

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

JUNE 6, 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 - **Absent**
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 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
Nectarios 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 1:31 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 with the exception of Mr. Jaime Girardi who was absent. Mr. Chris Williams was represented by Mr. Richard Tonello.

Swearing In

Ms. Zine swore in 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 be followed and called for Public Comment.

There was none.

Consent

- C1 Annotated Minutes - Planning Commission Meeting - March 21, 2024
 File Number PEG24-0372
 Comm. Dist. All
 Recommendation Approve

Approved the March 21, 2024 and May 2, 2024 Planning Commission meeting minutes.

- C2 Annotated Minutes - Planning Commission Meeting - May 2, 2024
 File Number PEG24-0373
 Comm. Dist. All
 Recommendation Approve

The item was approved with Agenda item C1.

Public Hearings

Approved to continue items PC3 and PC4 to a date uncertain.

- PC3 Zoning Amendment (Continuance) - 301 East MPUD – 301 East LLC –
 Rezoning Request from C-2 General Commercial Zoning District to MPUD
 Master Planned Unit Development to Allow for the Development of 200
 Townhomes and 36,000 Square Feet (SF) of Commercial on
 Approximately 26.12 Acres Located in the East Market Area
 File Number PEG24-7764
 Comm. Dist. 1
 Recommendation Continuance Requested

The item was continued to a date uncertain.

- 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 a MPUD Master Planned Unit Development District to Allow for the Development of a Maximum of 300 Multi-Family Dwelling Units (DU), 7,000 Square Feet (SF) of Office, and 7,000 Square Feet of Commercial 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 a date uncertain.

- PC5 Zoning Amendment (Consent) – Rubrecht Ronald C and Patsy M Living Trust – Change in Zoning from an MPUD Master Planned Unit Development District to an A-C Agricultural District – Southwest Pasco County – On the West Side of Joy Drive, Approximately 650 Feet North of Dogpatch Lane – Containing Approximately 40.00 Acres
File Number PEG24-7791
Comm. Dist. 4
Recommendation Approve

Approved the item per Staff's recommendation.

- PC6 Zoning Amendment (Consent) – 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 Approve

Approved the item per Staff's recommendation.

- PC7 Zoning Amendment (Consent) - Crossways MPUD - Crossways 301 LLC - Rezoning Request from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to Allow for the Development of Up to 130 Single-Family Detached Dwelling Units and Associated Infrastructure on Approximately 29.5 Acres Located in East Pasco Approximately 29.5 Acres 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 Approval with Conditions

Approved the item per Staff's recommendation with the removal of Option A for the 40 and 50-foot lots, allowing only for the 40 half acre lots, and to make the appropriate changes to all the Conditions.

THE COMMISSION RECESSED AT 2:39 P.M. AND RECONVENED AT 2:45 P.M. ALL MEMBERS WERE PRESENT WITH THE EXCEPTION OF MR. JAIME GIRARDI WHO WAS ABSENT.

- PC8 Conditional Use (Consent) - Southern One LLC/Coral Towers LLC/Verizon Wireless - 185 Foot Above-Ground-Level Monopole Wireless Communications Facility in an A-R Agricultural-Residential District - North Central Pasco County - On the North Side of St. Joe Road, Approximately One-Half Mile West of Roberts Barn Road
File Number PEG24-CU15
Comm. Dist. 1
Recommendation Approval with Conditions

Approved to continue the item to the August 8, 2024 Planning Commission meeting at 1:30 p.m. in Dade City.

PC9 Comprehensive Plan Amendment (Consent)– CPAS24(04) Ed's Food Truck Park– Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet No. 22) Changing from RES-6 (Residential-6 DU/GA) to COM (Commercial) on Approximately 0.71 Acres of Real Property Located on the South Side of State Road 54 approximately 200 feet west of Shelly Lane.

File Number PEG24-0301

Comm. Dist. 2

Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Approved the item per Staff's recommendation.

Walk-Ons

There was none.

Adjourn

Approved to adjourn.

The meeting was adjourned at 3:44 p.m.

Prepared by: Meaghan Legnini, Operations Lead, Board Records Division