

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

JUNE 02, 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
- ABSENT

School Board Representative – Mr. Chris Williams
- Represented 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 1:31 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. Meghan Legnini, Deputy Clerk, called the roll. All members were present with the exception of Mr. Roberto Saez who was absent. Mr. Chris Williams was represented by Mr. Richard Tonello.

Swearing In

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

Chairman Grey reviewed the procedures to be followed.

Proof of Publication

Ms. Legnini noted proof of publication.

Public Comment

Chairman Grey called for Public Comment.

There was none.

Consent

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

C2 Annotated Minutes - Planning Commission Meeting - May 5, 2022

The Commission approved the March 3, 2022 and the May 5, 2022 Planning Commission Meeting Minutes.

Public Hearings

The Commission approved the Public Hearing Consent Agenda which included item PC5.

- PC3 Zoning Amendment (Continuance) – Hale-Collier MPUD Master Planned Unit Development – Julia Herndon/Walter and Elizabeth Franzel/The Franzel Family Revocable Trust - A Rezoning Request from A-R Agricultural-Residential and R-1 Rural Density Residential Zoning Districts to an MPUD to allow for a maximum of 109 Single-family Detached Dwelling Units and Associated Infrastructure on Approximately 46.1 Acres.
File Number PDD22-7574
Comm. Dist. 2
Recommendation Continuance Requested

The Commission approved to continue the item to a date uncertain.

- PC4 (Continuance) - An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code Section 1104 Flood Damage Prevention To Bring The County's Flood Damage Prevention Regulations In Line With The Model Ordinance Approved By The Federal Emergency Management Agency, And To Coordinate With Chapter 18, Buildings And Building Regulations, Of The Pasco County Code Of Ordinances; Amending Land Development Code Appendix A Definitions; And Other Sections, As Necessary For Internal Consistency; Incorporating Fema's Most Recent Flood Insurance Study For Pasco County Establishing Areas Of Special Flood Hazards; Re-Codifying Building Official To Perform Analysis For Building Permit Applications On Structures Within Flood Hazard Areas And Providing Method/Process For Such Analysis; Requiring Signed "Declaration Of Land Restriction" (Nonconversion Agreements) For Projects Proposing To Enclose Areas Under Elevated Buildings, Certain Crawl Spaces And Certain Accessory Structures; Adding Requirements For Activities Altering Sand Dunes Or Mangrove Stands In Coastal A Zones; Re-Codifying Elevation Information Prior To Issuance Of A Certificate Of Occupancy In Coastal A Zones; Re-Codifying County Approval For Letters Of Map Changes To Fema; Re-Codifying Encroachment, Development, And Fill On Properties Within Floodways; Adding And/Or Re-Codifying Restrictions On Location Of Critical Facilities, Detached Accessory Structures, Manufactured Homes, Rvs, Park Trailers, Tanks, Decks, Patios, And Other Development In Floodways; Re-Codifying Fema Guidance, Publications, And Technical Bulletins By Reference; Changing Variance Procedure From Planning Commission To Hearing Officer Process;

Requiring Data To Be Provided In Areas Identified As Sheet Flow And Ponding; Providing A Variance Process For Certain Agricultural Structures; Additional Specific Findings Required For Variances; Providing For Or Amending The Following Definitions: Accessory Structure, Agricultural Structure, Coastal A Zone (Caz), Critical Facility, Declaration Of Land Restriction (Non -Conversion Agreement), Existing Manufactured Home Park Or Subdivision, Expansion To An Existing Manufactured Home Park Or Subdivision, Flood Hazard Area, Historic Structure, Letter Of Map Change (Lomc), Limit Of Moderate Wave Action (Limwa), Market Value, New Manufactured Home Park Or Subdivision, And Park Trailer "Park Model"; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.

File Number BCS22-0270

Comm. Dist. All

Recommendation Continuance Requested

The Commission approved to continue the item to the July 7, 2022 Planning Commission meeting at 1:30 p.m. in Dade City.

PC5 Zoning Amendment (Consent) – Sandy Lakes Development Corp./Sandy Lakes Purcell – Change in Zoning from an MPUD Master Planned Unit Development District (Trinity Communities) to a MF-1 Multiple Family Medium Density District – Southwest Pasco County – South Side of Interlaken Road, West of Gunn Highway – Containing Approximately 66.485 Acres

File Number PDD22-7621

Comm. Dist. 3

Recommendation Approve

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

- PC6 Zoning Amendment (Consent) - Northridge MPUD Master Planned Unit Development – Northridge 889 LLC - Rezoning Request from an A-C Agricultural District, E-R Estate-Residential District, and an MPUD Master Planned Unit Development District to an MPUD Master Planned Unit Development to Allow Up to 40,000 Square-Feet of Commercial/Office and 770 Single-Family Detached Units on Approximately 178.15 Acres
File Number PDD22-7614
Comm. Dist. 5
Recommendation Approval with Conditions

The item was pulled from the Public Hearing Consent Agenda.

The Commission approved the item per Staff's recommendation with the agreement the applicant would move the interconnect to align with Carlesimo Avenue.

- P7 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code, Ordinance No. 89-21 As Amended; Providing For Amendments To Section 406.1, Signs; Section 601, Traditional Neighborhood Development; Section 1200 Nonconformities, Creating Section 1203.4, Nonconforming Signs; Amending Appendix A, Definitions; Providing For Additional Amendments As Necessary For Internal Consistency; Providing For Applicability, Repealer, Severability, Inclusion Into The Land Development Code, Modification And An Effective Date.
File Number PDD22-0397
Comm. Dist. All
Recommendation Approve

The Commission approved the item per Staff's recommendation.

Walk-Ons

There were none.

Adjourn

The meeting adjourned at 3:36 p.m.

Prepared by: Meghan Legnini, Records Clerk I, Board Records Division