 there were three actions on the site and now they are listed as two which is the correct actions that occurred on the site as stated by Ms. Hernandez and sitting as the Local Planning Agency, the Commission approved items PC8 and PC9.

- PC2 Special Exception (Withdraw) – John Azouki – Special Exception for Duplexes in an R-4 High Density Residential District – West Central Pasco County – South Side of Smokey Drive Approximately 125 Feet West of Blue Pine Circle – Containing Approximately 7.06 Acres
 File Number PEG24-7768
 Comm. Dist. 5
 Recommendation Withdraw

The item was withdrawn.

- PC3 Zoning Amendment (Continuance) – Fletcher MPUD – Mary L Fletcher Rev. Trust and Richard D. Fletcher – Rezoning Request from an A-C Agricultural District and an R-1MH Single-Family/Mobile Home District to an MPUD Master Planned Unit Development District to Allow for the Development of 350 Multi-family Dwelling Units, 160 Townhome Dwelling Units, and 50,000 Square Feet of Commercial and Associated Infrastructure on Approximately 100.6 Acres Located in North Central Pasco
- File Number** PEG24-7739
Comm. Dist. 1
Recommendation Continuance Requested

The item was continued to the June 20, 2024 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC4 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Creating Section 1106, Car Wash Facilities Standards; Amending Section 525.4, C-1 Neighborhood Commercial District, Special Exception Uses; Section 526.2, C-2 General Commercial District, Permitted Uses; Section 907.3, Stacking Spaces And Drive-Through Facilities; 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** PEG24-0336
Comm. Dist. All
Recommendation Continuance Requested

The Commission was sitting as the Local Planning Agency.

The item was continued to the June 20, 2024 Local Planning Agency meeting at 1:30 p.m. in New Port Richey.

- PC5 Zoning Amendment (Consent) – Dejan and Gordana Vujinovic – Change in Zoning from an A-R Agricultural-Residential District with conditions to an A-R Agricultural-Residential District – Northwest Pasco County – On the Northwest Corner of Seabiscuit Lane and Giddyup Lane – Containing Approximately 5.07 Acres
File Number PEG24-7783
Comm. Dist. 5
Recommendation Approve

The item was pulled from the Consent Agenda.

The item was continued to the July 25, 2024 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC6 Zoning Amendment (Consent) – William J and Brent A Norwood, Norwood Irrevocable Trust, and Norwood Workshop LLC/ Norwood Irrevocable Trust – Change in Zoning from an R-1MH Single-Family/Mobile Home District and C-2 General Commercial District with Conditions to a C-2 General Commercial District – West Central Pasco County – Southwest Corner of Edna Avenue and Watterson Street – Containing Approximately 1.12 Acres
File Number PEG24-7784
Comm. Dist. 5
Recommendation Approve

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

- PC7 Zoning Amendment (Consent) – Wilson Jader and Matthew Hernandez – Change in Zoning from an MPUD Master Planned Unit Development District to an A-R Agricultural-Residential District – Southwest Pasco County – On the North Side of Dogpatch Lane, Approximately 400 Feet West of Joy Drive – Containing Approximately 1.00 Acre
File Number PEG24-7786
Comm. Dist. 4
Recommendation Approve

The item was approved as part of the Public Hearing Consent Agenda with the correction that there was an incorrect notation in the references section in terms of the location of the Board meeting, it should say PC at NPR 5/16/24, BCC at NPR 6/18/24, and also in finding of fact number 8 there were three actions on the site and now they are listed as two which is the correct actions that occurred on the site as stated by Ms. Hernandez.

PC8 Comprehensive Plan Amendment (Consent) – CPAS23(17) Hudson Commercial – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet No. 03) Changing from IL (Industrial Light) to COM (Commercial) on Approximately 4.82 Acres of Real Property Located on the North side of New York Avenue.

File Number PEG24-0098

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.

PC9 Comprehensive Plan Amendment (Consent) - 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 Approve

The Commission was sitting as the Local Planning Agency.

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

PC10 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code To Address Invasive Vegetation By Amending Section 403.1.B.6, Preliminary Development Plans-Residential (PDP-R), Submittal Requirements, Studies And Other Required Submittals; Section 403.2.B.6, Preliminary Development Plans- Nonresidential/Mixed Use (PDP-NR/MU), Submittal Requirements, Studies And Other Required Submittals; Section 403.3.B.6, Preliminary Site Plans (PSP), Submittal Requirements, Studies And Other Required Submittals; Section 403.4.C, Stormwater Management Plan And Report, Submittal Requirements; Section 403.5.B, Construction Plans, Submittal Requirements; Section 403.6.D, Fill, Prohibitions And Requirements; Section 403.7.B.6, Mass Grading, Submittal Requirements, Studies And Other Required Submittals; Section 403.10.C.6, Landscape Plan, Submittal Requirements, Studies And Other Required Submittals; Section 404.1.G, Minor Land Excavation, Prior To Excavation Activity; Section 404.2.K, Land Excavation Operating Permits, Prior To Excavation Activity And On-Going Monitoring; Section 404.3.K, Mining Operating Permits, Prior To Mining Activity; Section 404.4.I, Construction And Demolition Debris Disposal Facilities (CDDDF) Operating Permit, Approval Form, Permit Time Limits, And Activities Required Prior To Commencement; Section 404.5.G, Land Spreading Operating Permits, Operational Standards; Section 404.6.K, Yard Trash Processing Facilities, Operational Standards; Section 406.5.H.2 Right-Of-Way Use Permit, Activity Pursuant To Permit, Restoration And Maintenance Standards; Section 406.8.D.2.C, Garden Plan Permits, Application Requirements, General Information, Garden Management; Section 530.23.G, Community Gardens, Market Gardens And Community Farms, Community Gardens On Public Land; Section 604.4.C.1, Scenic Roadway Corridor Preservation And Enhancement, Corridor Buffer; Section 804.8.B, Ecological Corridors, Permitted Uses With Specific County Approval; Section 901.2.F, Transportation - Corridor Management, Interim Uses; Section 901.3.R, Access Management, Maintenance; Section 901.4.E, Substandard Roadway Analysis And Mitigation, Submittal Information; Section 901.6.D, Street Design And Dedication Requirements, Design And Construction; Section 901.6.E, Street Design And Dedication Requirements, Roadside Design; Section 901.7.D, Bicycle Facilities, Construction; Section 901.8, Pedestrian Facilities; 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 DRD24-0036

Comm. Dist. All

Recommendation Approve

The Commission was sitting at the Local Planning Agency.

PC AA 05/16/2024

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Approved to continue the item to July 11, 2024 Local Planning Agency meeting in Dade City at 1:30 p.m.

Walk-Ons

There was none.

Adjourn

Approved to adjourn.

The meeting was adjourned at 3:32 p.m.

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