

PASCO COUNTY PLANNING COMMISSION

ANNOTATED AGENDA

NOVEMBER 19, 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.

**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. Michael J. Cox, CFP

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

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

Vice-Chairman Girardi 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

Vice-Chairman Girardi led the Pledge of Allegiance to the Flag.

ROLL CALL

Ms. Jessica Rodriguez, Deputy Clerk, called the roll. All members were present with the exception of Mr. Saez and Chairman Grey who were absent. Mr. Cox attended the meeting virtually.

SWEARING IN

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

PROOF OF PUBLICATION

Planning Commission 11-19-2020 Hybrid-Virtual Meeting Affidavit

Ms. Rodriguez noted proof of publication.

PUBLIC COMMENT

There was none.

CONSENT

Annotated Minutes - Planning Commission Hybrid-Virtual Meeting September 17, 2020.

The Commission approved the September 17, 2020 Planning Commission Minutes.

PUBLIC HEARINGS

- PC1 LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (CONSENT) - CPAL 20(07) SALEM – 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 RES-6 (RESIDENTIAL – 6 DU/GA) on Approximately 77.21 Acres of Real Property, Located on the South Side of Tower Road, South of Bexley Village Drive.
File Number PDD21-0048
Comm. Dist. 4
Recommendation Approve

Ms. Hernandez noted that item PC1 would be pulled from the Consent Agenda.

The Commission approved to receive and file documents submitted by Mr. Jerry Harroff.

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

- PC2 AGREEMENT FOR A UNIFIED SIGN PLAN (CONSENT) - Mishorim Gold Properties, LP & Mishorim Huntsville, LLC/Grove at Wesley Chapel MPUD - Establishment of the Krate Unified Sign Plan - Central Pasco County - Located East of Oakley Boulevard and West of I-75, Approximately 650 Feet North of Wesley Chapel Boulevard, Containing Approximately 7.1 Acres.
File Number PDD21-0081
Comm. Dist. 1
Recommendation Approve

The Commission sitting as the Local Planning Agency approved Staff's recommendation by a roll call vote.

PC3 AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE ELEMENT CHAPTER 2 GOAL FLU 6: INCLUDING TEXT AND FIGURE REVISIONS TO THE CORE RESERVE, VILLAGE SEPARATOR PROVISIONS, EFFECT ON EXISTING DEVELOPMENT APPROVALS, AND FIGURES PH-5, PH-6, PH-7, AND PH-8 REVISIONS TO VILLAGE I BORDERS: AND AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE
File Number PDD21-0002
Comm. Dist. 1
Recommendation Approve

The Commission approved the Property Owners Group recommendation of Item 1.

The Commission approved to accept the village separators as stated, the adjustment to Village I as stated, and the effect on existing development approvals.

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 Approve

The Commission approved to adopt the recommendations for the LPA by a roll call vote.

P5 VARIANCE REQUEST (REGULAR) – Sachin K. Shah and Sarmila Shrestha – Reduction in the Required Minimum Front Setback From 50 Feet to 30 Feet in an AR-1 Agricultural-Residential District – South Central Pasco County – East Side of Raintree Road, Approximately 1,350 Feet South of Rainbow Lane – Containing Approximately 1.36 Acres
REFERENCE: VARNCE-2020-00013
File Number PDD21-2087
Comm. Dist. 3
Recommendation Approval with Conditions

The Commission approved to receive and file documentation submitted by Mr. Christopher Haas.

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

Ms. Hernandez noted that in Civic Clerk, a dashboard called "The Board Dashboard" or "Committee Dashboard" would be implemented to allow the members access of the records and items and that a tutorial would be sent to the members. She also noted that some of the map attachments were not loading well on the system and that the issue would be taken care of by the next PC meeting.

ADJOURN

The Commission approved to adjourn the meeting.

The meeting adjourned at 3:45 p.m.

Prepared by: Jessica Rodriguez, Records Clerk III, Board Records Division