

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

October 24, 2019

**THE DOCUMENT WAS PREPARED
IN AGENDA ORDER AS PUBLISHED
AND NOT IN THE ORDER IN WHICH
THE ITEMS WERE HEARD**

**PREPARED IN THE OFFICE OF
NIKKI ALVAREZ-SOWLES, CLERK & COMPTROLLER**

1:30 PM

**West Pasco Government Center, 1st Floor
West Pasco Government Center
Board Room, First Floor
8731 Citizens Drive**

Planning Commission:

Michael J. Cox, CFP
Jaime Girardi, P.E.
Charles Grey
Peter Hanzel
Roberto Saez, MBA, CGC, AIA

School Board Representative:

Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

Nectarios Pittos, AICP, Director of Planning and Development
Ernest D. Monaco, Assistant Director of Planning and Development
Joaquin Servia, Assistant Director of Planning and Development
Denise Hernandez, Zoning Administrator/Special Projects Manager
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

CALL TO ORDER

The meeting was called to order at 1:31 p.m.

MOMENT OF SILENCE

A moment of silence was held in lieu of a prayer.

PLEDGE OF ALLEGIANCE

Chairman Grey led the Pledge of Allegiance to the Flag.

ROLL CALL

Ms. Jessica Floyd, Deputy Clerk, called the roll. All members were present with the exception of Mr. Hanzel and Mr. Saez who were absent. Mr. Williams was represented by Mr. Richard Tonello.

SWEARING IN

Ms. Floyd swore in those who planned to present testimony.

PROOF OF PUBLICATION

Ms. Floyd noted the proof of publication.

PUBLIC COMMENT

There was none.

CONSENT

There were no items.

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

The Commission sitting as the Local Planning Agency approved the Public Hearing Consent Agenda which included item PC1.

The Commission approved the Public Hearing Consent Agenda which included items PC2 and PC3.

PC1 LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (CONSENT) -
CPAL19(15) 54 Crossings - Large-Scale Comprehensive Plan Amendment

to the Future Land Use Maps (2-15 and Sheet 20) Changing from RES-3 (RESIDENTIAL-3 DU/GA) to OF (OFFICE) on Approximately 12.81 Acres of Real Property Located on the North Side of SR 54, Approximately .3 Miles from the Intersection of Bellantrae Blvd and SR 54

Memorandum PDD20-0037

Recommendation: Approve

The Commission sitting as the Local Planning Agency approved the item as part of the Public Hearing Consent Agenda.

- PC2 VARIANCE REQUEST (CONSENT) – James and Annmarie Alling – Reduction in the Required Minimum Rear Setback From 5 Feet to 3.3 Feet From the Rear Property Line and a Reduction in the Required Minimum Setback From 15 Feet to 5.5 Feet From the Mean High Water Line For a Screened Pool Enclosure on Waterfront Property in an R-4 High Density Residential District – Northwest Pasco County – On the West Side of Old Dixie Highway, Approximately 450 Feet North of Southwind Drive
Memorandum PDD20-2077
Recommendation: Approval with conditions

Approved the item as part of the Public Hearing Consent Agenda.

- PC3 VARIANCE REQUEST (CONSENT) – West Pasco Habitat For Humanity, Inc. – Reduction in the Required Minimum South Front Setback From 5 Feet to 6 Inches For a Driveway and a Reduction in the Required Minimum South Front Setback From 15 Feet to 12.5 Feet for a Single Family Dwelling on Each Lot Being Small Lots of Record in an R-MH Mobile Home District – Southwest Pasco County – At the Northeast and Northwest Corner of the Intersection of Leisure Lane and Van Doren Avenue
Memorandum PDD20-2078
Recommendation: Approval with conditions

Approved the item as part of the Public Hearing Consent Agenda.

PUBLIC HEARING AT 1:30 P.M.

- P4 AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE CREATING SECTION 1105, SELF-STORAGE DESIGN STANDARDS AND AMENDING SECTION 525, C-1 NEIGHBORHOOD COMMERCIAL DISTRICT; SECTION 905.2, LANDSCAPING AND BUFFERING; SECTION 907.1, ON-SITE PARKING; SECTION 1302.2 MOBILITY FEES, TO INCREASE THE MOBILITY FEES FOR MINI-WAREHOUSE; APPENDIX A, DEFINITIONS; AND OTHER AMENDMENTS AS NECESSARY TO ENSURE INTERNAL CONSISTENCY; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE PASCO COUNTY LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.
Memorandum 20-0005
Recommendation: Approve

The Commission sitting as the Local Planning Agency approved to amend the map to include the Urban Service Areas into the Transit Corridor at the Suncoast and I-75 up to the boundary of the Urban Service Area.

The Commission sitting as the Local Planning Agency approved to change the effective date for the mobility fees to building permits issued after December 27, 2019.

The Commission sitting as the Local Planning Agency approved to include east of U.S. 41, S.R. 52 to the Urban Service Area, and U.S. 41 north to the County Line into the Redevelopment Corridor.

The Commission sitting as the Local Planning Agency approved to amend the Ordinance to insert the word “no” in between “occupies” and “less” on 1105.5 E3.

The Commission sitting as the Local Planning Agency recommended that other than the recommendations previously made, that the bulk of the remainder of the Ordinance go to the Board with no recommendation from the Planning Commission other than if the Board adopts it to include the reduction for the Freestanding RV and Boat Storage that is the subject of the pending study and that the Planning Commission was unable to reach consensus due to the geographic applicability of the Ordinance.

ADJOURN

The meeting adjourned at 3:39 p.m.

Prepared by: Jessica L Floyd, Records Clerk I, Board Records Division