

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

ANNOTATED AGENDA

APRIL 22, 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. Peter Hanzel
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, 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 1:35 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.

Chairman Grey reviewed the procedures to be followed.

PUBLIC COMMENT

There was none.

CONSENT

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

Annotated Minutes - Planning Commission Hybrid - Virtual Meeting - April 1, 2021

The Commission approved the March 4, 2021 Planning Commission Minutes and the April 1, 2021 Planning Commission Minutes.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included Agenda item PC4.

PC1 Land Excavation Operating Permit and Conditional Use Request (Continuance) - Coastal Landfill Disposal of Florida, LLC – Mining Operating Permit and Conditional Use Permit Amendment for an Existing Mining and Construction and Demolition Debris Disposal Facility – Northwest Pasco County – At the End of Houston Avenue, Approximately Two Miles East of US 19 – Containing approximately 88.72 acres (PC: 04/22/2021, 1:30 p.m.; NPR and BCC: 05/18/2021; 1:30 p.m.; NPR)
File Number PDD21-CU30
Comm. Dist. 5
Recommendation Continuance Requested

The Commission approved to continue the item to a date uncertain.

PC2 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 Requested

The Commission approved to continue the item to the May 6, 2021 Planning Commission meeting at 1:30 p.m. in Dade City.

PC3 Zoning Amendment (Consent) – 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 Approval with Conditions

The Commission approved Staff's recommendation with the amendments to include additional size to the playground, add additional barriers between the playground and the pond, and to add an amenity package.

PC4 Land Excavation Operating Permit and Conditional Use Request (Consent) – SitEX NR Holdings, LLC – Operating Permit and Conditional Use Permit for Land Excavation in an MPUD Master Planned Unit Development District – West Central Pasco County – On the East Side of River Glen Boulevard, Approximately 3,800 Feet North of the Intersection of State Road 54 and River Glen Boulevard – Containing Approximately 19.6 Acres (PC: 04/22/2021, 1:30 p.m.; Hybrid Virtual Meeting and BCC 05/18/2021, 1:30 p.m.)
File Number PDD21-CU14
Comm. Dist. 2
Recommendation Approval with Conditions

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

P5 Zoning Amendment (Regular) – 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: 4/22/21, 1:30 p.m.; NPR Hybrid Virtual Meeting, BCC: 5/18/21, 1:30 p.m.; NPR Hybrid Virtual Meeting)
File Number PDD21-7528
Comm. Dist. 2
Recommendation Approve

The Commission approved to continue the item to the May 6, 2021 Planning Commission meeting at 1:30 p.m. in Dade City.

P6 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: 4/22/21, 1:30 p.m.; NPR 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, PC: 4/1/21, 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 Approve

The Commission approved to continue the item to a date uncertain.

P7 Large-Scale Comprehensive Plan Amendment – CPAL20(15) Ridge Road – Providing for a Large-Scale Comprehensive Plan Amendment to the Future Land Use 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; a Text Amendment Creating Subarea Policy FLU 7.1.57- Ridge Road & Tanglewood Drive; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(57) Ridge Road & Tanglewood Drive.

File Number PDD21-0327
Comm. Dist. 4
Recommendation Approve

The Commission approved to receive and file documents submitted by Ms. Anne Archer Corona.

The Commission approved to receive and file documents submitted by Mr. Craig Laporte.

The Commission denied Staff's recommendation of approval with Mr. Girardi voting nay and Chairman Grey abstaining from the vote due to a conflict of interest.

P8 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 continued; LPA: 4/22/21 at 1:30 p.m. at NPR/Hybrid; BCC: 5/18/21 at 1:30 p.m., NPR/Hybrid; BCC: 7/6/21 at 1:30 p.m., DC/Hybrid)

File Number PDD21-0290
Comm. Dist. 1 & 2
Recommendation Other

The Commission denied Staff's recommendation of approval by a roll call vote with Mr. Girardi and Mr. Poole voting nay.

WALK-ONS

There were no items.

ADJOURN

The meeting adjourned at 8:04 p.m.

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