

PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING

ANNOTATED AGENDA

SEPTEMBER 19, 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. Jonathan Moody, P.E.
Mr. Christopher Poole, CPG - **Absent**
Mr. Matthew Munz, P.E.

School Board Representative – Mr. Chris Williams
Rep. by Mr. Richard Tonello

Legal Counsel:

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

Staff:

JP Murphy, Interim Assistant County Administrator, Development Services
David Engel, MCRP, AICP, Director Planning, Development and Economic Growth
Nectarios Pittos, AICP, Director Planning Services
Patrick Dutter, AICP, Assistant 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. Amanda Dobson, Deputy Clerk, called the roll. All members were present with the exception of Mr. Poole who was absent. Mr. Williams was represented by Mr. Tonello.

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

Public Hearings

Approved to continue items PC2, PC3, PC4, PC6 and, sitting as the Local Planning Agency, the Commission approved PC12 to their respective dates.

Approved the Public Hearing Consent Agenda which included Agenda item PC7, and sitting as the Local Planning Agency, the Commission approved PC10.

- PC1 Comprehensive Plan Amendment (Withdraw) – CPA24(01) Hudson Industrial Park – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 04) Changing from RES-3 (Residential-3 Du/Ga), RES-9 (Residential-9 Du/Ga), and P/SP (Public/Semipublic) To IL (Industrial-Light) and IH (Industrial-Heavy) on Approximately 190.26 Acres of Real Property Located at the Southeast Corner of the Intersection of Hicks Road and Bolton Avenue; and a Map Amendment to the Transportation Corridor Preservation Map 7-35, and to the Highway Vision Plan and Functional Class Map 7-36 adding Bolton Avenue as a County Collector. Additionally, a Text Amendment to Chapter 7, Transportation Element, Table 7-2, Corridor Preservation Table.

File Number PDE24-0440

Comm. Dist. 5

Recommendation Withdraw

The item was withdrawn.

- PC2 Zoning Amendment (Continuance) – 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 PDE24-7783

Comm. Dist. 5

Recommendation Continuance Requested

The item was continued to the October 17, 2024 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC3 Zoning Amendment (Continuance) – HCM Hospitality LLC – Change in Zoning from a C-2 General Commercial District and MF-1 Multiple-Family Medium Density District to an MF-1 Multiple-Family Medium Density District – West Central Pasco County – East Side of US Highway 19, Approximately 950 Feet South of State Road 52– Containing Approximately 4.44 Acres
File Number PDE24-7818
Comm. Dist. 1
Recommendation Continuance Requested

The item was continued to the October 17, 2024 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC4 Zoning Amendment (Continuance) – Siddiqui Rafat Ali – Change in Zoning from a C-1 Neighborhood Commercial District to a C-2 General Commercial District – South Central Pasco County – Southwest Corner of the Intersection of Black Lake Road and Geneva Drive – Containing Approximately 0.57 Acre
File Number PDE24-7779
Comm. Dist. 3
Recommendation Continuance Requested

The item was continued to the October 17, 2024 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC5 Special Exception (Consent) – Lake Thomas Plaza LLC – Special Exception for a Self-Storage Facility in a C-1 Neighborhood Commercial District – South Central Pasco County – West Side of Land O’ Lakes Boulevard, Approximately 185 Feet South of Darter Road – Containing Approximately 2.1887 Acres
File Number PDE24-7819
Comm. Dist. 4
Recommendation Approval with Conditions

Approved the item per Staff’s recommendation.

- PC6 Zoning Amendment (Consent) – 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 PDE24-7810
Comm. Dist. 4
Recommendation Approve

The item was continued to the October 17, 2024 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC7 Zoning Amendment (Consent) – Anodyne 54 LLC – Change in Zoning from a C-1 Neighborhood Commercial District to a C-2 General Commercial District – Southeast Pasco County – Northwest Corner of the Intersection of State Road 54 and Point Cypress Boulevard – Containing Approximately 1.31 Acres
File Number PDE24-7817
Comm. Dist. 2
Recommendation Approve

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

- PC8 Zoning Amendment (Consent) – Northridge MPUD Master Planned Unit Development – Northridge 829, LLC - A Substantial Modification to Increase the Residential Density from 700 Units to 770 Units (Detached and Villas) on Approximately 178.15 Acres - Located South of and Abutting County Line Road North, 1.25 Miles Northwest of the Suncoast Parkway.
File Number PDE24-7795
Comm. Dist. 5
Recommendation Approval with Conditions

Approved the item per Staff's recommendation.

- PC9 Zoning Amendment (Consent) – Suncoast Lakes MPUD Master Planned Unit Development – Pasco County Planning Services Division – A Modification to the Previously Approved Master Plan and Conditions of Approval to Reflect and Memorialize Subsequent Revisions Thereto on Approximately 483.5 Acres in the South and Central Market Areas
File Number PDE24-7826
Comm. Dist. 4
Recommendation Approval with Conditions

Approve to receive and file documents submitted by Mr. Paul Bybee.

Approved the item per Staff's recommendation.

- PC10 Comprehensive Plan Amendment (Consent) – CPAS23(24) Diagonal Road Business Park – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 03) Changing from ROR (Retail/Office/Residential) to IL (Industrial-Light) on Approximately 16.84 Acres of Real Property Located at the Southeast Corner of the Intersection of Diagonal Road and New York Avenue.
File Number PDE24-0179
Comm. Dist. 5
Recommendation Approve

The Commission was sitting as the Local Planning Agency.

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

- PC11 Comprehensive Plan Amendment (Consent) - CPAS24(06) Massachusetts Commercial – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 18) Changing from RES-12 (Residential-12 DU/GA) to COM (Commercial) on Approximately 3.05 Acres of Real Property Located South of Massachusetts Avenue Approximately 1,300 Feet West of the Intersection of Massachusetts Avenue and Rowan Road: and Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.
File Number PDE24-0340
Comm. Dist. 4
Recommendation Approve

Sitting as the Local Planning Agency, the Commission approved Staff's recommendation with Mr. Moody abstaining from the vote due to a conflict of interest.

PC12 Comprehensive Plan Amendment (Consent) - CPAS24(07) Little Road Commercial - Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 10) Changing from RES-1 (Residential-1 DU/GA) to COM (Commercial) on Approximately 3.02 Acres of Real Property Located at the Northeast Corner of the Intersection of Jasmine Blvd and Little Road.
File Number PDE24-0387
Comm. Dist. 4
Recommendation Approve

The Commission was sitting as the Local Planning Agency.

The item was continued to the October 17, 2024 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC13 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 204.1.A Planning Commission; Section 304.2.D Public Notice; Section 305.2.B Neighborhood Meeting Coordination And Notice; Section 307 Continuance Procedures; Section 310 Performance Security; Section 311 Defect Security; Section 403.5 Construction Plans; Section 406.1.6.B.1 And 3 Temporary Signs; Section 406.1.9.A Additional Standards For Permanent Signs In Residential Districts; Section 406.1.10.B, C, And E Additional Standards For Signs In Nonresidential Districts, Ground Signs, Wall Signs, And Regulations For Marquee, Canopy, And Awning Signs; Section 1003.1 Gates, Fences, And Walls, General Requirements; Section 1003.4 Gates, Fences, And Walls, Non-Residential Requirements; Section 1203.4 Nonconforming Signs; Section 1302.1.D Uniform Procedures And Provisions, Reduction Of Mobility Fees And Waivers Of School Impact Fees; 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 PDE24-0442
Comm. Dist. All
Recommendation Other

The Commission was sitting as the Local Planning Agency.

Approved the item per Staff's recommendation with the noted corrections by Mr. Tonello regarding section 1302.1.A.

Walk-Ons

There was none.

Adjourn

Ms. Hernandez spoke regarding the approved public hearing schedule for 2025, that it had been too late to add it to CivicClerk, and that she would send out the schedule to the Planning Commission members.

Approved to adjourn the meeting.

The meeting adjourned at 3:14 p.m.

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