

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

September 26, 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

Called the meeting to order at 1:34 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. Katie McCormick, Deputy Clerk, called the roll. All members were present with the exception of Mr. Cox who was absent.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. McCormick noted the proof of publication.

PUBLIC COMMENT

There was none.

CONSENT

There were no items.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included items PC1, P4, and P5.

The Commission sitting as the Local Planning Agency approved item P3 as part of the Public Hearing Consent Agenda.

PUBLIC HEARING CONSENT

PC1 TRANSPORTATION CORRIDOR MANAGEMENT VARIANCE REQUEST
(CONSENT) - Bid Properties, LLC./Pasco Storage Facility - Exemption of

Right-of-Way Dedication and Preservation Requirement and Exemption of
Buffer Relocation - On the East Side Alternate US 19, Immediately North
and Abutting the Pasco-Pinellas County Line

Memorandum PDD19-1333

Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

PUBLIC HEARING AT 1:30 P.M.

- P2 LOCAL PLANNING AGENCY - AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE; SECTION 303.6 APPLICATION SUBMITTAL AND ACCEPTANCE; SECTION 303.7 APPLICATION REVIEW; SECTION 402.1 ZONING AMENDMENT - EUCLIDEAN; SECTION 402.2 ZONING AMENDMENT - MPUD MASTER PLANNED UNIT DEVELOPMENT DISTRICT; SECTION 402.3 CONDITIONAL USES; SECTION 402.4 SPECIAL EXCEPTIONS; SECTION 403.1 PRELIMINARY DEVELOPMENT PLAN - RESIDENTIAL; SECTION 403.5 CONSTRUCTION PLANS; SECTION 403.10 LANDSCAPE PLANS ADDING NEW SECTION; SECTION 406.8 GARDEN PLAN PERMITS; SECTION 522.9 CONNECTED CITY MPUD MASTER PLANNED UNIT DEVELOPMENT DISTRICT; SECTION 527 C-3 COMMERCIAL/LIGHT MANUFACTURING DISTRICT; SECTION 530.23 COMMUNITY GARDENS, MARKET GARDENS AND COMMUNITY FARMS; SECTION 603 CONNECTED CITY STEWARDSHIP DISTRICT; SECTION 700 SUBDIVISION AND PLATTING STANDARDS; SECTION 901.4 SUBSTANDARD ROADWAY ANALYSIS AND MITIGATION; SECTION 901.6 STREET DESIGN AND DEDICATION; SECTION 901.9 STREET NAMING AND ADDRESSING; SECTION 902.2 STORMWATER MANAGEMENT REQUIREMENTS; SECTION 905.2 LANDSCAPING AND BUFFERING; 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.

Memorandum PDD19-1305

Recommendation: Approve

The Commission approved the item per Staff's recommendation.

- P3 SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT(CONSENT) – CPAS19(05) Land O' Lakes Commercial – Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 20) Changing from RES-3 (RESIDENTIAL-3 DU/GA) to COM (COMMERCIAL) on Approximately 6.82 Acres of Real Located at the Northwest Corner of Land O' Lakes Blvd and Wisteria Loop

Memorandum PDD19-1158

Recommendation: Approve

The Commission sitting as the Local Planning Agency approved the item as part of the Public

Hearing Consent Agenda.

- P4 ZONING AMENDMENT (CONSENT) – SR 52 Industrial EC-MPUD
Employment Center Master Planned Unit Development – 3KS Family
Limited Partnership – A Rezoning Request From AC Agricultural Zoning
District to an EC-MPUD Employment Center Master Planned Unit
Development to Allow 1,000,000 Square Feet of Light Industrial and
200,000 Square Feet of Support Commercial on Approximately 130 Acres -
Sections 12 and 13, Township 25, Range 19
Memorandum PDD19-7420
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- P5 ZONING AMENDMENT (CONSENT) – Summer Lake Villas MPUD Master
Planned Unit Development – Summer Lake Villas, LLC – A Substantial
Modification amend the name of an existing MPUD from Sunset Bay Club
MPUD to Summer Lake Villas MPUD, to add 84 units within the existing
structures to the already existing 144 units for a total of 228 multi-family
units and to amend the Conditions of Approval related to the proposed
modifications.
Memorandum PDD19-1257
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

ADJOURN

The meeting adjourned at 2:21 p.m.

Prepared by: Tiffany Linville, Records Clerk I, Board Records Division