

PASCO COUNTY PLANNING COMMISSION

ANNOTATED AGENDA

JUNE 3, 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 - **ABSENT**

Mr. Peter Hanzel, MS - **ABSENT**
Mr. Christopher Poole, CPG
Mr. Don Anderson, MBA

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

Sally Sherman, Assistant County Administrator, Development Services
Nectarios 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 1:36 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. Carolyn Mendez, Deputy Clerk, called the roll. All members were present with the exception of Mr. Saez and Mr. Hanzel who were absent.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Mendez noted proof of publication.

PUBLIC COMMENT

There was none.

CONSENT

Annotated Minutes - Planning Commission Hybrid-Virtual Meeting –
April 22, 2021

Annotated Minutes - Planning Commission Hybrid-Virtual Meeting –
May 6, 2021

The Commission approved the April 22, 2021 Planning Commission Minutes and the May 6, 2021 Planning Commission Minutes.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included Agenda item PC3, PC4, and PC5.

PC1 An Ordinance By The Pasco County Board of County Commissioners Amending The Pasco County Land Development Code: Chapter 600 Overlay And Special District Areas; Section 602.8.T: VOPH Development And Administrative Review Fees; And Map Change To Exhibit 602-E VOPH Master Roadway Plan Exhibit A Tyndall Road / East West Street A Right Of Way Alignment; And Other Amendments As Necessary For Internal Consistency; Providing For Applicability; Repealer; Severability; Inclusion Into The Land Development Code; And An Effective Date.
File Number PDD21-0352
Comm. Dist. 1
Recommendation Continuance Requested

The Commission approved to continue the item to the June 24, 2021 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC2 Special Exception (Consent) – Russ & Leanne S Henderson / Henderson Ice Rink – Special Exception for a Private Hockey School/Academy in A-C Agricultural District – Central Pasco County – West Side of McKendree Road, Approximately 2 Miles North of Overpass Road – Containing Approximately 10.33 Acres (PC: 6/3/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-7536
Comm. Dist. 1
Recommendation Approval with Conditions

The Commission approved the item per Staff's recommendation including the restrictions relative to the standard County noise decibel limitations.

PC3 Zoning Amendment (Consent) – Lyden L & Sue Ann Green - Change in Zoning from a R-1MH Single-Family/Mobile Home District to a C-2 General Commercial District – Southwest Pasco County – on the Northwest Corner of Seaberg Road and State Road 54 – Containing Approximately 0.86 Acres (PC: 6/3/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 6/22/21, 1:30 p.m.; NPR Hybrid Virtual Meeting)
File Number PDD21-7538
Comm. Dist. 1
Recommendation Approve

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

PC4 Zoning Amendment (Consent) – White Marlin LLC/Davin Joseph Rooks Drive - Change in Zoning from a A-R Agricultural-Residential District to a R-1MH Single-Family/Mobile Home District – Central Pasco County – on the Southwest Corner of Hidden Drive and Rooks Drive – Containing Approximately 1.26 Acres (PC: 6/3/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 6/22/21, 1:30 p.m.; NPR Hybrid Virtual Meeting)
File Number PDD21-7535
Comm. Dist. 1
Recommendation Approve

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

PC5 Conditional Use (Consent) – District School Board of Pasco County/Vertex Development, LLC./Verizon Wireless – 150-Foot Above-Ground-Level Close-Mount Wireless Communications Facility (WCF) in a MPUD Master Planned Unit Development District – Central Pasco County – On the South Side of Overpass Road, Approximately 940 Feet West of Watergrass Parkway (PC: 6/3/21, 1:30 p.m.; DC, Hybrid Virtual Meeting; BCC: 8/10/21, 1:30 p.m.; DC, Hybrid Virtual Meeting)
File Number PDD21-CU34
Comm. Dist. 1
Recommendation Approval with Conditions

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

P6 Special Exception (Regular) – 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: 6/3/21, 1:30 p.m.; DC Hybrid Virtual Meeting; Cont. from 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 receive and file documents submitted by Ms. Kristin Mora.

The Commission approved the item per Staff's recommendation including the revision to Condition 6D to change the spacing between the double staggered row of trees to 40 feet instead of 60 feet.

WALK-ONS

There were no items.

ADJOURN

The Commission approved to adjourn the meeting.

The meeting adjourned at 2:44 p.m.

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