

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

ANNOTATED AGENDA

JULY 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. Jaime Girardi, P.E., Vice-Chairman
Mr. Michael J. Cox, CFP
Mr. Donald E. Anderson, MBA

Mr. Peter Hanzel, MS
Mr. Christopher Poole, CPG
Mr. Roberto Saez, MBA, CGC, AIA
- ABSENT

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
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 1:31 a.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. Roberto Saez who was absent.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Mendez 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 - May 20, 2021

The Commission approved the May 20, 2021 Planning Commission meeting Minutes.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included item PC5.

- PC1 Small-Scale Comprehensive Plan Amendment (Withdraw) - CPAS 21(01) County Line Suncoast Expressway Commercial – Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 and Sheet 05) from RES-1 (RESIDENTIAL-1 DU/GA) to COM (COMMERCIAL) on Approximately 3.9 Acres of Real Property Located at the Intersection of County Line Road and February Lane; (Public Hearings: LPA: 7/22/2021 at 1:30 pm., NPR; BCC: 8/24/2021 at 1:30 pm., NPR)
- File Number** PDD21-0417
- Comm. Dist.** 1
- Recommendation** Withdraw

The item was withdrawn. No action was required.

- PC2 Large-Scale Comprehensive Plan Amendment (Withdraw) - 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: 7/22/2021 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** Withdraw

The item was withdrawn. No action was required.

- PC3 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): 7/22/21; 1:30 p.m.; NPR)

File Number PDD21-7530
Comm. Dist. 2
Recommendation Continuance Requested

The Commission approved to continue the item to the August 26, 2021 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC4 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: 7/22/21, 1:30 p.m.; NPR, BCC: 8/10/21, 1:30 p.m.; DC; Continued from 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 August 5, 2021 Planning Commission meeting at 1:30 p.m. in Dade City.

PC5 Waiver Request (Consent) – Wiregrass Ranch, Inc./Wiregrass Ranch MPUD Parcel M14– Specific Distance Limitation of 1,000 Feet from Pre-K through 12th Grade Public Schools for the Consideration of Administrative Use Permits for the Sale Alcoholic Beverages – East Central Pasco County – at the Southeast Corner of the Intersection of Mansfield Boulevard and Wiregrass School Road (PC: 7/22/21, 1:30 p.m.; NPR)
File Number PDD21-0435
Comm. Dist. 2
Recommendation Approve

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

PC6 Zoning Amendment (Consent) - 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 (Continued from PC: 07/08/2021, DC)

File Number PDD21-7520
Comm. Dist. 4
Recommendation Approval with Conditions

The Commission approved the item per Staff's recommendation.

PC7 Zoning Amendment (Consent) – Ranch Hill MPUD Master Planned Unit Development – Alfred T. Smith – A Rezoning Request from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to Allow a Maximum of 350 Multi-family Apartment Units on 23.16 Acres (Planning Commission (PC): 7/22/21; 1:30 p.m.; NPR)

File Number PDD21-7534
Comm. Dist. 1
Recommendation Approval with Conditions

The Commission approved the item per Staff's recommendation.

PC8 Zoning Amendment (Consent) – Kiddie Campus University, Inc. – Change in Zoning from an AR-1 Agricultural-Residential District to a PO-1 Professional Office 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: 7/22/21, 1:30 p.m.; NPR, BCC: 8/10/21, 1:30 p.m.; DC; Continued from PC: 4/22/21, 1:30 p.m.; NPR Hybrid Virtual Meeting, BCC: 5/18/21, 1:30 p.m.; 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 the item per Staff's recommendation.

- PC9 Large-Scale Comprehensive Plan Amendment (Consent) - 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-6 (Residential-6 du/ga), CL (Coastal Lands), CON (Conservation 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: 7/22/2021 at 1:30 p.m.; NPR; BCC: 8/10/2021 at 1:30 p.m., DC; BCC: 9/28/2021 at 1:30 p.m., NPR)
- File Number** PDD21-0427
- Comm. Dist.** 5
- Recommendation** Approve

The Commission approved to continue the item to the August 26, 2021 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC10 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code Section 1302.2 Mobility Fees, To Increase The Mobility Fees For Various Uses; To Decrease The Mobility Fees For Certain Locally Owned Small Businesses; To Amend The Mobility Fee Regulations To Be Consistent With Chapter 2021-63, Laws Of Florida; And Other Amendments As Necessary To Ensure Internal Consistency; Providing For Applicability, Repealer, Severability, Inclusion In The Pasco County Land Development Code, And An Effective Date.
- File Number** PDD21-0499
- Comm. Dist.** All
- Recommendation** Approve

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

- P11 Zoning Amendment (Regular) – Causeway MPUD Master Planned Unit Development – Hagman Groves, Inc. and RS Roach, LC – A Rezoning

Request from an MPUD Master Planned Development District to an MPUD Master Planned Unit Development District to Allow For Additional Uses on the Property; Add a Land Use Equivalency Matrix (LUEM) and Exchange Process; Change the Name of the Project to Causeway MPUD on 32.66 Acres (Planning Commission (PC): 7/22/21; 1:30 p.m.; NPR)

File Number PDD21-7527
Comm. Dist. 2
Recommendation Approval with Conditions

The Commission approved the item per Staff's recommendation.

P12 Zoning Amendment (Regular) – Horner Property MPUD Master Planned Unit Development – William & Synthia Horner, et al – A Rezoning Request from an A-C Agricultural Zoning District and an I-1 Light Industrial Zoning District to an MPUD Master Planned Unit Development District to Allow a Maximum of 400 Multi-family Apartment Units on 43.42 Acres (Planning Commission (PC): 7/22/21; 1:30 p.m.; NPR)

File Number PDD21-7531
Comm. Dist. 2
Recommendation Approval with Conditions

The Commission approved to receive and file documents submitted by Ms. Hernandez.

The Commission approved the item per Staff's recommendation.

WALK-ONS

There were no items.

THE BOARD RECESSED AT 2:49 P.M. AND RECONVENED AT 2:59 P.M. ALL MEMBERS WERE PRESENT WITH THE EXCEPTION OF MR. SAEZ WHO WAS ABSENT.

ADJOURN

The Commission approved to adjourn the meeting.

The meeting adjourned at 3:16 p.m.

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