

**PASCO COUNTY PLANNING COMMISSION
HYBRID VIRTUAL MEETING**

ANNOTATED AGENDA

MAY 20, 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, MS
Mr. Jaime Girardi, P.E., Vice-Chairman	Mr. Christopher Poole, CPG
Mr. Donald E. Anderson, MBA - ABSENT	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 1:31 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. Jessica Rodriguez, Deputy Clerk, called the roll. All members were present with the exception of Mr. Don Anderson who was absent.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Rodriguez noted proof of publication.

Chairman Grey reviewed the procedures to be followed.

PUBLIC COMMENT

Ms. Candace Backer spoke regarding the Solar Electric Power Collection Facility item heard initially at the May 6, 2021 Planning Commission meeting.

Mr. Pittos noted that the item was moved and would be heard at the June 3, 2021 Planning Commission meeting in Dade City.

CONSENT

Annotated Minutes – Planning Commission Hybrid-Virtual Meeting – March 25, 2021

The Commission approved the March 25, 2021 Planning Commission Minutes.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included items PC1, PC2, and PC3.

- PC1 Variance Request (Consent) – Park Square Enterprises LLC/Wyndrush Townhomes – An Increase in the Maximum Building Coverage from 40% to 70% for all Buildings in an MF-1 Multiple-Family Medium Density District – Southeast Pasco County – Approximately 400 Feet North of the Intersection of State Road 54 and Point Cypress Boulevard– Containing Approximately 11.73 Acres (PC: 5/20/21, 1:30 p.m.; NPR Hybrid Virtual Meeting)
- File Number** PDD21-2091
- Comm. Dist.** 2
- Recommendation** Approval with Conditions

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

- PC2 Variance Request (Consent) – Jacob Cross Holdings LLC/The Preserve at Gulf Trace Townhomes Ph. 2 – Increase in the Maximum Building Coverage From 40% to 70% and Reduction in the Side Yard Setback from 10 Feet to 7.5 Feet for Buildings 1-3 and 5-13, a Reduction in the Rear Yard Setback from 15 Feet to 11.90 Feet for Building 4, and a Reduction in the Rear Yard Setback from 15 Feet to 13.90 Feet for Building 1 in a MF-1 Multiple-Family Medium Density District – Southwest Pasco County – West of the Intersection of Gulf Trace Boulevard and Harbour Palm Drive – Containing Approximately 33.596 Acres (PC: 5/20/2021, 1:30 p.m.; NPR Hybrid Virtual Meeting)
- File Number** PDD21-2090
- Comm. Dist.** 3
- Recommendation** Approval with Conditions

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

- PC3 Development Agreement (Consent) – Taylor Morrison of Florida, Inc. – Development Agreement to Design, Permit, and Construct a Turn Lane on Morris Bridge Road in Exchange for Mobility Fee Credits – South Central Pasco County – on the West Side of Morris Bridge Road at the Intersection of State Road 56 (LPA: 05/20/2021, 1:30 p.m.; NPR Hybrid Virtual Meeting and BCC: 07/06/2021, 1:30 p.m.; DC Hybrid Virtual Meeting)
- File Number** PDD21-0384

PC AA 05/20/2021

Comm. Dist. 2
Recommendation Approve

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

PC4 Small-Scale County Comprehensive Plan Amendment (Consent) - CPAS 20-02 River Run – Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 and Sheet 23) from AT (MAJOR ATTRACTORS) to RES-3 (RESIDENTIAL-3 DU/GA) on Approximately 5.05 Acres of Real Property, Located to the East of Gall Boulevard and State Road 56. (Public Hearings: LPA: 05/20/2021 at 1:30 p.m., NPR/Hybrid; BCC: 6/08/2021 at 1:30 pm., DC/Hybrid)
File Number PDD21-0349
Comm. Dist. 1
Recommendation Approve

The Commission sitting as the Local Planning Agency approved the item per Staff's recommendation.

PC5 Large-Scale Comprehensive Plan Amendment- CPAL 20(13) Palmetto Ridge –Providing For a Comprehensive Plan Text Amendment to Subarea Policy Flu 7.1.34- Fort King Ranch and Renaming the Subarea to Palmetto Ridge; Updating the Future Land Use Map 2-9 and Subarea Map 2-9(34) Fort King Ranch to Depict Name Change (Public Hearing: LPA: 5/20/2021 at 1:30 p.m., NPR/Hybrid; BCC: 6/08/2021 at 1:30 p.m., DC/Hybrid; BCC: 8/10/2021 at 1:30 p.m., DC/Hybrid)
File Number PDD21-0371
Comm. Dist. 1
Recommendation Approve

The Commission approved to receive and file documents submitted by Mr. Terry Pittos.

The Commission sitting as the Local Planning Agency approved Staff's recommendation.

P6 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: 05/20/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC 6/8/2021, 1:30 p.m.; DC Hybrid Virtual Meeting; Cont. from PC 4/22/21, 1:30 p.m. NPR; Cont. from PC 5/6/21, 1:30 p.m. DC; Cont. from BCC: 5/18/21, 1:30 p.m.; NPR Hybrid Virtual Meeting)

File Number PDD21-7528

Comm. Dist. 2

Recommendation Approve

The Commission denied Staff's recommendation of approval with Mr. Williams voting nay.

WALK-ONS

There were no items.

ADJOURN

The Commission approved to adjourn the meeting.

The meeting adjourned at 3:52 p.m.

Prepared by: Jessica Rodriguez, Records Clerk III, Board Records Division