

PASCO COUNTY PLANNING COMMISSION

ANNOTATED AGENDA

MARCH 3, 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. Peter Hanzel, MS
Mr. Jaime Girardi, P.E., Vice-Chairman	Mr. Christopher Poole, CPG
Mr. Roberto Saez, MBA, CGC, AIA	Mr. Donald E. Anderson, MBA

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

Sally Sherman, Assistant County Administrator, Development Services
Nectarios Pittos, AICP, Director of Planning and Development
Joaquin Servia, Assistant 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 1:34 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 Popplewell, Deputy Clerk, called the roll. All members were present.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Popplewell noted the proof of publication.

PUBLIC COMMENT

There was none.

Consent

Approved the Consent Agenda which included Agenda item C1.

C1 Annotated Minutes - Planning Commission Meeting - February 3, 2022

Public Hearings

Approved the Public Hearing Consent Agenda including Agenda items PC2 including the noted revision to modify Finding of Facts number 10 to include comments from Port Richey, PC4, and PC5.

PC2 Special Exception (Consent) – Y Smith Properties LLC – Special
Exception for Free-Standing Recreational Vehicle/Boat Storage in an 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 1.59 Acres

File Number PDD22-7599

Comm. Dist. 4

Recommendation Approval with Conditions

Approved as part of the Public Hearing Consent Agenda including the noted revision to modify Finding of Facts number 10 to include comments from Port Richey.

PC3 Small-Scale Comprehensive Plan Amendment (Consent) - CPAL22(02)
Softwind – Providing for a Small-Scale Comprehensive Plan Amendment
to the Future Land Use Map (Map 2-15 And Sheet 04) From RES-1
(Residential-1 du/ga) to IH (Industrial-Heavy) on Approximately 8.86 Acres
of Real Property Located on the West Side of Softwind Lane
Approximately .39 Miles North of Hudson Ave.

File Number PDD22-0244

Comm. Dist. 5

Recommendation Approve

Approved the item per Staff's recommendation while sitting as the Local Planning Agency.

PC4 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS 22(04)
Old Lakeland Highway Industrial - Small-Scale Comprehensive Plan
Amendment to the Future Land Use Map (Map 2-15 and Sheet 16) to IL
(Industrial-Light) from RES-1 (Residential - 1 du/ga) on Approximately 21
Acres of Real Property Located to the West of Old Lakeland Highway,
North of Townsend Road, and Approximately Three-Quarters of a Mile
East of US Highway 98.

File Number PDD22-0249

Comm. Dist. 1

Recommendation Approve

Approved as part of the Public Hearing Consent Agenda.

PC5 Large-Scale Comprehensive Plan Amendment (Consent) - CPAL21(23)
Northridge - Providing for A Large-Scale Comprehensive Plan
Amendment To The Future Land Use Map (Map 2-15 And Sheet 04)
Changing From RES-1 (Residential-1 Du/Ga) To PD (Planned
Development) On Approximately 178.13 Acres Of Real Property Located
At The South Side Of County Line Road; a Text Amendment Creating
Subarea Policy Flu 7.1.65 – Northridge; and a Map Amendment To The
Future Land Use Map 2-9 Adding Subarea Map 2-9(65) Northridge.

File Number PDD22-0029
Comm. Dist. 5
Recommendation Approve

Approved as part of the Public Hearing Consent Agenda.

PC6 An Ordinance By The Pasco County Board Of County Commissioners Establishing A Temporary Moratorium (180 Days) On The Submission And Acceptance Of Applications For Building Permits, Site Plans, Special Exception Uses, Conditional Uses, Rezoning, And Comprehensive Plan Amendments Proposing To Increase Entitlements Within The Moratorium Areas; Providing For Authority; Legislative Findings Of Fact; Definitions; Moratorium Areas; Temporary Moratorium Imposed; Duration Of Temporary Moratorium; And Severability.

File Number PDD22-0233
Comm. Dist. All
Recommendation Approve

Ms. Hernandez noted letters of support that the Planning Commission had received and would be shared with the Clerk.

Approved the item per Staff's recommendation while sitting as the Local Planning Agency including the modifications that had been distributed before the meeting.

P7 Zoning Amendment (Regular) – Amavi Village MPUD – Jordan Road SR 52 LLC, Et al – Rezoning Request from A-R Agricultural Residential District to an MPUD Master Planned Unit Development District to Allow 220 Multiple Family Units and 74,813 Square Feet of Retail/Office on Approximately 27.75 Acres – Central Pasco County, on the North Side of State Road 52, Approximately 2 Miles East of Interstate 75 (aka: 31725 State Road 52).

File Number PDD22-7586
Comm. Dist. 1
Recommendation Approval with Conditions

Approved to receive and file documentation submitted by Mr. Bruce Landis.

Approved the item per Staff's recommendation.

**THE COMMISSION RECESSED AT 2:38 P.M. AND RECONVENED AT 2:49 P.M.
ALL MEMBERS WERE PRESENT.**

P8 Elevated Youth Services, Inc.-Request for Alternative Relief (Regular)

File Number CAO22-3504
Comm. Dist. 2
Recommendation Approval with Conditions

Approved the item per Staff's recommendation with the conditions as they were presented.

Addendum

P9 Comprehensive Plan Amendment (Regular)- CPAL21(25) Cross Park PD- Providing for a Comprehensive Plan Text Amendment to Subarea Policy FLU 7.1.17-Cross Park PD
File Number PDD22-0020
Comm. Dist. 4
Recommendation Approve

Approved to receive and file documents submitted by Ms. Cynthia Spidell.

Approved the item per Staff's recommendation with the clarification that an ALF or an ILF was not a functional equivalent to an age-restricted multi-family use as stated by Mr. Goldstein earlier in the discussion with Mr. Hanzel, Mr. Saez, and Mr. Williams voting nay.

Walk-Ons

There was none.

Adjourn

At the end of the meeting, Ms. Hernandez noted the members would be receiving communication from County IT in regards to additional security where they would have to verify their identities.

The meeting adjourned at 4:57 p.m.

Prepared by: Jessica L Popplewell, Records Clerk I, Board Records Division