

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

ANNOTATED AGENDA

AUGUST 26, 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. Donald Anderson, MBA

Mr. Peter Hanzel, MS
Mr. Christopher Poole, CPG
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 Floyd, Deputy Clerk, called the roll. All members were present.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Floyd noted proof of publication.

Chairman Grey reviewed the procedures to be followed.

PUBLIC COMMENT

There was none.

CONSENT

- C1 Annotated Minutes - Planning Commission Hybrid-Virtual Meeting - June 24, 2021
- C2 Annotated Minutes - Planning Commission Hybrid-Virtual Meeting - July 8, 2021
- C3 Annotated Minutes - Planning Commission Meeting - July 22, 2021
- C4 Annotated Minutes - Planning Commission Meeting - August 5, 2021

The Commission approved the June 24, 2021 Planning Commission Minutes, the July 8, 2021 Planning Commission Minutes, the July 22, 2021 Planning Commission Minutes and the August 5, 2021 Planning Commission Minutes.

PUBLIC HEARINGS

The Commission sitting as the Local Planning Agency approved the Public Hearing Consent Agenda which included Agenda items PC5, PC7, PC8, PC9, and PC10.

- PC5 Small-Scale Comprehensive Plan Amendment- (Consent) 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: 8/26/2021 at 1:30 pm., NPR; BCC: 10/26/2021 at 1:30 pm., NPR)
- File Number** PDD21-0417
Comm. Dist. 1
Recommendation Approve

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

- PC6 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: 08/26/2021 at 1:30 p.m., NPR; BCC: 10/26/2021 at 1:30 pm., NPR)
- File Number** PDD21-0431
Comm. Dist. 2
Recommendation Approve

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

PC7 Small-Scale Comprehensive Plan Amendment (Consent) - CPAL 21(06) Adrian Phillip - Providing for a Small-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: 8/26/2021 at 1:30 p.m., NPR; BCC: 10/26/2021 at 1:30 p.m., NPR).

File Number PDD21-0430
Comm. Dist. 1
Recommendation Approve

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

PC8 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

File Number PDD21-0427
Comm. Dist. 5
Recommendation Approve

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

PC9 Comprehensive Plan Amendment (Consent) – CPAL21(20) Property Rights Element - An Ordinance Amending The Pasco County Comprehensive Plan; Providing For Text Amendments To Chapter 2, Future Land Use Element, And Creating Chapter 9, Property Rights Element; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For Repealer, Severability, And An Effective Date.
File Number PDD21-0521
Comm. Dist. All
Recommendation Approve

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

PC10 Comprehensive Plan Amendment (Consent) – CPAL 21(21) Future Land Use Element and Transportation Element Update - An Ordinance Amending the Pasco County Comprehensive Plan; Providing for Text Amendments to Chapter 2, Future Land Use Element, and Chapter 7 Transportation Element, Relating to Airport Zoning and Land Use Compatibility; and Additional Text Amendments for Consistency.

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

PC11 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 1300 Concurrency, Mobility, and Impact Fees; Section 1302 Mobility And Impact Fees, Subsection 1302.8 Water And Wastewater Service Impact Fees; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code; And An Effective Date.
File Number UT21-0584
Comm. Dist. ALL
Recommendation Approve

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

P12 Zoning Amendment (Regular) – SR40 LLC/Riverside Village Unit 5 – Change in Zoning from a R-2 Low Density District to a to a MF-1 Multiple-Family Medium Density District – Southwest Pasco County – South of Alvernon Drive, East and West Patrician Drive – Containing Approximately 12.03 Acres
File Number PDD21-7552
Comm. Dist. 4
Recommendation Approve

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

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

The Commission approved to continue the item to the September 30, 2021 PC Meeting in New Port Richey at 1:30 p.m.

Addendum

A-P13 Zoning Amendment (Regular) – 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): 8/26/21; 1:30 p.m.; NPR) REFERENCE: (Continued from 7/8/2021 and 7/22/21) Land Development Code (LDC) Section 402.0, Zoning Amendment – MPUD; Section 522 – MPUD Zoning District
File Number PDD21-75330
Comm. Dist. 2
Recommendation Approval with Conditions

The Commission approved the item per Staff's recommendation including the change to the southern node to be consistent with C-1 uses, adding the tree condition, and correcting the alcohol language.

WALK-ONS

There was none.

ADJOURN

The Commission approved to adjourn the meeting.

The meeting adjourned at 4:13 p.m.

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