

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

OCTOBER 17, 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 - **Absent**
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

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

Call To Order

Vice-Chairman Girardi called the meeting to order at 1:30 p.m.

Moment of Silence

A moment of silence was held.

Pledge of Allegiance

Vice-Chairman Girardi 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 Chairman Grey who was absent.

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.

Vice-Chairman Girardi reviewed the procedures to be followed and called for public comment.

There was none.

Vice-Chairman Girardi spoke regarding the local difficulties with the past two hurricanes, thanked everyone for their work surrounding the storm, and gave his condolences for those effected.

Consent

Public Hearings

Approved to continue items PC1, PC2, PC3, and PC4 to their respective continuance dates.

Approved the Public Hearing Consent Agenda which included Agenda items PC5, PC6, PC8, PC10, and PC11, and sitting as the Local Planning Agency, the Commission approved PC12.

Approved PC9 of the Public Consent Agenda with Mr. Moody abstaining from the vote due to a conflict of interest.

- 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 November 21, 2024 Planning Commission meeting at 1:30 p.m. in New Port Richey.

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

The item was continued to the November 21, 2024 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC3 Zoning Amendment (Continuance) – KT Mark II LLC – Change in Zoning from an R-MH Mobile Home District to A-R Agricultural-Residential District – Northwest Pasco County – South Side of County Line Road, Approximately 0.5 Mile West of Suncoast Parkway – Containing Approximately 38.50 Acres

File Number PDE25-7828
Comm. Dist. 5
Recommendation Continuance Requested

The item was continued to a date uncertain.

PC4 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 November 21, 2024 Planning Commission meeting at 1:30 p.m. in New Port Richey

PC5 Special Exception (Consent) – 9912 Little Rd LLC/ BoldAge Pace – Special Exception for an Adult Daycare Center in a E-R Estate-Residential District – West Central Pasco County – Southeast Corner of Little Road and Grove Drive – Containing Approximately 7.99 Acres

File Number PDE25-7829
Comm. Dist. 4
Recommendation Approval with Conditions

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

- PC6 Waiver Request (Consent) – Hudson Holdings LLC/Tin Can Cafe Distance Waiver – Specific Distance Limitation of 1,000 Feet from a Place of Religious Worship for the Consideration of an Administrative Use Permit for the Sale Alcoholic Beverages for On-Premises Consumption – Northwest Pasco County – Northwest Corner of Saltwater Boulevard and US Highway 19 – Containing Approximately 0.54 Acre

File Number PDE25-0025
Comm. Dist. 5
Recommendation Approve

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

- PC7 Zoning Amendment (Consent) – 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 PDE25-7818
Comm. Dist. 5
Recommendation Approve

Denied Staff's recommendation of approval due to reasons five, eight, and ten on the rezoning attachment.

- PC8 Zoning Amendment (Consent) – 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 PDE25-7779
Comm. Dist. 3
Recommendation Approve

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

PC9 Zoning Amendment (Consent) – Patricia S Deremer/ Massachusetts Commercial – Change in Zoning from a C-2 General Commercial District Specific Use for a Commercial Nursery and MF-1 Multiple-Family Medium Density District to a C-2 General Commercial District – Southwest Pasco County – South Side of Massachusetts Avenue, Approximately 960 Feet West of Rowan Road – Containing Approximately 2.80 Acres

File Number PDE25-7821
Comm. Dist. 4
Recommendation Approve

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

PC10 Zoning Amendment (Consent) – Coastal Life Investments LLC – Change in Zoning from a MF-2 Multiple-Family High Density District to a R-4 High Density Residential District – Northwest Pasco County – West Side of the Intersection of Marina Drive and New Jersey Avenue – Containing Approximately 0.97 Acre

File Number PDE25-7830
Comm. Dist. 5
Recommendation Approve

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

PC11 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 PDE25-7810
Comm. Dist. 4
Recommendation Approve

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

PC12 Comprehensive Plan Amendment (Consent) - CPAS24(11) Deeb Industrial – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 18) Changing from RES-6 (Residential 6 – Du/Ga) to IL (Industrial-Light) on Approximately 1.80 Acres of Real Property Located at the Southeast Corner of the Intersection of Alderman Lane and Rowan Road.

File Number PDE25-0380
Comm. Dist. 4
Recommendation Approve

The Commission was sitting as the Local Planning Agency.

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

Addendum

APC13 Zoning Amendment (Consent) – Sandarben LLC – Change in Zoning from a A-C Agricultural District to a AR-5 Agricultural-Residential District – North Central Pasco County – Northwest Corner of Bellamy Bros Boulevard and Johnston Road – Containing Approximately 92.60 Acres

File Number PDE25-7824
Comm. Dist. 1
Recommendation Approve

Approved the item per Staff's recommendation with edits on item 3 regarding the sentences after "Bellamy Bros Boulevard a County-maintained arterial road with approximately 50 feet of right-of-way" would be removed and on item 14 that everything after "SSRRA-2024-00183" would be stricken in the Agenda Memo as stated by Ms. Denise Hernandez with Mr. Williams voting nay.

APC14 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 PDE25-0011
Comm. Dist. 4
Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Approved to receive and file documents submitted by Ms. Cyndi Tarapani.

Approved Staff's recommendation with strikethroughs regarding any C2 language and language related to existing access points on Little Road and Jasmine in the Agenda Memo as stated by Mr. Goldstein with Vice Chairman Girardi and Mr. Moody voting nay.

Walk-Ons

There were none.

Adjourn

The meeting adjourned at 3:41 p.m.

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