

PASCO COUNTY PLANNING COMMISSION

ANNOTATED AGENDA

FEBRUARY 17, 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.

**WEST PASCO GOVERNMENT CENTER, BOARD ROOM, 1ST FLOOR
8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654**

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
Nectaros 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 1:31 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 Popplewell, Deputy Clerk, called the roll. All members were present. Mr. Poole arrived to the meeting at 1:36 p.m.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Popplewell noted the proof of publication.

PUBLIC COMMENT

Ms. Margot Robinson spoke regarding the development along State Road 54 and voiced her concerns with old groves and trees being bulldozed. She requested for the overall feel of the community to be considered when development was being approved and for Florida nature to be preserved.

Chairman Grey noted that a lot of the developments along State Road 54 were previously pastures and that while progress could not be stopped it could be managed.

CONSENT

Approved the Consent Agenda which included Agenda items C1 and C2 with Mr. Poole absent from the vote.

C1 Annotated Minutes - Planning Commission Meeting - January 6, 2022

Approved as part of the Consent Agenda.

Approved as part of the Consent Agenda.

PUBLIC HEARINGS

The Commission sitting as the Local Planning Agency approved the Public Hearing Consent Agenda which included Agenda items PC5, PC6, and PC7

PC3 Zoning Amendment (Consent) – Habib Enterprises LLC – Change in Zoning from an A-R Agricultural-Residential District to a R-1MH Single-Family/Mobile Home District – Northwest Pasco County – North Side of Bolton Avenue Approximately 100 feet West of Hicks Road – Containing Approximately 6.85 Acres
File Number PDD22-7587
Comm. Dist. 5
Recommendation Approve

Approved to receive and file documents submitted by Ms. Debra D'elia-Drinski.

The Commission denied Staff's recommendation of approval based on Number 14, The property is developable under the zoning classification without appropriate public facilities including, but not limited to, water and sewage facilities, Number 5, The proposed change will adversely affect living conditions in the immediate and surrounding neighborhoods, Number 6, and Number 18.

PC4 Comprehensive Plan Amendment (Consent)- 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

Ms. Denise Hernandez, Zoning Administrator, noted corrections for the record to the Agenda Memo on page one to the Project Address which should be listed as Henley Road and State Road 54, on page two under Policy FLU 7.1.17 which should actually read 10,000 square feet of Commercial/Retail Development, and a correction to the number of multi-family units which should actually read 280.

The Commission continued the item to the March 3, 2022 Planning Commission meeting at 1:30 p.m. in Dade City.

PC5 Small Scale Comprehensive Plan Amendment (Consent) - CPAS 22-03 S.R. 52 Swedberg - Small Scale Comprehensive Plan Amendment to the Future Land Use Maps (Maps 2-15 and Sheet 11) from RES-6 (RESIDENTIAL 6 DU/GA) to COM (COMMERCIAL) on approximately 2.51 Acres of Real Property, Located at the Intersection of S.R. 52 and Faithful Way.
File Number PDD22-0206
Comm. Dist. 4
Recommendation Approve

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

PC6 Small Scale Comprehensive Plan Amendment (Consent) - CPAS 22-05 S.R. 52 West Pasco - Small Scale Comprehensive Plan Amendment to the Future Land Use Maps (Maps 2-15 and Sheet 11) from RES-6 (RESIDENTIAL 6 DU/GA) to COM (COMMERCIAL) on approximately 3.27 Acres of Real Property, Located South of S.R. 52 and West of Moon Lake Road.
File Number PDD22-0207
Comm. **Dist.4**
Recommendation Approve

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

PC7 Large-Scale Comprehensive Plan Amendment (Consent) - CPAL21(24) Denton Ave - Providing for a Large-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 04) changing from IL (Industrial-Light), RES-6 (Residential-6 Du/Ga), and RES-3 (Residential-3 Du/Ga) to PD (Planned Development) on Approximately 331.34 Acres of Real Property Located at the Southwest Corner of Denton Avenue and Matis Road; and a Text Amendment creating Subarea Policy Flu 7.1.61 – Denton Ave; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(61) Denton Ave.
File Number PDD22-0068
Comm. Dist. 5
Recommendation Approve

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

PC8 Large Scale Comprehensive Plan Amendment (Consent) - CPAL 21-15 Gateway Hub - Large Scale Comprehensive Plan Amendment to the Future Land Use Element Appendix to the Gateway Hub Future Land Use Classification, and the

Future Land Use Maps (Maps 2-9; Subarea Map 2-9 Gateway Hub Subcategory; Subarea Map 2-9 Gateway Hub Subcategories).

File Number PDD22-0053

Comm. Dist. 1

Recommendation Approve

The Commission sitting as the Local Planning Agency approved the item per Staff's recommendation including the noted revision to the Agenda Memo which added additional Future Land Uses on the Appendix.

P9 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 600 Overlay And Special District Areas; Section 602.8 M.3: Village of Pasadena Hills (VOPH) Impact Fees, Mobility Fees And Development Fee Surcharges, And VOPH Transportation Development Fee Schedules (Exhibit 602-C); And Other Amendments As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Severability: And An Effective Date

File Number PDD22-0098

Comm. Dist. 1

Recommendation Approve

The Commission approved to receive and file documentation submitted by Mr. Ernie Monaco, Planning and Development.

The Commission approved the item per Staff's recommendation.

P10 Pasco County Advisory Boards Summary of Ethics, Sunshine Law and Public Records Requirements for Advisory Boards

Recommendation Presentation Only

The item was for information only. No action was taken.

WALK-ONS

There were none.

ADJOURN

The meeting adjourned at 3:21 p.m.

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