

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

ANNOTATED AGENDA

JULY 8, 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 - **ABSENT**
Mr. Christopher Poole, CPG – **ABSENT**
Mr. Roberto Saez, MBA, CGC, AIA

Mr. Peter Hanzel, MS
Mr. Michael J. Cox, CFP
Mr. Donald E. 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 1:30 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. Girardi and Mr. Poole who were absent.

Chairman Grey reviewed the procedures to be followed.

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

There was none.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included Agenda items PC8 and PC9 and **the Commission sitting as the Local Planning Agency approved** the Public Hearing Consent Agenda which included item PC12.

- PC1 Transportation Corridor Management (Withdrawn) – Dollar General - Reduction in the Right-of-Way Dedication Requirement from 117.5 Feet to 102 Feet from Roadway Centerline along US 301 – Northeast Pasco County – the Northwest Corner of US 301 and Payne Road. (PC: 7/8/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
- File Number** PDD21-0457
- Comm. Dist.** 1
- Recommendation** Withdraw

The item was withdrawn. No action required.

- PC2 Transportation Corridor Management (Withdrawn) – Little Road ALF - Reduction in the Right-of-Way Dedication Requirement from 83 Feet to 62 Feet from Roadway Centerline along Little Road – Northwest Pasco County – the Northwest Corner of Little Road and Hudson Avenue. (PC: 7/8/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
- File Number** PDD21-0458
- Comm. Dist.** 5
- Recommendation** Withdraw

The item was withdrawn. No action required.

- PC3 Zoning Amendment (Continuance) – Seven Oaks MPUD Master Planned Unit Development Parcel S-19 – SB Associates Limited Partnership - A Rezoning Request from an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development to Modify the Master Plan to Allow the Conversion of Retail/Commercial Entitlements to Multi-family Entitlements on Parcel S-19 – No Funding Required (Planning Commission (PC): July 8, 2021; 1:30 p.m.; DC Hybrid Virtual)
- File Number** PDD21-7507
- Comm. Dist.** 2
- Recommendation** Continuance Requested

The Commission approved to continue the item to the September 9, 2021 Planning Commission meeting at 1:30 p.m. in Dade City including the revision to the Agenda Memo to correct the owner name from SB Associates Limited Partnership to DD/SR 56 LLC, et al and to renote the item.

PC4 Zoning Amendment (Continuance) – Wesley Chapel Lakes MPUD Master Planned Unit Development – M/I Homes of Tampa, LLC – A Substantial Modification Request to Propose Entitlements for Vacant Parcels Within the MPUD (Planning Commission (PC): 7/8/21; 1:30 p.m.; DC, Hybrid Virtual)
File Number PDD21-7530
Comm. Dist. 2
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.

PC5 Zoning Amendment (Continuance) - Pulte Law MPUD Master Planned Unit Development - Pulte Home Company, LLC - Rezoning Request from an A-R Agricultural Residential District to a MPUD Master Planned Unit Development District to Allow for 240 Single-Family Detached Units on Approximately 79.76 acres - South Central Pasco County, at the Southwest Corner of the Intersection of Lake Patience Road and Perdew Drive (PC: 07/08/2021, 1:30 p.m.; DC Hybrid Virtual Meeting and BCC: 08/10/2021, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-7520
Comm. Dist. 4
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.

PC6 Zoning Amendment (Continuance) – Y Smith Properties LLC – Change in Zoning from a C-2 General Commercial District to a I-1 Light Industrial Park District – West Central Pasco County – on the East Side of Leo Kidd Avenue, Approximately 200 Feet North of Pine Hill Road – Containing Approximately 1.19 Acres (PC: 7/8/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 8/10/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-7546
Comm. Dist. 4
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.

PC7 Comprehensive Plan Amendment (Continuance)- CPAL21(04) Chapter 7 Transportation Element - Providing For Text Amendments To Chapter 7, Transportation Element, Table 7-2a, Corridor Preservation And Repealing Table 7-2b; Providing For Map Amendments To The Highway Vision Plan And Functional Class (Map 7-36) And The Transportation Corridor Preservation Map (Map 7-35); And Providing For Additional Text Amendments As Necessary For Internal Consistency

File Number PDD21-0432

Comm. Dist. ALL

Recommendation Continuance Requested

The Commission sitting as the Local Planning Agency approved to continue the item to a date uncertain.

PC8 Zoning Amendment (Consent) – Cole Trust, Jeffery A Cole Trustee/Dollar General 301 & Payne – Change in Zoning from a R-1MH Single-Family/Mobile Home District to a C-2 General Commercial District – Northeast Pasco County – on the Northwest Corner US 301 and Payne Road – Containing Approximately 0.71 Acre (PC: 7/8/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 8/10/21, 1:30 p.m.; DC Hybrid Virtual Meeting)

File Number PDD21-7544

Comm. Dist. 1

Recommendation Approve

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

PC9 Zoning Amendment (Consent) – Helen Cuoco – Change in Zoning from a R-2 Low Density Residential District to a C-2 General Commercial District – Southwest Pasco County – on the Southwest Corner Rowan Road and Indiana Avenue – Containing Approximately 3.77 Acres (PC: 7/8/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 8/10/21, 1:30 p.m.; DC Hybrid Virtual Meeting)

File Number PDD21-7545

Comm. Dist. 4

Recommendation Approve

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

PC10 Zoning Amendment (Consent) – Lake Como Co-Op Inc. – Change in Zoning from a A-C Agricultural District to a A-R Agricultural-Residential District – South Central Pasco County – on the South Side of Leonard Road Approximately .5 mile South on Cot Road Area South of the Intersection of South Grove Loop and Dee Way– Containing Approximately 13.42 Acre (PC: 7/8/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 8/10/21, 1:30 p.m.; DC Hybrid Virtual Meeting)

File Number PDD21-7540

Comm. Dist. 3

Recommendation Approve

The Commission approved to continue the item to the August 5, 2021 Planning Commission meeting at 1:30 p.m. in Dade City.

PC11 Special Exception (Consent) – Lake Como Co-Op Inc. – Special Exception for a 57-space Travel Trailer/Recreational Vehicle Park in a A-R Agricultural-Residential District – South Central Pasco County – on the South Side of Leonard Road Approximately .5 mile south on Cot road area south of the intersection of South Grove Loop and Dee Way – Containing Approximately 13.42 Acres (PC: 7/8/21, 1:30 p.m.; DC Hybrid Virtual Meeting)

File Number PDD21-7541

Comm. Dist. 3

Recommendation Approval with Conditions

The Commission approved to continue the item to the August 5, 2021 Planning Commission meeting at 1:30 p.m. in Dade City.

PC12 Small-Scale County Comprehensive Plan Amendment (Consent) - CPAS 21-06 Acorn 54 – Small-Scale Comprehensive Plan Amendment To The Future Land Use Maps (Map 2-15 and Sheet 22) From RES-3 (RESIDENTIAL-3 DU/GA) To COM (COMMERCIAL) On Approximately 9.24 Acres Of Real Property, Located To The South Of State Road 54 And River Glen Boulevard. (Public Hearings: LPA: 07/08/2021 at 1:30 p.m., DC/Hybrid; BCC: 8/10/2021 at 1:30 pm., DC/Hybrid)

File Number PDD21-0431
Comm. Dist. 2
Recommendation Approve

The Commission sitting as the Local Planning Agency approved the item as part of the Public Hearing Consent Agenda.

Walk-Ons

Large-Scale Comprehensive Plan Amendment (Continuance) - CPAL 21(06) Adrian Phillip - Providing for a Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 14) Changing from RES-3 (Residential-3 du/ga) to COM (Commercial) on Approximately 37.58 Acres of Real Property Located East of Old Pasco Road, North of Overpass Road; and a Text Amendment Creating Subarea Policy FLU 7.1.60-Adrian Phillip; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(60) Adrian Phillip; and a Map Amendment to Map 2-13:Rural Areas Map (Public Hearing: LPA: 7/8/2021 at 1:30 p.m., DC; BCC: 8/10/2021 at 1:30 p.m., DC; BCC: 9/28/2021 at 1:30 p.m., NPR).

File Number PDD21-0430
Comm. Dist. 1
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.

Mr. Goldstein held discussion regarding the recent repeal of the hybrid virtual operations by the Board of County Commissioners and the future use of WebEx.

Ms. Hernandez spoke regarding four of the Planning Commission Members terms ending in August and the wishes of the Board of County Commissioners to appoint a member from their District.

ADJOURN

The Commission approved to adjourn the meeting.

The meeting adjourned at 2:10 p.m.

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