

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

APRIL 21, 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
8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654**

Members:

Mr. Charles Grey, Chairman
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Don E. Anderson, MBA

Mr. Peter Hanzel, MS
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 1:31 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. Allie Knupp, Deputy Clerk, called the roll. All members were present.

SWEARING IN

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

Chairman Grey reviewed the procedures to be followed.

PROOF OF PUBLICATION

Ms. Knupp noted proof of publication.

PUBLIC COMMENT

Citizens are given an opportunity to comment on items listed on the Agenda by participating via WebEx during the meeting or attending in person. A WebEx pre-registration process can be found on the Public Comment Options page and must be completed to participate. Citizens may also comment on items listed on the Agenda in person inside the Board Room. The Planning Commission will take Public Comment on items on this agenda.

There was none.

CONSENT

C1 Annotated Minutes - Planning Commission Meeting - February 17, 2022

C2 Annotated Minutes - Planning Commission Meeting - April 7, 2022

The Commission approved the February 17, 2022 and the April 7, 2022 Planning Commission Meeting Minutes.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included items PC5, PC6, PC7, and PC11.

The Commission approved the Public Hearing Consent Agenda Addendum Item PC11.

PC3 Zoning Amendment (Consent) – Aprile CC-MPUD Connected City Master Planned Unit Development – Jimmy V Aprile II Family Limited Partnership LTD, Withlacoochee River Electric Cooperative, Inc. – A Rezoning Request from an A-C Agricultural Zoning District to a CC-MPUD Connected City Master Planned Unit Development District to Allow the Development of a Maximum of 106,286 Square Feet of Office on a Minimum of 4 Acres, and 525 Residential Dwelling Units – Total Project Area Approximately 158.05 Acres.

File Number PDD22-7557

Comm. Dist. 1

Recommendation Approval with Conditions

Approved to receive and file emails submitted by Staff into the record.

Approved to receive and file documents submitted by Mr. Clarke Hobby.

Approved the item per Staff's recommendation.

PC4 Zoning Amendment (Consent) – D&D LLC – Change in Zoning from an R-4 High Density Residential District to a MF-1 Multiple-Family Medium Density District – Northwest Pasco County – West of Hicks Road Approximately ¼ Mile South of New York Avenue – Containing Approximately 14.03 Acres

File Number PDD22-7609

Comm. Dist. 5

Recommendation Approve

Approved to receive and file documents submitted by Mr. Barry Bailey.

Approved the item per Staff's recommendation

PC5 Zoning Amendment (Consent) – MB Real Estate Leasing LLC/Softwind – Change in Zoning from an A-C Agricultural District to a I-2 General Industrial Park District – Northwest Pasco County – West Side of Softwind Lane Approximately 1900 Feet North of Hudson Avenue – Containing Approximately 8.85 Acres
File Number PDD22-7603
Comm. Dist. 5
Recommendation Approve

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

PC6 Conditional Use Request (Consent) – MB Real Estate Leasing LLC/Softwind – Conditional Use for Fertilizer Manufacturing in a I-2 General Industrial Park District – Northwest Pasco County – West Side of Softwind Lane Approximately 1900 Feet North of Hudson Avenue – Containing Approximately 8.85 Acres
File Number PDD22-CU12
Comm. Dist. 5
Recommendation Approval with Conditions

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

PC7 Small-Scale Comprehensive Plan Amendment (Consent)-CPAS22(08) Dempsey and Daughters- Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 22) from RES-6 (Residential-6 du/ga) to COM (Commercial) on Approximately 1.92 Acres of Real Property Located at the Northeast Corner of the Intersection of SR 54 and Tupper Road.
File Number PDD22-0321
Comm. Dist. 2
Recommendation Approve

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

PC8 Small-Scale Comprehensive Plan Amendment - CPAS21(10) Lakeshore Workforce & Family Needs Apartments - Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 03) Changing from Res-6 (Residential-6 Du/Ga) to Res-24 (Residential-24 Du/Ga) on Approximately 2.53 Acres of Real Property, Located on Lakeshore Boulevard West of Fivay Road.

File Number PDD22-0317
Comm. Dist. 5
Recommendation Approve

Approved to receive and file a letter submitted by Ms. Sonide Simon.

Approved the item per Staff's recommendation.

PC9 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 500 Zoning; Section 509 E-R Estate-Residential District; Section 510 ER-2 Estate-Residential District; Section 512 R-1MH Single-Family/Mobile Home District; Section 514 R-1 Rural Density Residential District; Section 515 R-2 Low Density Residential District; Section 516 R-3 Medium Density Residential District; Section 517 R-4 High Density Residential District; 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 PDD22-0311
Comm. Dist. All
Recommendation Approve

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

P10 Zoning Amendment (Regular) – L.E.O. at San Antonio MPUD – Auvil Jon & First National Bank of Mount Dora Co-Trustees – Rezoning Request from C-2 General Commercial District to an MPUD Master Planned Unit Development District to Allow 376 Multiple Family Units and 85,500 Square Feet of Retail on Approximately 40.05 Acres – Central Pasco County, on the South Side of State Road 52, Approximately 840 Feet East of Mirada Boulevard (PIN: 10-25-20-0000-00300-0000).
File Number PDD22-7600
Comm. Dist. 1
Recommendation Approval with Conditions

Approved the item per Staff's recommendation.

Addendum

PC11 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS 22(11) One-Lacoochee Center - Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 01) to IL (Industrial-Light)

from RES-9 (Residential-9 du/ga) on Approximately One Acre of Real Property Located on the North and South Sides of Chapman Street Between Pine Products Road and Bower Road.

File Number PDD22- 0329

Comm. Dist. 1

Recommendation Approve

Approved as part of the Public Hearing Consent Agenda.

P12 Zoning Amendment (Regular) – Swope MPUD Master Planned Unit Development – Running Dog Ranch, Inc., S/Morris Keithendale, Inc., and Swope 535419, Inc. – A Rezoning Request from an A-C Agricultural and AR-5 Agricultural-Residential Zoning Districts to an MPUD Master Planned Unit Development District to Allow for the Development of a Maximum of 953 Single-family Detached Units, 119 Single-family Attached Units, 600 Multi-family Units, and 120,982 Support Commercial Uses on Approximately 493 Acres.

File Number PDD22-7542

Comm. Dist. 2

Recommendation Approval with Conditions

Approved the item per Staff's recommendation.

Walk-Ons

There were none.

Miscellaneous

- 13 Comprehensive Plan (Pasco 2050) Listening Session
 File Number PDD22-0326
 Comm. Dist. ALL
 Recommendation Presentation Only

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

**THE COMMISSION RECESSED AT 2:59 P.M. AND RECONVENED AT 3:08 P.M.
MR. HANZEL ARRIVED TO THE MEETING AT 3:10 P.M.**

ADJOURN

The meeting adjourned at 4:23 p.m.

Prepared by: Allie Knupp, Records Clerk I, Board Records Division