

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

SEPTEMBER 9, 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. Peter Hanzel, MS
Mr. Jaime Girardi, P.E., Vice-Chairman - ABSENT	
Mr. Christopher Poole, CPG	Mr. Roberto Saez, MBA, CGC, AIA
Mr. Donald Anderson, MBA	

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 1:30 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. Jessica Basak, Deputy Clerk, called the roll. All members were present with the exception of Mr. Girardi who was absent.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Basak noted proof of publication.

Chairman Grey reviewed the procedures to be followed.

PUBLIC COMMENT

There was none.

CONSENT

There was none.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included Agenda items PC3, PC6, and PC7.

PC1 Mining Operating Permit and Conditional Use Amendment Request
(Continuance) - K & M Pasco 130 Holdings, LLC - Mining Operating

Permit and Conditional Use Permit Amendment for an Existing Sand and Limerock Mine with No Blasting in A-C Agricultural and AR-1 Residential Districts - North Pasco County - On the South Side of County Line Road approximately 3,200 feet west of the Suncoast Parkway - Containing Approximately 129.80 Acres

File Number PDD21-CU24

Comm. Dist. 1

Recommendation Continuance Requested

The Commission approved to continue to the item to the October 7, 2021 Planning Commission meeting at 1:30 p.m. in Dade City.

PC2 Conditional Use Request (Continuance) – Focus Forward Solutions, LLC/Fields Farm – Conditional Use for a Private Motocross Track for Personal Use in a A-C Agricultural District – North Central Pasco County – on the South End of Fields Farm Lane Approximately 1.25 Miles West of Bellamy Bros Boulevard – Containing Approximately 30.58 Acres

File Number PDD21-CU42

Comm. Dist. 1

Recommendation Continuance Requested

The Commission approved to continue to the item to the October 7, 2021 Planning Commission meeting at 1:30 p.m. in Dade City.

PC3 Zoning Amendment (Consent): Adrian Phillip MPUD Master Planned Unit Development – Adrian Phillip Overpass LLC - Rezoning Request from an R-1MH Single- Family/Mobile Home Zoning District to an MPUD Master Planned Unit Development to Allow Up to 315,000 Square-Feet of Commercial Entitlements on Approximately 37.58 Acres (Planning Commission (PC): 9/9/21, 1:30 p.m., DC)

File Number PDD21-7344

Comm. Dist. 1

Recommendation Approval with Conditions

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

PC4 Zoning Amendment (Consent) – Floyd Philmon Groves LLC – Change in Zoning from a A-C Agricultural District to a ER-2 Estate-Residential District – East Central Pasco County – on the Northwest Corner of the Intersection of Platt Road and Blanton Road – Containing Approximately 38.02 Acres

File Number PDD21-7547

PC AA 09/09/2021

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Comm. Dist. 1
Recommendation Approve

The Commission approved the item per Staff's Recommendation.

PC5 Zoning Amendment (Consent) – DMMD I, LLC/MI Homes - Joy Dr – Change in Zoning from a A-C Agricultural District to a R-4 High Density Residential District – South Central Pasco County – on the Northwest Corner of the Intersection of Kristen Lane and Joy Drive – Containing Approximately 20.00 Acres
File Number PDD21-7555
Comm. Dist. 4
Recommendation Approve

The Commission approved to received and file a map submitted by Ms. Debra Moore.

The Commission approved to receive and file pictures submitted by Ms. Debra Moore.

The Commission approved the item per Staff's recommendation.

PC6 Zoning Amendment (Consent) – Eddie Perez / 6940 Main St – Change in Zoning from a R-2 Low Density Residential District to a C-2 General Commercial District – Southwest Pasco County – on the South Side of Main Street Approximately 170 Feet West of Rowan Road – Containing Approximately 0.40 Acre
File Number PDD21-7556
Comm. Dist. 4
Recommendation Approve

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

PC7 Zoning Amendment (Consent) – 6016 Delaware Ave Land Trust/ 11836 Little Road – Change in Zoning from a R-1MH Single-Family/Mobile Home District to a C-2 General Commercial District – West Central Pasco County – On the Northeast Corner of Little Road and Mango Street – Containing Approximately 0.32 Acres
File Number PDD21-7558
Comm. Dist. 5
Recommendation Approve

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

PC8 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 500 Zoning; Section 503 A-C Agricultural District; Section 504 AC-1 Agricultural District; Section 505 A-R Agricultural-Residential District; Section 506 AR-1 Agricultural-Residential District; Section 507 AR-5 Agricultural- Residential District; Section 508 AR5-MH Agricultural-Residential District; Section 527 C-3 Commercial/Light Manufacturing District; Section 528 I-1 Light Industrial Park District; Section 529 I-2 General Industrial Park District; Section 905.2 Landscaping And Buffering; Appendix A Definitions; 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 PDD21-0553

Comm. Dist. All

Recommendation Approve

The Commission approved the item per Staff's recommendation.

P9 Zoning Amendment (Regular) – 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

File Number PDD21-7507

Comm. Dist. 2

Recommendation Denial

The Commission approved to received and file documents submitted by Mr. Joel Tew.

CHAIRMAN GREY LEFT AT 3:30 P.M. AND DID NOT RETURN.

MR. WILLIAMS LEFT AT 3:44 P.M. AND DID NOT RETURN

The Commission approved to deny the item per Staff's recommendation with Mr. Williams and Chairman Grey absent from the vote.

WALK-ONS

PC AA 09/09/2021

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There was none.

ADJOURN

The Commission approved to adjourn the meeting.

The meeting adjourned at 3:55 p.m.

Prepared by: Jessica R Basak, Records Clerk III, Board Records Division