

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

JANUARY 6, 2022

**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
Mr. Christopher Poole, CPG
Mr. Roberto Saez, MBA, CGC, AIA

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
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 1:35 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. Mr. Chris Williams was represented by Mr. Richard Tonello.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Mendez noted proof of publication.

PUBLIC COMMENT

Chairman Grey called for public comment.

Ms. Nancy Hazelwood spoke regarding the need to preserve the rural community.

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

CONSENT

- C1 Annotated Minutes REVISED - Planning Commission Meeting - September 9, 2021
- C2 Annotated Minutes - Planning Commission Meeting - November 4, 2021
- C3 Annotated Minutes - Planning Commission Meeting - November 18, 2021
- C4 Annotated Minutes - Planning Commission Meeting - December 9, 2021

The Commission approved the revised September 9, 2021 Planning Commission Minutes, the November 4, 2021 Planning Commission Minutes, the November 18, 2021 Planning Commission Minutes and the December 9, 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 and PC8.

- PC5 Zoning Amendment (Consent) – Distinct Development Dade City/Happy Hill Rd. – Change in Zoning from a A-R Agricultural-Residential District and a R-1 Rural Density Residential District to a R-4 High Density Residential District – East Central Pasco County – On the Northwest Corner of the Intersection of Happy Hill Road and Sarah Lynn Drive – Containing Approximately 18.78 Acres
 File Number PDD22-7579
 Comm. Dist. 1
 Recommendation Approve

This item was pulled from the Public Hearing Consent Agenda.

The Commission approved the item per Staff's recommendation.

PC6 Zoning Amendment (Consent) – AGJM Pasco LLC – Change in Zoning from a A-C Agricultural District to a C-2 General Commercial District – Southwest Pasco County – On the Southeast Corner of Perrine Ranch Road and Grand Boulevard – Containing Approximately 1.77 Acres
File Number PDD22-7583
Comm. Dist. 3
Recommendation Approve

This item was pulled from the Public Hearing Consent Agenda.

The Commission approved to continue the item to the January 20, 2022 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC7 Zoning Amendment (Consent) – U.S. Wholesale Pipe and Tube MPUD – Change in Zoning from a C-2 General Commercial District to a MPUD Master Planned Unit Development District – Southwest Pasco County – On the Southeast Corner of the Intersection of Grand Boulevard and Moog Road – Containing Approximately 6.628 Acres
File Number PDD22-7561
Comm. Dist. 3
Recommendation Approval with Conditions

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

PC8 Small Scale Comprehensive Plan Amendment (Consent) - CPAS 22-01 Rucks Cobblestone - Small Scale Comprehensive Plan Amendment to the Future Land Use Maps (Maps 2-15 and Sheet 23) from RES-9 (RESIDENTIAL 9 DU/GA) to COM (COMMERCIAL) on approximately 3.34 Acres of Real Property, Located at the Southeast Intersection of Gall Boulevard and Chancey Road.
File Number PDD22-0037
Comm. Dist. 1
Recommendation Approve

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

PC9 An Ordinance by the Pasco County Board of County Commissioners Amending Ordinance No. 21-08 to Expand the Moratorium Area; Providing for Authority; Legislative Findings of Fact; Moratorium Area; Temporary Moratorium Imposed; and Severability.
File Number PDD22-0168
Comm. Dist. 2
Recommendation Approve

The Commission approved the item per Staff's recommendation to include that it is consistent with the intent of the original moratorium which may have excluded townhomes, with Mr. Tonello voting nay.

P10 Large-Scale Comprehensive Plan Amendment (Regular) - 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 receive and file documents submitted by Ms. Barbara Wilhite.

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

The Commission approved the item per Staff's recommendation with Mr. Tonello voting nay.

P11 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 the item per Staff's recommendation and to include the modifications to condition 32 and 33 with Mr. Tonello voting nay.

THE COMMISSION RECESSED AT 4:33 P.M. AND RECONVENED AT 4:49 P.M. ALL COMMISSION MEMBERS WERE PRESENT.

P12 Elevated Youth Services, Inc.-Request for Alternative Relief
File Number CAO22-3502
Comm. Dist. 4
Recommendation Approve

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

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

The Commission approved to continue the item to the February 3, 2022 Planning Commission meeting at 1:30 p.m. in Dade City to address conditions 2, 3 and 6 and others if needed with Mr. Saez absent from the vote.

WALK-ONS

There was none.

ADJOURN

The Commission approved to adjourn the meeting.

The meeting adjourned at 6:49 p.m.

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