

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

AUGUST 22, 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 - **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

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. Amanda Dobson, Deputy Clerk, called the roll. All members were present with the exception of Mr. Derek Pontlitz who was absent.

Swearing In

Ms. Dobson swore in those who planned 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

Public Hearings

Approved to continue item PC2 to the September 5, 2024 Planning Commission meeting and, sitting as the Local Planning Agency, approved to continue item PC3 to the September 5, 2024 Local Planning Agency meeting.

- PC1 Appeal (Withdrawn) - Lowman Links, Inc. - Appeal of the Determination of October 8, 2021 that Tree Farm, Timber Use, and/or Other Agricultural Activities are Not Principal Permitted Uses in the Beacon Woods MPUD/DRI, nor in the R-4 High Density Residential District - Northwest Pasco County -Generally located on the North Side of Hudson Avenue at Morning View Drive
File Number PEG24-0433
Comm. Dist. 5
Recommendation Withdraw

The item was withdrawn.

- PC2 Zoning Amendment (Continuance) - 301 East MPUD – 301 East LLC– Rezoning Request from RMH Residential Mobile Home and 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 of Commercial on Approximately 29.01 Acres Located in the East Market Area
File Number PEG24-7764
Comm. Dist. 1
Recommendation Continuance Requested

The item was continued to the September 5, 2024 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC3 Comprehensive Plan Amendment (Continuance) – CPAS23(14) 301 East – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 23) Changing From COM (Commercial) to PD (Planned Development) on Approximately 29.01 Acres of Real Property Located East of US 301 at the Northeast And Southeast Corners of the Intersection of US 301 (Gall Blvd) and Roanoke River Way; and a Text Amendment Creating Subarea Policy FLU 7.1.77 – 301 East; And A Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(77) 301 East.
File Number PEG24-0002
Comm. Dist. 1

Recommendation Continuance Requested

The Commission was sitting as the Local Planning Agency.

The item was continued to the September 5, 2024 Local Planning Agency Public Hearing at 1:30 p.m. in Dade City.

- PC4 Comprehensive Plan Amendment (Consent) - CPAS24(09) Wrage Parcel – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 and Sheet 14) Changing from RES-3 (Residential-3 DU/GA) to RES-1 (Residential-1 DU/GA) on Approximately 41 Acres of Real Property Located 1.5 Miles North of the Intersection of State Road 52 and Bellamy Brothers Boulevard; and An Amendment to Maps 2-13, Rural Areas, and 2-21, Market Area V North Market Area Adding the Subject Parcel; and An Amendment to Maps 2-18, Market Area II South Market Area and 2-22, Urban Service Area and Urban Expansion Area Removing the Subject Parcel.

File Number PEG24-0354

Comm. Dist. 1

Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Approved the item per Staff's recommendation.

- PC5 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 604 Northeast PC Agenda Pasco Rural Protection Overlay District; Figure 604-1 Northeast Pasco Rural Protection Overlay District Boundary; Figure 604-2 Northeast Pasco Rural Scenic Roadways; Figure 604-4 Limits To Topographic Alterations; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer, Severability; Inclusion Into The Land Development Code, And An Effective Date.

File Number PEG24-0413

Comm. Dist. All

Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Approved the item per Staff's recommendation.

Walk-Ons

There were none.

Adjourn

Approved to adjourn the meeting.

The meeting adjourned at 2:01 p.m.

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