

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

AUGUST 8, 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

Legal Counsel:

David Goldstein, Chief Assistant County Attorney
-Rep. by Elizabeth Blair, Senior Assistant County Attorney

Staff:

JP Murphy, Interim 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 1:33 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. Amanda Dobson, Deputy Clerk, called the roll. All members were present.

Swearing In

Ms. Dobson swore in those who wished to present testimony.

Proof of Publication

Ms. Dobson 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 - June 20, 2024
 File Number PEG24-0429
 Comm. Dist. All
 Recommendation Approve

Approved the June 20, 2024 and July 11, 2024 Planning Commission meeting minutes.

- C2 Annotated Minutes - Planning Commission Meeting - July 11, 2024
 File Number PEG24-0430
 Comm. Dist. All
 Recommendation Approve

The item was approved with Agenda item C1.

Public Hearings

Approved to continue item PC4 to the September 19, 2024 Planning Commission meeting at 1:30 p.m. in New Port Richey and items PC5 and PC6 to a date uncertain.

Approved the Public Hearing Consent Agenda which included Agenda items PC9 and PC12.

Approved the Public Hearing Consent Agenda which included Agenda items PC10 and PC11 with Mr. Poole abstaining from the vote due to a conflict of interest.

- PC3 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 Withdraw

The item was withdrawn.

- PC4 Zoning Amendment (Continuance) – 52 Realty LLC/SR 52 Realty – Change in Zoning from an A-R Agricultural-Residential District to A-R Agricultural-Residential District, PO-2 Professional Office, and C-2 General Commercial District – West Central Pasco County – South Side of State Road 52, Approximately 1/2 Mile West of Land O Lakes Boulevard – Containing Approximately 8.84 Acres

File Number PEG24-7810

Comm. Dist. 4

Recommendation Continuance Requested

The item was continued to the September 19, 2024 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC5 Zoning Amendment (Continuance) – Meares Four LLC – Change in Zoning from an A-R Agricultural-Residential District and C-3 Commercial/Light Manufacturing District to a C-3 Commercial/Light Manufacturing District – Northwest Pasco County – Southeast Corner of the Intersection of Suncoast Parkway and Shady Hills Road – Containing Approximately 9.1 Acres
File Number PEG24-7769
Comm. Dist. 5
Recommendation Continuance Requested

The item was continued to a date uncertain.

- PC6 Zoning Amendment (Continuance) – Suncoast Lakes MPUD Master Planned Unit Development – Rizk Florida JV - A Rezoning Request from an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development District to Allow a Modification to the Previously Approved Master Plan to Reflect, Memorialize, and Approve Subsequent Revisions on Approximately 483.5 Acres in the South and Central Market Areas
File Number PEG24-7826
Comm. Dist. 4
Recommendation Continuance Requested

The item was continued to a date uncertain.

- PC7 Special Exception (Consent) – Lakeshore Blvd LLC – Freestanding Commercial and Recreational Vehicle and Boat Storage Facility in a C-1 Neighborhood Commercial District – Northwest Pasco County – West Side of Lakeshore Boulevard, Approximately 233 Feet Southwest of Fivay Road – Containing Approximately 3.62 Acres
File Number PEG24-7807
Comm. Dist. 5
Recommendation Approve

Approved to continue the item to the October 17, 2024 Planning Commission meeting at 1:30 p.m. in New Port Richey with Mr. Pontlitz voting nay.

- PC8 Zoning Amendment (Consent) – Lakeshore Blvd LLC – Change in Zoning from PO-2 Professional Office and MF-2 Multiple Family High Density Districts to a C-1 Neighborhood Commercial District – Northwest Pasco County – West Side of Lakeshore Boulevard, Approximately 233 Feet Southwest of Fivay Road – Containing Approximately 3.62 Acres
File Number PEG24-7806
Comm. Dist. 5
Recommendation Approve

Approved to continue the item to the October 17, 2024 Planning Commission meeting at 1:30 p.m. in New Port Richey with Mr. Pontlitz voting nay.

- PC9 Zoning Amendment (Consent) – Pasco Window and Door Plus More LLC – Change in Zoning from an R-1MH Single-Family/Mobile Home District and C-2 General Commercial District to a C-2 General Commercial District – Southwest Pasco County – South Side of Trouble Creek Road, Approximately 475 Feet West of Madison Street – Containing Approximately 0.98 Acre
File Number PEG24-7800
Comm. Dist. 3
Recommendation Approve

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

- PC10 Zoning Amendment (Consent) – BMC IX LLC & Black Marlin Capital LLC – Change in Zoning from an R-1MH Single-Family/Mobile Home District to a C-2 General Commercial District – Central Pasco County – East Side of Pasco Road, Approximately 570 Feet North of County Road 52 – Containing Approximately 3.14 Acres
File Number PEG24-7809
Comm. Dist. 1
Recommendation Approve

The item was approved as part of the Public Hearing Consent Agenda with Mr. Poole abstaining due to a conflict of interest.

PC11 Zoning Amendment (Consent) – 39 & Chancey LLC/39 & Chancey – Change in Zoning from a C-1 Neighborhood Commercial District to a C-2 General Commercial District – Southeast Pasco County – Southwest Corner of the Intersection of Chancey Road and Paul S Buchmann Highway – Containing Approximately 5.03 Acres

File Number PEG24-7814

Comm. Dist. 1

Recommendation Approve

The item was approved as part of the Public Hearing Consent Agenda with Mr. Poole abstaining from the vote due to a conflict of interest.

PC12 Zoning Amendment (Consent) – 4802 SE 102nd Place LLC/Mitchell Land O' Lakes Boulevard and Gator Lane – Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District – West Central Pasco County – Southwest Corner of the Intersection of Land O' Lakes Boulevard and Gator Lane – Containing Approximately 2.18 Acres

File Number PEG24-7815

Comm. Dist. 4

Recommendation Approve

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

PC13 Zoning Amendment (Consent) – Kokolakis West MPUD – SR 52 Limited Partnership and Jen Holdco LLC – Rezoning Request from an A-C Agricultural District to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 155 Single Family Detached Dwelling Units (DU), 67 Single Family Attached Dwelling Units, 168,799 Square Feet (SF) of Support Commercial, and 125,000 SF Corporate Business Park/Target Industry/Light Industry and Associated Infrastructure on Approximately 177.48 Acres Located in Central Pasco County.

File Number PEG24-7597

Comm. Dist. 2

Recommendation Approval with Conditions

Approved the item per Staff's recommendation.

PC14 Zoning Amendment (Consent) – 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 100,000 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 Approval with Conditions

Approved to receive and file documents submitted by Ms. Caitlyn Buell.

Approved the item per Staff's recommendation with Mr. Poole abstaining from the vote due to a conflict of interest.

**THE COMMISSION RECESSED AT 3:15 P.M. AND RECONVENED AT 3:26 P.M.
ALL MEMBERS WERE PRESENT.**

PC15 Variance Request (Consent) - Robert D. and Johnnie J. Wood - Reduction in the Required Rear Setback from 25 Feet to 20 Feet for a Small Lot of Record in an R-1MH Single-Family/Mobile Home District - Northeast Pasco County - On the East Side of Lawrence Road, Approximately 255 Feet South of Delong Road, Containing Approximately .30 Acre.

File Number PEG24-2107

Comm. Dist. 1

Recommendation Approval with Conditions

Approved the item per Staff's recommendation.

P16 Conditional Use (Regular) - 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 receive and file documents submitted by Ms. Hernandez.

Approved the item per Staff's recommendation.

PC17 An Ordinance by The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code, Section 905.2.E, Landscaping And Buffering; Landscape Acceptance, Maintenance, And Prohibitions; 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 DRD24-0209
Comm. Dist. All
Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Approved to receive and file documents submitted by Mr. Roberto Becerril.

**THE COMMISSION RECESSED AT 5:03 P.M. AND RECONVENED AT 5:14 P.M.
ALL MEMBERS WERE PRESENT.**

Approved the item per Staff's recommendation with the modified Ordinance language consistent with the Comprehensive Plan.

PC18 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Amending Section 303.5, Common Procedures, Preapplication Consultation; Section 305.1, Neighborhood Meeting, Intent and Purpose; Section 402.3, Use Permits, Conditional Uses; Section 525.3, C-1 Neighborhood Commercial District, Conditional Uses; Section 525.4, C-1 Neighborhood Commercial District, Special Exemption Uses; Section 526.3, C-2 General Commercial District, Conditional Uses; Section 907.3, Stacking Spaces And Drive-Through Facilities; Creating Section 1106, Car Wash Facilities Standards; 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 receive and file documents submitted by Mr. Pittos.

Approved the item per Staff's recommendation with the recommendation that all car washes shall be a Conditional Use and shall meet the design standards currently presented by Staff and that a special set of Conditional Use conditions, such as ones used for cell phone towers, be created for car washes.

Walk-Ons

There was none.

Adjourn

Approved to adjourn.

The meeting adjourned at 6:38 p.m.

Prepared by: Amanda Dobson, Records Clerk I, Board Records Division