

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

ANNOTATED AGENDA

DECEMBER 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. Jaime Girardi, P.E., Vice-Chairman
Mr. Donald Anderson, MBA

Mr. Peter Hanzel, MS - **ABSENT**
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 1:36 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. Peter Hanzel who was absent.

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

- C1 Annotated Minutes - Planning Commission Meeting - August 26, 2021
- C2 Annotated Minutes - Planning Commission Meeting - September 9, 2021
- C3 Annotated Minutes - Planning Commission Meeting - September 30, 2021
- C4 Annotated Minutes - Planning Commission Meeting - October 7, 2021
- C5 Annotated Minutes - Planning Commission Meeting - October 28, 2021

The Commission approved the August 26, 2021 Planning Commission minutes, the September 9, 2021 Planning Commission minutes, the September 30, 2021 Planning Commission minutes, the October 7, 2021 Planning Commission minutes, and the October 28, 2021 Planning Commission minutes.

Chairman Grey reviewed the procedures to be followed.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included items PC7, PC8, PC9, PC10, PC11 and P17.

The Commission sitting as the Local Planning Agency approved the Public Hearing Consent Agenda which included items PC12, PC13, PC14, and P18.

- PC6 Alternative Standard (Consent) – Jacobs Holdings WC LLC/Jacobs Mitsubishi – Alternative Standard from the Requirements of the Land Development Code, Section 406.1 Signs, to Increase the Maximum Allowable Height of One Monument Sign from 11 feet to 20 feet in Exchange for an Overall Reduction in the Total Signage on the Property in a C-2 General Commercial District – South Central Pasco County – on the Southwest Corner of the Intersection of Eagleston Boulevard & Bruce B Downs Boulevard – Containing Approximately 4.07 Acres
File Number PDD22-2096
Comm. Dist. 2
Recommendation Approval with Conditions

The Commission approved to deny Staff's recommendation.

PC7 Special Exception Request (Consent) - Ramappa Family Limited Partnership/Advanced Veterinary Care - Veterinary Clinic in a C-1 Neighborhood Commercial District - West Central Pasco County - On the East Side of Cobble Stone Drive, Approximately 550 Feet North of State Road 52 - Containing Approximately .94 Acre.
File Number PDD22-7577
Comm. Dist. 5
Recommendation Approval with Conditions

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

PC8 Zoning Amendment (Consent) – Rebecca H. and Alan R. Jones – Change in Zoning from a R-1 Rural Density Residential District to a R-1MH Single-Family/Mobile Home District – Southeast Pasco County – On the North Side of Stanford Avenue, Approximately 400 Feet West of Lane Road – Containing Approximately 0.81 Acre
File Number PDD22-7571
Comm. Dist. 1
Recommendation Approve

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

PC9 Zoning Amendment (Consent) – James David Russell – Change in Zoning from a C-3 Commercial/Light Manufacturing District with Specific Use and R-4 High Density Residential District to a A-R Agricultural-Residential District – North West Pasco County – On the North Side of Denton Avenue, Approximately 425 Feet East of Little Road – Containing Approximately 9.49 Acres
File Number PDD22-7580
Comm. Dist. 5
Recommendation Approve

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

PC10 Zoning Amendment (Consent) – James M and Laurie A Storch – Change in Zoning from a A-C Agricultural District to a MF-1 Multiple-Family Medium Density District – Central Pasco County – On the South Side of State Road 52, Approximately .50 Mile East of Mirada Boulevard – Containing Approximately 19.689 Acres
File Number PDD22-7578
Comm. Dist. 1
Recommendation Approve

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

PC11 Zoning Amendment (Consent) – Outlaw Reserve MPUD Master Planned Unit Development – Outlaw Ridge, LLC - A Rezoning Request from an A-R Agricultural-Residential Zoning District and a PUD Planned Unit Development to an MPUD Master Planned Unit Development to Allow Development of a Maximum of 38 Single-Family Detached Lots on Approximately 58.69 Acres
File Number PDD22-7543
Comm. Dist. 1
Recommendation Approval with Conditions

The item was approved as part of the Public Hearing Consent Agenda with a correction to the Agenda Memo to read A-C rather than A-R.

PC12 Comprehensive Plan Amendment (Consent) - CPAL21(22) Solar Facility - Providing for Comprehensive Plan Text Amendments to the Future Land Use Element Appendix and Providing for Text Amendments to the Glossary
File Number PDD22-0067
Comm. Dist. All
Recommendation Approve

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

PC13 Large-Scale County Comprehensive Plan Amendment (Consent) - CPAL 21-14 Smith 80 – Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 and Sheet 15) and Villages of Pasadena Hills Figure PH-5 and Figure PH-6 from RES-1 (RESIDENTIAL-1 DU/GA) to RES-3 (RESIDENTIAL-3 DU/GA) on Approximately 80 Acres of Real Property, Located to the North of Eiland Boulevard and East of Handcart Road.
File Number PDD22-0022
Comm. Dist. 1
Recommendation Approve

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

PC14 Large-Scale Comprehensive Plan Amendment (Consent) - CPAL 21(05) Faircloth at Bellamy –Providing For A Large-Scale Comprehensive Plan Amendment To The Future Land Use Maps (2-15 And Sheet 13) Changing From RES-1 (Residential-1) To PD (Planned Development) On Approximately 188 Acres Of Real Property Located North Of State Road 52 And West Of Bellamy Brothers Boulevard; A Text Amendment Creating Subarea Policy FLU 7.1.64- Faircloth at Bellamy; A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(64) Faircloth at Bellamy.
File Number PDD22-0087
Comm. Dist. 1
Recommendation Approve

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

- PC15 Large-Scale Comprehensive Plan Amendment (Consent) - CPAL 21(10) North Pasco RV Resort –Providing For A Large-Scale Comprehensive Plan Amendment To The Future Land Use Maps (2-15 And Sheet 07) Changing From AG/R (Agricultural/Rural) To PD (Planned Development) On Approximately 131.68 Acres Of Real Property Located East Of Lake Iola Road And South Of Blanton Road; A Text Amendment Creating Subarea Policy FLU 7.1.63 - North Pasco RV Resort; A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(63) North Pasco RV Resort.
File Number PDD22-0088
Comm. Dist. 1
Recommendation Approve

The Commission approved to continue the item to the January 6, 2022 Planning Commission meeting at 1:30 p.m. in Dade City.

- P16 Zoning Amendment (Regular) – North Pasco RV Resort MPUD Master Planned Unit Development – VCare Consultants, LLC – A Rezoning Request from an A-C Agricultural Zoning District and an A-R Agricultural-Residential Zoning District to an MPUD Master Planned Unit Development District to Allow the Development of a 550-Space RV Resort and Associated Infrastructure and Amenities on Approximately 131.68 Acres
File Number PDD22-7422
Comm. Dist. 1
Recommendation Approval with Conditions

The Commission approved to continue the item to the January 6, 2022 Planning Commission meeting at 1:30 p.m. in Dade City.

- P17 Zoning Amendment (Regular) – MHC Forrest Lake Estates Expansion – Change in Zoning from A-C Agricultural District, C-2 General Commercial District with Specific Uses, and ER-2 Estate-Residential District to R-MH Mobile Home District – South East Pasco County – On the South Side Chancey Road, Approximately .25 Mile East of Chancey Road – Containing Approximately 29.88 Acres
File Number PDD22-7573
Comm. Dist. 1
Recommendation Approve

The item was moved to the Public Hearing Consent Agenda.

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

P18 Comprehensive Plan Amendment (Regular) - CPAL20(16) New Port Corners - Providing for Text Amendments to the Future Land Use Element Appendix; a Map Amendment to the Future Land Use Map 2-9 Amending Subarea Map 2-9(25) New Port Corners; and Providing for Additional Text Amendments as Necessary for Internal Consistency.
File Number PDD22-0129
Comm. Dist. 4
Recommendation Approve

The item was moved to the Public Hearing Consent Agenda.

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

P19 Zoning Amendment (Regular) – Seven Oaks MPUD Master Planned Unit Development Parcel S-19 – DD/56 LLC, et al - 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 PDD22-0118
Comm. Dist. 2
Recommendation Approval with Conditions

A court reporter was present for this item.

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

The Commission approved to receive and file documents submitted by Mr. Steve Henry.

The Commission approved the item per Staff's recommendation to also add an updated REMI analysis, observe the total daily traffic trips, modify the structured parking condition to require the ground floor be publicly accessible, and to require the minimum twenty thousand square feet of retail office space be constructed with the initial building construction, with Mr. Saez voting nay.

ADDENDUM

There was none.

WALK-ONS

There was none.

NOTED ITEMS

Agenda item N20 was noted.

N20	2022 Planning Commission Public Hearing Schedule
	File Number NTD22SCHD
	Comm. Dist. All
	Recommendation Other

ADJOURN

The Commission approved to adjourn the meeting.

The meeting adjourned at 5:18 p.m.

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