

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

NOVEMBER 21, 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
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:

JP Murphy, Interim Assistant County Administrator, Development Services
David Engel, MCRP, AICP, Director Planning, Development and Economic Growth
Nectaros Pittos, AICP, Director Planning Services
Patrick Dutter, AICP, Assistant Director Planning Services
Patricia Crist Yingling, Planning Commission Agenda Coordinator
Nick Uhren, P.E., County Engineer

Call To Order

Chairman Grey called the meeting to order at 1:32 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 Mr. Richard Tonello representing Mr. Chris Williams.

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 PC1, PC2, PC3, and PC4 to their respective dates.

Approved the Public Hearing Consent Agenda which included items PC5, AP8, and AP10.

- PC1 Special Exception (Continuance) – 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 PDE25-7807
Comm. Dist. 5
Recommendation Continuance Requested

The item was continued to the January 23, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC2 Zoning Amendment (Continuance) – 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 PDE25-7806
Comm. Dist. 5
Recommendation Continuance Requested

The item was continued to the January 23, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC3 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 PDE25-7783
Comm. Dist. 5
Recommendation Continuance Requested

The item was continued a date uncertain.

- PC4 Zoning Amendment (Continuance) – New York Ave Business Park LLC/Diagonal Road Business Park – Change in Zoning from a R-2 Low Density Residential District and C-2 General Commercial District to a I-1 Light Industrial Park District – Northwest Pasco County – Southeast Corner of the Intersection of Diagonal Road and New York Avenue – Containing Approximately 16.84 Acres
File Number PDE25-7785
Comm. Dist. 5
Recommendation Continuance Requested

The item was continued to the December 12, 2024 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC5 Zoning Amendment (Consent) – Rowan Rd LLC/Deeb Industrial – Change in Zoning from a PO-2 Professional Office District to a I-1 Light Industrial Park District – Southwest Pasco County – Southeast Corner of the Intersection of Rowan Road and Alderman Lane – Containing Approximately 1.80 Acres
File Number PDE25-7840
Comm. Dist. 4
Recommendation Approve

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

- PC6 Comprehensive Plan Amendment (Consent) - CPAS24(03) Lake Park CPA - Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (MAP 2-15 and Sheet No. 03) Changing from COM (COMMERCIAL) to RES-6 (RESIDENTIAL 6 – Du/Ga) on Approximately 2.57 Acres of Real Property Located at the Northwest Corner of the Intersection of Hudson Ave and Hicks Road.
File Number PDE25-0046
Comm. Dist. 5
Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Approved the item per Staff's recommendation.

- P7 Mining Operating Permit and Conditional Use Amendment Request (Regular) – K&M Mine Expansion – Mining Operating Permit and Conditional Use Permit Amendment for an Existing Sand and Limerock Mine with No Blasting in A-C Agricultural and AR-1 Agricultural-Residential Zoning Districts- Northwest Pasco County, on the South Side of County Line Road Approximately 3,200 Feet West of the Suncoast, Containing Approximately 149.80 Acres.
File Number PDE25-CU06
Comm. Dist. 5
Recommendation Approval with Conditions

Mr. Goldstein stated Chairman Grey would abstain from the vote due to a conflict of interest.

Approved to receive and file documents submitted by Mr. Roberto Becerril with Chairman Grey abstaining from the vote due to a conflict of interest

Approved the item per Staff's recommendation with the modification to the condition that would allow for the future route study and a non-substantial modification with Chairman Grey abstaining from the vote due to a conflict of interest.

**THE COMMISSION RECESSED AT 2:31 P.M. AND RECONVENED AT 2:38 P.M.
ALL MEMBERS WERE PRESENT.**

Addendum

- AP8 Zoning Amendment (Consent) – Citrico Alliance LLC – Change in Zoning from a A-C Agricultural District and a C-2 General Commercial District to a A-C Agricultural District and a C-2 General Commercial District – West Central Pasco County – South Side of Ridge Road, Approximately One-quarter Mile East of Little Road – Containing Approximately 9.92 Acres
File Number PDE25-7841
Comm. Dist. 4
Recommendation Approve

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

- AP9 Zoning Amendment (Consent) – Lake Park MPUD – Hudson Avenue Land Company - Rezoning Request from a C-2 General Commercial Zoning District and MPUD Master Planned Unit Development District to a New MPUD Master Planned Unit Development District to Allow for the Development of Up to 100 Single-Family Detached Dwelling Units and Associated Infrastructure on Approximately 57.40 Acres Located in Northwest Pasco County, Directly North of Hudson Avenue, and Directly West of Hicks Road
File Number PDE25-7794
Comm. Dist. 5
Recommendation Approval with Conditions

Approved the item per Staff's recommendation with the amended condition related to the trail interconnects to the park to be negotiated by Staff and the applicant after this meeting as stated by Mr. Goldstein.

- AP10 Development Agreement (Consent) -Hawk Longleaf, LLC. - To Design, Permit, and Construct Roadway Widening in Exchange for Cash Reimbursement – West Pasco - On Starkey Boulevard from South of Marsha Drive to North of Fanning Springs Drive North
File Number TED25-0018
Comm. Dist. 3
Recommendation Approve

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

Walk-Ons

There was none.

Presentation

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| 11 | Pasco County Sheriff's Office - Planning for New Development and Growth |
| | File Number |
| | Comm. Dist. |
| | Recommendation |

The item was for information only.

Adjourn

Approved to adjourn.

The meeting adjourned at 3:26 p.m.

Prepared by: Kayla Zine, Records Clerk II, Board Records Division