

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

ANNOTATED AGENDA

MARCH 4, 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.

**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. 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, 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 1:26 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

Sheriff Nocco noted he was happy to have the Sheriff's Department included in the review process for future developments in the area.

Discussion followed regarding placing a member of the Sheriff's Office on the Planning Commission Board and that it would be a good idea especially in regards to the safety aspect.

CONSENT

Annotated Minutes - Planning Commission Hybrid - Virtual Meeting -
January 7, 2021

Annotated Minutes - Planning Commission Hybrid - Virtual Meeting -
February 4, 2021

The Commission approved the January 7, 2021 Planning Commission Minutes, the February 4, 2021 Planning Commission Minutes, and the February 18, 2021 Planning Commission Minutes by a roll call vote.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included items PC3, PC4, PC5, PC6, and PC7 by a roll call vote.

PC1 Zoning Amendment (Continuance) – A Rezoning Request from an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development in Order to Allow the Applicant to Assign Entitlements to the Connerton Village III and IV MPUD – Lennar Homes, LLC – No Funding Required (Planning Commission (PC): March 4, 2021; 1:30 p.m.; DC Hybrid Virtual)
File Number PDD21-7509
Comm. Dist. 2
Recommendation Continuance Requested

The Commission approved the continuance of the item to the March 25, 2021 meeting in New Port Richey at 1:30 p.m. by a roll call vote.

PC2 Comprehensive Plan Amendment (Continuance) – 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: 3/4/21 at 1:30 p.m., DC/Hybrid; BCC: 3/23/21 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 Continuance Requested

The Commission sitting as the Local Planning Agency approved the continuance of the item to the March 25, 2021 meeting in New Port Richey at 1:30 p.m. by a roll call vote.

PC3 Zoning Amendment (Consent) – Terry and Tina Gillette – Change in Zoning from an A-C Agricultural District to an AR-5 Agricultural-Residential District and an AR-5MH Agricultural-Mobile Home District– East Central Pasco County – on the North Side of Messick Road, .75 miles east of Old Lakeland Highway – Containing Approximately 12.15 Acres (PC: 03/04/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 03/23/21, 1:30 p.m.; NPR Hybrid Virtual Meeting; Continued from PC: 02/04/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 03/09/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-7515
Comm. Dist. 1
Recommendation Approve

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

PC4 Zoning Amendment (Consent) – SWFWMD/Cypress Ridge Professional Center – Change in Zoning from an A-C Agricultural District to a PO-2 Professional Office District – Southcentral Pasco County – on the West Side of Wesley Chapel Boulevard, Approximately .5 Miles North of State Road 54/56 – Containing Approximately 9.1 Acres (PC: 3/4/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 4/7/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-7524
Comm. Dist. 2
Recommendation Approve

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

PC5 Zoning Amendment (Consent) – Robert Wendell Pippin Jr. and Clay Tanner Pippin – Change in Zoning from an A-C Agricultural District to an A-R Agricultural-Residential District – North Central Pasco County – on the East Side of Possum Trot, Approximately 515 Feet North of Bayhead Road – Containing Approximately 10 Acres (PC: 3/04/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 3/23/21, 1:30 p.m.; NPR Hybrid Virtual Meeting)
File Number PDD21-7521
Comm. Dist. 1
Recommendation Approve

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

PC6 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS 20(03)
Old Lakeland Highway – Small-Scale Comprehensive Plan Amendment to
the Future Land Use Maps (2-15 and Sheet 16) Changing from RES-1
(RESIDENTIAL–1 DU/GA) to IL (INDUSTRIAL-LIGHT) on 5 Acres of Real
Property, Located on the Northwest Corner of Townsend Road and Old
Lakeland Highway; Providing for severability and an effective date. (Public
Hearing: LPA: 3/4/2021 at 1:30 p.m., DC; BCC: 4/7/2021 at 1:30 p.m., DC)
File Number PDD21-0211
Comm. Dist. 1
Recommendation Approve

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

PC7 Zoning Amendment (Consent) –BMI LLC – Change in Zoning from an A-R
Agricultural-Residential District to an I-1 Light Industrial Park District –
East Central Pasco County – on the West Side of Old Lakeland Highway,
North of Townsend Road – Containing 5 Acres (PC: 03/04/21, 1:30 p.m.;
DC, BCC: 04/07/21, 1:30 p.m.; DC)
File Number PDD21-7514
Comm. Dist. 1
Recommendation Approve

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

P8 Small-Scale Comprehensive Plan Amendment (Regular) - CPAS 20(02)
Meadowbrook – Small-Scale Comprehensive Plan Amendment to the
Future Land Use Maps (Map 2-15 and Sheet 20) from RES-3 (Residential-
3 DU/GA) to COM (Commercial) on Approx. 1.67 Acres of Real Property
Located at the Southwest Corner of State Road 54 and Meadowbrook
Drive. (Public Hearings: LPA: 3/4/2021 at 1:30 p.m., DC/Hybrid; BCC:
3/23/2021 at 1:30 p.m., NPR/Hybrid)
File Number PDD21-0225
Comm. Dist. 3
Recommendation Approve

The Commission approved the Comprehensive Plan as presented by a roll call vote with Mr. Hanzel and Mr. Williams voting nay.

The Commission approved to continue the Rezoning to the April 1, 2021 meeting in Dade City at 1:30 p.m. by a roll call vote.

P9 Zoning Amendment (Regular) – Kiddie Campus University, Inc. – Change in Zoning from an AR-1 Agricultural-Residential District to a C-2 General Commercial District– South Central Pasco County – on the Southwest Corner of the Intersection of State Road 54 and Meadowbrook Drive – Containing Approximately 1.67 Acres (PC: 03/4/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 03/23/21, 1:30 p.m.; NPR Hybrid Virtual Meeting; Continued from PC: 2/18/21, 1:30 p.m. NPR Hybrid Virtual Meeting)
File Number PDD21-7516
Comm. Dist. 3
Recommendation Approve

The item was heard with P8.

P10 An Ordinance by the Pasco County Board of County Commissioners Amending the Pasco County Land Development Code; Chapter 500 Zoning; Section 526 C-2 General Commercial District; Subsection 526.3 Conditional Uses; Removing Multiple Family Dwellings as a Conditional Use; 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.
File Number PDD21-0282
Comm. Dist. All
Recommendation Approve

The Commission approved to continue the item to the April 1, 2021 meeting in Dade City at 1:30 p.m. by a roll call vote.

WALK-ONS

The item was withdrawn.

ADJOURN

The meeting adjourned at 3:59 p.m.

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