

**PASCO COUNTY PLANNING COMMISSION
HYBRID VIRTUAL MEETING**

ANNOTATED AGENDA

MAY 6, 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. Donald E. Anderson, MBA	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
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 1:28 p.m.

Ms. Shannon Egbert, Deputy Clerk, administered the Oath of Office to swear in Mr. Don Anderson, Mr. Jaime Girardi and Mr. Peter Hanzel.

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. Shannon Egbert, Deputy Clerk, called the roll. All members were present. Mr. Roberto Saez and Mr. Chris Williams attended the meeting virtually.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Egbert 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 item PC3 and the Commission sitting as the Local Planning Agency approved the Public Hearing Consent Agenda which included items PC4, PC5, PC6, PC7, and PC8 with the noted correction to the acreage on PC7 by a roll call vote.

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: 5/6/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 5/18/21, 1:30 p.m.; NPR Hybrid Virtual Meeting; Cont. from PC 4/22/21, 1:30 p.m. NPR)
File Number PDD21-7528
Comm. Dist. 2
Recommendation Continuance Requested

The Commission approved to continue the item to the May 20, 2021 Planning Commission meeting at 1:30 p.m. in New Port Richey by a roll call vote.

PC2 Special Exception (Consent) – Palm River Dairy Inc.– Special Exception for a Solar Electric Power Collection Facility (Solar Farm) and Substation in a A-R Agricultural-Residential District and A-C Agricultural District – Southeast Pasco County – East of Paul S Buchman Highway, South of Jerry Road, West of Saunders Road, North of County Line Road – Containing Approximately 576.199 Acres (PC: 5/6/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-7532
Comm. Dist. 1
Recommendation Approval with Conditions

The Commission approved to continue the item to the June 3, 2021 Planning Commission meeting at 1:30 p.m. in Dade City by a roll call vote with Mr. Williams absent for the vote.

PC3 Zoning Amendment (Consent) – Creighton Boyette & Overpass MPUD Master Planned Unit Development – Creighton Companies, LLC, et. al - A Rezoning Request from an A-R Agricultural-Residential Zoning District and an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development to Allow Development of a Maximum of 27,000 Square-Feet of Non-Residential Uses on Approximately 4.95 Acres – No Funding Required
File Number PDD21-7533
Comm. Dist. 1
Recommendation Approval with Conditions

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

PC4 Small-Scale Comprehensive Plan Amendment (Consent) – CPAS 20(01) Creighton Boyette & Overpass Commercial – Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 14) from RES-3 (RESIDENTIAL - 3 DU/GA) to COM (COMMERCIAL) on Approximately 4.906 Acres of Real Property, Located on the Southeast Corner of Boyette Road and Overpass Road. (Public Hearings: LPA: 5/6/2021 at 1:30 p.m., DC/Hybrid; BCC: 6/22/2021 at 1:30 p.m., NPR/Hybrid)
File Number PDD21-0360
Comm. Dist. 1
Recommendation Approve

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

PC5 Small-Scale Comprehensive Plan Amendment (Consent) – CPAS 20(06) Shady Hills and Helen K Drive – Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 05) from RES-1 (RESIDENTIAL - 1 DU/GA) to COM (COMMERCIAL) on Approximately 4 Acres of Real Property, Located on the Northeast Corner of Shady Hills Road and Helen K Drive. (Public Hearings: LPA: 5/6/2021 at 1:30 p.m., DC/Hybrid; BCC: 6/22/2021 at 1:30 p.m., NPR/Hybrid)
File Number PDD21-0361
Comm. Dist. 5
Recommendation Approve

This 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(05) Orange State Grove – Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 and Sheet 21) from RES-3 (RESIDENTIAL-3 DU/GA) to RES-9 (RESIDENTIAL-9 DU/GA) on Approximately 2.32 Acres of Real Property to Allow for 11 Family Detached Units. Located on the West of Livingston Road, and North of County Line Road; Providing for Severability and an Effective Date. (Public Hearings: LPA: 5/6/2021 at 1:30 p.m., DC: 6/8/2021 at 1:30 p.m., DC)
File Number PDD21-0254
Comm. Dist. 3
Recommendation Approve

The item was approved as part of the Public Consent Agenda and to include a correction to the Agenda Memo regarding the Proposed Future Use by a roll call vote.

PC7 Large-Scale Comprehensive Plan Amendment (Consent) - CPAL 21(03) Causeway –Providing for a Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 And Sheet 12) Changing from COM (Commercial) to PD (Planned Development) on Approximately 35 Acres of Real Property Located at The Southwest Corner of Roaches Run and Land O Lakes Blvd; and a Text Amendment Creating Subarea Policy FLU 7.1.58-Causeway PD; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(58) Causeway (Public Hearing: LPA: 5/6/2021 at 1:30 p.m., DC/Hybrid; BCC: 5/18/2021 at 1:30 p.m., NPR/Hybrid; BCC: 7/6/2021 at 1:30 p.m., DC/Hybrid)
File Number PDD21-0363
Comm. Dist. 2
Recommendation Approve

The item was approved as part of the Public Hearing Consent Agenda and to include a correction to the Agenda Memo to state a minimum of 5.7 acres by a roll call vote.

PC8 Large-Scale Comprehensive Plan Amendment (Consent) – CPAL20(11) Wesley Chapel Lakes – Providing for a Large-Scale Comprehensive Plan Amendment to the Future Land Use Map (2-15 and Sheet 22) Changing from RES-3 (Residential-3 du/ac) and ROR (Retail/Office/Residential) to PD (Planned Development) on Approximately 303 Acres of Real Property; a Text Amendment Creating Subarea Policy FLU 7.1.56 – Wesley Chapel Lakes; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(56) Wesley Chapel Lakes (Public Hearing: LPA: 5/6/2021 at 1:30 p.m., DC/Hybrid; BCC: 6/8/2021 at 1:30 p.m., DC/Hybrid; BCC: 8/10/2021 at 1:30 p.m., DC/Hybrid)
File Number PDD21-0328
Comm. Dist. 2
Recommendation Approve

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

ADJOURN

The Commission approved to adjourn the meeting.

The meeting adjourned at 2:23 p.m.

Prepared by: Carolyn Mendez, Records Clerk I, Board Records Division