

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

ANNOTATED AGENDA

APRIL 1, 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. Peter Hanzel, MS
Mr. Jaime Girardi, P.E., Vice-Chairman	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

Chairman Grey called the meeting to order at 1:29 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 with the exception of Mr. Saez who was absent.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Knupp noted proof of publication.

PUBLIC COMMENT

There was none.

CONSENT

There were no items

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included items PC4 and PC5.

PC1 Zoning Amendment (Continuance) – Steven Siller Tunnel to Tower/Parkway Boulevard– Change in Zoning from a PUD Planned Unit Development to a R-4 High Density Residential District – Southcentral Pasco County – on the South Side of Parkway Boulevard, Approximately .5 Miles East of Ehren Cutoff – Containing Approximately 75.15 Acres (PC: 4/1/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 4/20/21, 1:30 p.m.; NPR Hybrid Virtual Meeting)
File Number PDD21-7528
Comm. Dist. 2
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.

PC2 Zoning Amendment (Continuance) – 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: 4/1/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 5/18/21, 1:30 p.m.; NPR Hybrid Virtual Meeting; Continued from PC: 02/18/21, 1:30 p.m. NPR Hybrid Virtual Meeting, PC: 3/4/21, 1:30 p.m.; DC Hybrid Virtual Meeting, and BCC 3/23/21, 1:30 p.m.; NPR Hybrid Virtual Meeting)
File Number PDD21-7516
Comm. Dist. 3
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.

PC3 Special Exception (Consent) –Amber Thomas – Special Exception for a Home-Based Nail Artist in a R-3 Medium Density Residential District – East Central Pasco County – on the North Side of Carr Drive, Approximately 280 Feet East of Arms Drive – Containing Approximately .22 Acres (PC: 4/1/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-7522
Comm. Dist. 1
Recommendation Approval with Conditions

The Commission approved Staff's recommendation with amendments to the conditions which included prohibiting on street parking, limiting the number of customers to no more than three a day, and restriction of the hours from 8 a.m. to 5 p.m. seven days a week by a roll call vote with Mr. Hanzel and Chairman Grey voting nay.

PC4 Zoning Amendment (Consent) – Robert and Theresa Britton – Change in Zoning from an A-C Agricultural District to an A-R Agricultural Residential District – Northeast Pasco County – on the West Side of Easterling Road, Immediately North of the Junction of Easterling Road and Happy Hill Road– Containing Approximately 10.88 Acres (PC: 4/01/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 4/20/21, 1:30 p.m.; NPR Hybrid Virtual Meeting)
File Number PDD21-7523
Comm. Dist. 1
Recommendation Approve

The item was approved as part of the Public Hearing Consent Agenda.

PC5 Development Agreement (Consent) – Meritage Homes Of Florida, Inc. – Development Agreement To Provide A Drainage Retention Area In Exchange For Mobility Fee Credits And A Partial Waiver Of Neighborhood Park And Landscape Buffering Requirements – Southeast Pasco County – On The East Side Of Morris Bridge Road, Approximately 1,600 Feet North Of State Road 56 – Containing Approximately 26.91 Acres (PC: 4/1/21, 1:30 P.M. DC Hybrid Virtual Meeting And BCC: 4/20/21, 1:30 P.M. NPR Hybrid Virtual Meeting)
File Number PDD21-0250
Comm. Dist. 2
Recommendation Approve

The item was approved as part of the Public Hearing Consent Agenda.

PC6 An Ordinance By The Pasco County Board Of County Commissioners Establishing A Temporary Moratorium (180 Days) On The Submission And Acceptance Of Applications For Conditional Uses, Rezoning, And Comprehensive Plan Amendments Proposing To Increase Multi-Family Entitlements Within The Moratorium Area; Providing For Authority; Legislative Findings Of Fact; Definitions; Moratorium Area; Temporary Moratorium Imposed; Duration Of Temporary Moratorium; And Severability.
File Number PDD21-0316
Comm. Dist. 2
Recommendation Approve

The Commission approved Staff's recommendation with the addition to add vacancy as a criteria for review on the Moratorium in addition to the four specific criteria already included in the Moratorium with Mr. Girardi voting nay.

PC7 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 the item per Staff's recommendation.

ADJOURN

The meeting adjourned at 3:06 p.m.

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