

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

April 23, 2020

**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

Chairman Grey called the meeting 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 virtually.

SWEARING IN

There was none.

PROOF OF PUBLICATION

Ms. Floyd noted the proof of publication.

PUBLIC COMMENT

There was none.

Chairman Grey reviewed the procedures to be followed.

CONSENT

The items did not appear on the Agenda and no action was taken by the Planning Commission.

January 9,2020 Final Approval of Meeting Minutes

January 23, 2020 Final Approval of Meeting Minutes

February 6, 2020 Final Approval of Meeting Minutes

February 27, 2020 Final Approval of Meeting Minutes

March 5, 2020 Final Approval of Meeting Minutes

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

- PC1 ZONING AMENDMENT (CONTINUANCE) – Little Lake Thomas MPUD Master Planned Unit Development – N & Z Corporation and Two Sisters Land Trust – Rezoning Request from an R-1 Rural Density Residential District to an MPUD Master Planned Unit Development District to Allow 218 Single-Family Attached (Townhome) Units on Approximately 45.52 Acres
Memorandum PDD20-7475
Recommendation: Continuance Requested to the May 21, 2020 PC Meeting

Continued to the May 21, 2020 Planning Commission meeting at 1:30 p.m. that may be held in New Port Richey or by virtual meeting by roll call vote.

- PC2 MINING OPERATING PERMIT AND CONDITIONAL USE AMENDMENT REQUEST (CONTINUANCE) - Coastal Landfill Disposal of Florida, LLC - Mining Operating Permit and Conditional Use Permit Amendment for an Existing Mining and Construction and Demolition Debris Disposal Facility - Northwest Pasco County - At the End of Houston Avenue, Approximately Two Miles East of US 19 - Containing approximately 88.72 acres
Memorandum PDD20-0113
Recommendation: Continue to the May 21, 2020 Planning Commission Meeting at 1:30 p.m. which may be held in New Port Richey or through Virtual Meeting Utilizing Communications Media Technology.

Continued to the May 21, 2020 Planning Commission meeting at 1:30 p.m. that may be held in New Port Richey or by virtual meeting by roll call vote.

- PC3 LAND EXCAVATION OPERATING PERMIT AND CONDITIONAL USE (CONTINUANCE) - Sandhill Flats, LLC - Land Excavation Operating Permit and Conditional Use for an Interim Burrow Pit in an A-C Agricultural District - Central Pasco County - At the Southeast Corner of the Intersection of Tyndall Road and Govreau Road - Containing approximately 30.30 acres
Memorandum PDD20-CU26
Recommendation: Continue to the Planning Commission Virtual Meeting of May 7, 2020, at 1:30 p.m.

Continued to the May 7, 2020 Planning Commission meeting at 1:30 p.m. which would be held by virtual meeting by roll call vote.

- PC4 LARGE-SCALE COMPREHENSIVE PLAN TEXT AMENDMENT (CONSENT) – CPAL20(03) Connerton III/IV – Providing for a Large-Scale Comprehensive Text Amendment to Goal FLU 5: Connerton New Town; and the Future Land Use Element, Section FLU A-6 Definitions of Future Land Use Classifications
Memorandum PDD20-0487
Recommendation: Approve

Approved Staff's recommendation by roll call vote.

- PC5 CONDITIONAL USE REQUEST (CONSENT) – NAP SR 54 LLC/Starkey Ranch Town Square - Sale of Alcoholic Beverages: Beer, Wine and Liquor, On-Premises Consumption and Package Sales, in Conjunction with the Operation of a Shopping Center with Outside Seating and Service of Alcoholic Beverages on a Patio in a MPUD Master Planned Unit Development District – Southwest Pasco County – On the East Side of Gunn Highway, Approximately 500 Feet North of State Road 54
Memorandum PDD20-CU21
Recommendation: Approval with conditions

Approved Staff's recommendation by roll call vote.

- PC6 CONDITIONAL USE REQUEST (CONSENT) PSM South Branch LLC - Sale of Alcoholic Beverages (3PS): Beer, Wine and Liquor, Package Sales Only, in Conjunction with the Operation of a Liquor Store in a MPUD Master Planned Unit Development District –South Central Pasco County – on the East Side of South Branch Boulevard, Approximately 400 Feet North of State Road 54
Memorandum PDD20-CU22
Recommendation: Approval with conditions

Approved Staff's recommendation by roll call vote.

- PC7 ZONING AMENDMENT (CONSENT) – William Scott and Michelle L. Walsingham – Change in Zoning from A-C Agricultural District to C-2 General Commercial District– Southwest Pasco County – On the Southeast Corner of the Intersection of Decubellis Road and Starkey Boulevard – Containing Approximately 4.86 Acres
Memorandum PDD20-7472
Recommendation: Approve

Approved Staff's recommendation by roll call vote.

PUBLIC HEARING AT 1:30 P.M.

- P8 AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE; SECTION 1104 FLOOD DAMAGE PREVENTION; 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 BCS20-0139
Recommendation: Approve

Withdrawn.

At the end of the meeting, Mr. Goldstein spoke regarding future virtual meetings.

Chairman Grey expressed his appreciation to Staff for their efforts regarding the virtual meeting.

ADJOURN

The meeting adjourned at 2:13 p.m.

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