

**PASCO COUNTY PLANNING COMMISSION
HYBRID/VIRTUAL MEETING**

ANNOTATED AGENDA

MARCH 25, 2021

**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
8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654**

Members:

Mr. Charles Grey, Chairman
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Roberto Saez, MBA, CGC, AIA

Mr. Peter Hanzel, MS
Mr. Christopher Poole, CPG

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

Sally Sherman, Assistant County Administrator, Development Services
Nectaros Pittos, 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. Allie Knupp, Deputy Clerk, called the roll. All members were present. Mr. Saez attended the meeting virtually...

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Knupp noted proof of publication.

Chairman Grey reviewed the procedures to be followed.

PUBLIC COMMENT

There was none.

CONSENT

There were no items.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included items PC2 and PC3 by a roll call vote.

- PC1 Zoning Amendment (Continuance) – Life Church MPUD Master Planned Unit Development – Victorious Life Assembly of God, Inc. – A Rezoning Request from an A-R Agricultural-Residential Zoning District to an MPUD Master Planned Unit Development District to Allow 122 Single-Family Detached Residential Units on Approximately 41.80 Acres
File Number PDD21-7504
Comm. Dist. 1
Recommendation Continuance Requested

The Commission approved to continue the item to the April 22, 2021 Planning Commission meeting at 1:30 p.m. in New Port Richey by a roll call vote.

- PC2 Variance Request (Consent) – 76 Store WC/Pong Lee, Brandywine Asset Management – Reduction in the Required Minimum Setback of a Street Entrance for Vehicles of a Service Station from a Residential Lot from 75 feet to 15 feet in a C-2 General Commercial District – Southcentral Pasco County – at the Southeast Corner of New River Road and SR54 – Containing Approximately 1.8 Acres (PC: 3/25/2021, 1:30 p.m.; NPR Hybrid Virtual Meeting)
File Number PDD21-2089
Comm. Dist. 2
Recommendation Approval with Conditions

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

- PC3 Zoning Amendment (Consent) - Salem Media MPUD Master Planned Unit Development - Salem Radio Properties, Inc. - Rezoning request from an A-C Agricultural District to a MPUD Master Planned Unit Development District to allow 325 residential units on approximately 77.21 acres - South Central Pasco County, on the south side of Bud Bexley Parkway approximately 600 feet west of Ballantrae Boulevard
File Number PDD21-7505
Comm. Dist. 4
Recommendation Approval with Conditions

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

- PC4 Zoning Amendment (Consent) – Connerton Villages III And IV MPUD Master Planned Unit Development - Lennar Homes, LLC – A Rezoning Request From An AC Agricultural Zoning District To An MPUD Master Planned Unit Development In Order To Allow Development Of A Maximum Of 2,160 Dwelling Units, 150,000 Square-Feet Of Retail, A Minimum of 50,000 Square-Feet Of Office In Parcel D-1, 100,000 Square-Feet Of Other Office, A Charter School With Up To 765 Students, An 80-Acre District Park, and Seven Acres For A Library/Fire/EMS Facility In The Connerton Village III and IV MPUD – No Funding Required
File Number PDD21-7509
Comm. Dist. 2
Recommendation Approval with Conditions

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

- PC5 Zoning Amendment (Consent) - Meadow Oaks MPUD Master Planned Unit Development Substantial Modification - Meadow Oaks Development, L.C, et al - Rezoning request from a R-1 Rural Density Residential District, a R-4 High Density Residential District, and A-C Agricultural District, and a MPUD Master Planned Unit Development District to a MPUD Master Planned Unit Development District to add acreage and allow substantial changes to the Master Plan and Conditions of Approval on approximately 63.23 acres - North West Pasco County, on the south side of Hudson Avenue approximately 1.1 miles east of Colony Road (PC: 03/25/2021, 1:30 p.m.; NPR Hybrid Virtual Meeting and BCC: 04/20/2021, 1:30 p.m.; NPR Hybrid Virtual Meeting)
File Number PDD21-7529
Comm. Dist. 5
Recommendation Approval with Conditions

The Commission approved the item per Staff’s recommendation by a roll call vote with Mr. Girardi abstaining from the vote due to a conflict of interest.

- P6 Comprehensive Plan Amendment – CPAL 20(14) Central Pasco Employment Village – Comprehensive Plan Text Amendment to the Central Pasco Employment Village Subarea Policies, Policy FLU 7.1.12 (Public Hearing: LPA: 3/25/21 at 1:30 p.m., NPR/Hybrid; BCC: 4/20/21 at 1:30 p.m., NPR/Hybrid; BCC: 5/18/21 at 1:30 p.m., NPR/Hybrid)
File Number PDD21-0290
Comm. Dist. 1 & 2
Recommendation Other

The Commission sitting as the Local Planning Agency approved to continue the item to the April 22, 2021 Planning Commission Meeting at 1:30 p.m. in New Port Richey by a roll call vote.

WALK-ONS

- W1 Large-Scale Comprehensive Plan Amendment (Continuance) – An Ordinance Amending The Pasco County Comprehensive Plan; Providing for A Large-Scale Comprehensive Plan Amendment To The Future Land Use Maps (Map 2-15 And Sheet 20) Changing From RES-1 (Residential-1 Du/Ga) To PD (Planned Development) On Approximately 20.35 Acres Of Real Property Located At The Intersection Of Ridge Road and Tanglewood Drive.
File Number PDD21-0327
Comm. Dist. 4
Recommendation Continuance

The Commission approved to continue the item to the April 22, 2021 Planning Commission Meeting at 1:30 p.m. in New Port Richey by a roll call vote with Chairman Grey abstaining from the vote due to a conflict of interest.

WALK-ONS

- W2 SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT (Continuance) – CPAS20(06) Shady Hills & Helen K Drive – Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 21) Changing from RES-1 (RESIDENTIAL-1 DU/GA) to COM (COMMERCIAL) on Approximately 4 Acres of Real Property Located on the Northeast corner of Shady Hill Road and Helen K Drive.
File Number PDD21-0329
Comm. Dist. 5
Recommendation Continuance

The Commission approved to continue the item to the April 22, 2021 Planning Commission Meeting at 1:30 p.m. in New Port Richey by a roll call vote.

ADJOURN

The meeting adjourned at 4:11 p.m.

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