

**PASCO COUNTY PLANNING COMMISSION
HYBRID VIRTUAL MEETING**

ANNOTATED AGENDA

NOVEMBER 5, 2020

**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.

**HISTORIC PASCO COUNTY COURTHOUSE BOARD ROOM 2ND FLOOR
37918 MERIDIAN AVENUE, DADE CITY, FL 33525**

Members:

Mr. Charles Grey, Chairman
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Michael J. Cox, CFP

Mr. Peter Hanzel, MS
Mr. Christopher Poole, CPG
Mr. Roberto Saez, MBA, CGC, AIA

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

Sally Sherman, Assistant County Administrator, Development Services
Nectaros Pittos, AICP, Director of Planning and Development
Joaquin Servia, Assistant Director of Planning and Development
Denise Hernandez, Zoning Administrator
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

CALL TO ORDER

Chairman Grey called the meeting to order at 1:30 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. Allie Knupp, Deputy Clerk, called the roll. All members were present. Mr. Cox and Mr. Saez attended the meeting virtually.

Chairman Grey reviewed the procedures to be followed.

SWEARING IN

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

PROOF OF PUBLICATION

PC1 Planning Commission - 11-05-2020 Hybrid Virtual Meeting Affidavit
 File Number
 Comm. Dist.
 Recommendation

Ms. Knupp noted proof of publication.

PUBLIC COMMENT

There was none.

CONSENT

PC2 Annotated Minutes - Planning Commission Hybrid - Virtual Meeting
 October 22, 2020
 File Number
 Comm. Dist.

Recommendation

The Commission approved to withdraw the item by a roll call vote.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included items PC7 and PC8 by a roll call vote.

PUBLIC HEARING CONSENT

PC3 LARGE SCALE COMPREHENSIVE PLAN AMENDMENT
(CONTINUANCE) – Villages of Pasadena Hills Proposed FLU
Amendment Chapter 2 Goal FLU: including Text and Figure PH-8
revisions to Core Reserve, Village Separator provisions, and Existing
Development Approvals.
File Number PDD21-0002
Comm. Dist. 1
Recommendation Continuance Requested

Continued to the November 19, 2020 Planning Commission Meeting at 1:30 p.m. in
New Port Richey by a roll call vote.

PC4 AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY
COMMISSIONERS AMENDING THE PASCO COUNTY LAND
DEVELOPMENT CODE SECTION 602, J. "BEN" HARRILL VILLAGES
OF PASADENA HILLS STEWARDSHIP DISTRICT, REVISIONS TO
TEXT, TABLE, AND EXHIBITS 602-C AND 602-D TO CHAPTER 602 – J
"BEN" HARRILL VILLAGES OF PASADENA HILLS STEWARDSHIP
DISTRICT, INCLUDING UTILITY MASTER PLAN AND UTILITY
DEVELOPMENT FEES; AND ADDITION OF 2020 VOPH MASTER
UTILITY PLAN; AND AS NECESSARY, FOR INTERNAL
CONSISTENCY; PROVIDING FOR APPLICABILITY, REPEALER,
SEVERABILITY, INCLUSION INTO THE LAND DEVELOPMENT CODE,
AND AN EFFECTIVE DATE.
File Number PDD21-0001
Comm. Dist. 1
Recommendation Continuance Requested

Continued to the November 19, 2020 Planning Commission Meeting at 1:30 p.m. in
New Port Richey by a roll call vote.

PC5 ZONING AMENDMENT (CONTINUANCE) – Chelsea Acquisition LLC and Chelsea Acquisition II LLC – Change in Zoning from a R-4 High Density Residential District and a C-1 Neighborhood Commercial District to a MF-2 Multiple-Family High Density Residential District – Northwest Pasco County – East of Old Dixie Highway, North of Gulf Way – Containing Approximately 64.33 Acres (PC: 11/5/20, 1:30 p.m.; DC Hybrid Virtual Meeting , BCC: 11/17/20, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-7503
Comm. Dist. 5
Recommendation Continuance Requested

Continued to the December 10, 2020 Planning Commission Meeting at 1:30 p.m. in Dade City by a roll call vote.

P6 AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE; CHAPTER 300 PROCEDURES; TABLE 303-5 REQUIRED PUBLIC HEARINGS FOR DEVELOPMENT APPROVAL APPLICATIONS; TABLE 304-1 REQUIRED PUBLIC NOTICE FOR DEVELOPMENT APPROVAL APPLICATIONS; SECTION 305 NEIGHBORHOOD MEETING; SECTION 306 NEIGHBORHOOD NOTICE; CHAPTER 400 PERMIT TYPES AND APPLICATIONS; SECTION 402.3 CONDITIONAL USES; SECTION 402.4 SPECIAL EXCEPTIONS; SECTION 402.5 MISCELLANEOUS USES; CREATING NEW SECTION 402.5.D ADMINISTRATIVE USE PERMITS FOR THE SALE OF ALCOHOLIC BEVERAGES; SECTION 406.5.I RIGHT OF WAY USE PERMITS – BOND REQUIREMENT; CHAPTER 500 ZONING; SECTION 503 A-C AGRICULTURAL DISTRICT; SECTION 511 R-MH MOBILE HOME DISTRICT; SECTION 517 R-4 HIGH DENSITY RESIDENTIAL DISTRICT; SECTION 522 MPUD MASTER PLANNED UNIT DEVELOPMENT DISTRICT; SECTION 525 C-1 NEIGHBORHOOD COMMERCIAL DISTRICT; SECTION 526 C-2 GENERAL COMMERCIAL DISTRICT; SECTION 528 I-1 LIGHT INDUSTRIAL PARK DISTRICT; SECTION 529 I-2 GENERAL INDUSTRIAL PARK DISTRICT; SECTION 530 SUPPLEMENTAL REGULATIONS; STRIKING AND RESERVING SECTION 530.14 APPLICABILITY OF THIS CODE TO THE SALE OF ALCOHOLIC BEVERAGES; SECTION 530.15 FRATERNAL LODGES AND SOCIAL AND RECREATIONAL CLUBS; CHAPTER 700 SUBDIVISION AND PLATTING STANDARDS; CHAPTER 900 DEVELOPMENT STANDARDS; SECTION 901.1 TRANSPORTATION CORRIDOR SPACING; SECTION 901.2 TRANSPORTATION CORRIDOR MANAGEMENT; SECTION 905.2 LANDSCAPING AND BUFFERING; CHAPTER 1000 MISCELLANEOUS STRUCTURE

REGULATIONS; SECTION 1003 GATES, FENCES, AND WALLS; CHAPTER 1100 SPECIAL DEVELOPMENT STANDARDS; SECTION 1101 VEHICLE DEALERSHIPS; SECTION 1102 LARGE SCALE COMMERCIAL DESIGN STANDARDS; SECTION 1105 SELF STORAGE FACILITIES DESIGN STANDARDS; SECTION 1200 NONCONFORMITIES; 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. (Hybrid Virtual LPA: 11/5/20, 1:30 p.m.; DC) File Number PDD21-00024
Comm. Dist. ALL
Recommendation Approve

The Commission approved the item per Staff's recommendation by a roll call vote.

PC7 ZONING AMENDMENT (CONSENT) – First Pasco Service Corporation – Change in Zoning from an I-1 Light Industrial Park District to a C-2 General Commercial District – Central Pasco County – at the Northeast Corner of the Intersection of State Road 52 and Corporate Lake Boulevard – Containing Approximately 6.249 Acres (PC: 11/5/20, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 11/17/20, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-7502
Comm. Dist. 1
Recommendation Approve

The item was approved as part of the Public Hearing Consent Agenda by a roll call vote.

PC8 CONDITIONAL USE REQUEST (CONSENT) – Sierra Farms, Inc./Royal Auction Group –Public Auction in a C-2 General Commercial District – Southeast Pasco County – on the East Side of Gall Boulevard, at the Intersection of Gall Boulevard and State Road 56 – Containing Approximately 23.47 Acres (PC: 11/5/20; 1:30 p.m.; DC Hybrid Virtual Meeting and BCC: 11/17/20; 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-CU07
Comm. Dist. 1
Recommendation Approval with Conditions

The item was approved as part of the Public Hearing Consent Agenda by a roll call vote.

PC9 CONDITIONAL USE REQUEST (CONSENT) – Adventist Health System Sunbelt Healthcare Corporation –Multiple-Family Dwellings in a C-2 General Commercial District – Southcentral Pasco County – on the West Side of Bruce B, Downs Boulevard, Approximately 350 feet South of Eagleston Boulevard – Containing Approximately 16.24 Acres (PC: 11/5/20; 1:30 p.m.; DC Hybrid Virtual Meeting and BCC: 11/17/20; 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-CU08
Comm. Dist. 2
Recommendation Approval with Conditions

Continued to the December 10, 2020 Planning Commission Meeting at 1:30 p.m. in Dade City by a roll call vote.

PC10 ZONING AMENDMENT (REGULAR) – Charles Gilbert Tucker – Change in Zoning from a R-1 Rural Density Residential District to an AR-1 Agricultural-Residential District– Southcentral Pasco County – on the East Side of Conner Drive, Approximately 1,750 Feet South of the Intersection of Cypress Lane and Dupree Drive– Containing Approximately 5.46 Acres (PC: 11/5/20, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 11/17/20, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-7501
Comm. Dist. 2
Recommendation Approve

The Commission approved the item per Staff's recommendation by a roll call vote with Mr. Poole voting Nay.

ADJOURN

The Commission approved to adjourn the meeting.

The meeting adjourned at 2:44 p.m.

Prepared by: Allie Knupp, Records Clerk I, Board Records Division