

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

ANNOTATED AGENDA

JUNE 24, 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	Mr. Don E. Anderson, MBA

School Board Representative – Mr. Chris Williams

- **Rep. by Mr. Richard Tonello**

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 1:33 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. Mr. Roberto Saez attended the meeting virtually. Mr. Chris Williams was represented by Mr. Richard Tonello.

Mr. Goldstein spoke regarding the amended rules for the hybrid/virtual meetings.

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 - June 3, 2021

The Commission approved the June 3, 2021 Planning Commission meeting Minutes.

PUBLIC HEARINGS

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

- PC1 Large-Scale Comprehensive Plan Amendment (Continuance) - CPAL 21(01) SunWest Park PD - Providing for a Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 03) Changing from RES-3 (Residential-3 du/ga), CL (Coastal Lands), and R/OS (Major Recreation/Open Space to PD (Planned Development) on Approximately 151.7 Acres of Real Property Located West of Old Dixie Highway; and a Text Amendment Creating Subarea Policy FLU 7.1.59 – SunWest Park PD; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(59) SunWest Park PD (Public Hearing: LPA: 6/24/2021 at 1:30 p.m., NPR/Hybrid; BCC: 7/6/2021 at 1:30 p.m., DC/Hybrid; BCC: 8/24/2021 at 1:30 p.m., DC/Hybrid).
- File Number** PDD21-0427
Comm. Dist. 5
Recommendation Continuance Requested

The Commission approved to continue the item to the July 22, 2021 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC2 Variance Request (Consent) – 6016 Delaware Ave Land Trust/ 11836 Little Road – A Reduction in the Required Minimum Lot Area from 15,000 Square Feet to 14,006 Square Feet, Which, If Approved Allow the Applicant to Apply for a Rezoning to C-2 General Commercial District on a Parcel that is Less than 15,000 Square Feet in Lot Area – West Central Pasco County – On the Northeast Corner of Little Road and Mango Street – Containing Approximately 0.32 Acres (PC: 6/24/2021, 1:30 p.m.; NPR Hybrid Virtual Meeting)
- File Number** PDD21-2093
Comm. Dist. 5
Recommendation Approval with Conditions

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

- PC3 Comprehensive Plan Amendment (Consent) - CPAL 21(02) PAW Materials – Providing For a Comprehensive Plan Text Amendment to Subarea Policy FLU 7.1.25 – PAW Materials (Public Hearing: LPA: 6/24/2021 at 1:30 p.m., NPR/Hybrid; BCC: 7/6/2021 at 1:30 p.m., DC/Hybrid; BCC: 8/24/2021 at 1:30 p.m., DC/Hybrid)

File Number PDD21-0426
Comm. Dist. 2
Recommendation Approve

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

PC4 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 Approve

The Commission approved Staff's recommendation by a roll call vote.

WALK-ONS

There were none.

ADJOURN

The Commission approved to adjourn the meeting.

The meeting adjourned at 2:19 p.m.

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