

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

JUNE 20, 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. Jon Moody, P.E.
Mr. Christopher Poole, CPG - **Absent**
Mr. Matthew Munz, P.E. - **Absent**

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
Denise Hernandez, Zoning Administrator
Nick Uhren, P.E., County Engineer

Call To Order

Chairman Grey called the meeting to order at 1:36 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 the exception of Mr. Chris Poole and Mr. Matthew Munz who were absent.

Swearing In

Ms. Legnini swore in those who wished 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.

Ms. Hernandez noted there was someone who signed up to speak on WebEx, but that he was not on.

There was none.

Consent

- C1 Annotated Minutes - Planning Commission Meeting - April 18, 2024
 File Number PEG24-0385
 Comm. Dist. All
 Recommendation Approve

Approved the April 18, 2024 Planning Commission meeting minutes.

Public Hearings

Approved the Public Hearing Consent Agenda which included items PC3, PC4, and sitting as the Local Planning Agency, the Commission approved PC8.

- PC2 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

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

- PC3 Special Exception (Consent) – R&J Properties of Pasco Inc/Disbrow Duplex – Special Exception for a Duplex in an R-4 High Density Residential District – Southwest Pasco County – North Side of Baumann Lane, Approximately 210 Feet West of Grand Boulevard – Containing Approximately 0.26 Acre
 File Number PEG24-7797
 Comm. Dist. 3
 Recommendation Approval with Conditions

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

- PC4 Special Exception (Consent) – St Verena Coptic Orthodox Church Inc/St Verena Private K-5 School – Special Exception for a Private School in a C-2 General Commercial District and MF-1 Multiple-Family Medium Density District – Southwest Pasco County – West Side of US Highway 19, Approximately 700 Feet North of Old Baillies Bluff Road – Containing Approximately 3.90 Acres
File Number PEG24-7789
Comm. Dist. 3
Recommendation Approval with Conditions

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

- PC5 Zoning Amendment (Consent) – Bayonet Land LLC/Bayonet Gardens – Change in Zoning from an MF-1 Multiple-Family Medium Density District to an MF-3 Multiple-Family High Density District – Northwest Pasco County – Southeast Corner of the Intersection of Lakeshore Boulevard, Dallas Drive, and Community Court, Approximately 650 Feet West of Fivay Road – Containing Approximately 19.98 Acres
File Number PEG24-7790
Comm. Dist. 5
Recommendation Approve

Approved the item per Staff's recommendation.

- PC6 Zoning Amendment (Consent) – Shah Sachin K and Sarmila Shrestha – Change in Zoning from an AR-1 Agricultural-Residential District to a PO-1 Professional Office District – Southwest Pasco County – South Side of State Road 54, Approximately 400 Feet West of Meadowbrook – Containing Approximately 0.41 Acre
File Number PEG24-7792
Comm. Dist. 4
Recommendation Approve

Approved the item per Staff's recommendation subject to the applicant agreeing to the deed restriction to construct a six-foot masonry wall to buffer the neighborhood on the south side.

- PC7 Zoning Amendment (Consent) – Sandhill Ridge MPUD Master Planned Unit Development – Habitat for Humanity of Pinellas County – Rezoning Request from an R-1MH Single-family/Mobile Home Zoning District to an MPUD Master Planned Unit Development District to Allow for the Development of 23 Single-family Detached Homes and Associated Infrastructure on Approximately 4.39 Acres Located in West Pasco
File Number PEG24-7777
Comm. Dist. 4
Recommendation Approval with Conditions

Approved the item per Staff's recommendation.

- PC8 Comprehensive Plan Amendment (Consent) - CPAS23(22) Ernest Drive - Providing for A Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 22) Changing from ROR (Residential /Office/Retail) and RES-3 (Residential-3 Du/Ga) to COM (Commercial) on Approximately 2.06 Acres of Real Property Located on the Southwest Corner of the Intersection of SR 54 and Ernest Drive
File Number PEG24-0218
Comm. Dist. 2
Recommendation Approve

The Commission was sitting as the Local Planning Agency.

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

- PC9 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 Approve

The Commission was sitting as the Local Planning Agency.

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

PC10 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Amending Section 402.2, Zoning Amendment-MPUD Master Plan Unit Development, Submittal Requirements; Section 403.1, Preliminary Development Plans-Residential, Submittal Requirements; Section 403.2, Preliminary Development Plans-Nonresidential/Mixed Use, Submittal Requirements; Section 403.3, Preliminary Site Plans, Submittal Requirements; Section 403.7, Mass Grading, Submittal Requirements; Section 404.3, Mining Permits, Application Requirements; Section 404.4, Construction And Demolition Debris Disposal Facilities Operating Permits, Application Requirements; Section 404.6, Yard Trash Processing Facilities, Application Requirements; Section 809.2, Cultural Resources, Generally; Section 809.4, Standards For Surveys And Analysis; Section 809.8, Historic Cemeteries, Specific Requirements; 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 PEG24-0320

Comm. Dist. All

Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Approved the item per Staff's recommendation with the revision that it will read something to the effect of if their CRAS was completed prior to that date and our consultant will have to certify that all the standards were looked at.

PC11 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Amending Section 1105. Self-Storage Facilities Design Standards; Section 1105.2 Applicability; Section 1105.4 Corridor Specific Design Standards; Section 1105.5 General Design Standards; 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 PEG24-0334

Comm. Dist. All

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 adjourned at 3:49 p.m.

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