

**Planning Commission:**

Charles Grey, Chairman  
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**School Board Representative:**

Chris Williams

**Legal Counsel:**

David Goldstein, Chief Assistant County Attorney

**Staff:**

Todd Bayley, Interim- 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/Special Projects Manager  
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

# Pasco County Planning Commission Agenda February 27, 2020 1:30 PM, New Port Richey, FL 34654



*"Bringing Opportunities Home"*

West Pasco Government Center, 1st Floor  
West Pasco Government Center  
Board Room, First Floor  
8731 Citizens Drive

All cellular phones and pagers must be turned off while in the Board Room.

**The Planning Commission has final decision-making authority for Special Exceptions. Any person desiring to appeal a special exception to the Board of County Commissioners will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. All other decisions by the Planning commission are in the form of a recommendation to the Board of County Commissioners and are therefore not appeal able. Appeals of special exceptions are limited to the testimony and evidence in the record, which means that new testimony and evidence outside the record cannot be considered during the appeal proceeding.**

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within five working days of your receipt of this notice, please contact the, Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, FL 34654; (727) 847-8030 (v) in New Port Richey; (352) 523-2411, Ext. 8030 (v) in Dade City; and (727) 847-8949 if you are hearing impaired.

**CALL TO ORDER**

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**SWEARING IN**

**PROOF OF PUBLICATION**

**PUBLIC COMMENT**

**CONSENT**

**PUBLIC HEARINGS**

## **PUBLIC HEARING CONSENT**

- PC1** MINING OPERATING PERMIT AND CONDITIONAL USE AMENDMENT REQUEST (CONTINUANCE) - Coastal Landfill Disposal of Florida, LLC - Mining Operating Permit and Conditional Use Permit Amendment for an Existing Mining and Construction and Demolition Debris Disposal Facility - Northwest Pasco County - At the End of Houston Avenue, Approximately Two Miles East of US 19 - Containing approximately 88.72 acres  
**Memorandum** PDD20-0113  
**Comm. Dist.** 5,  
**Recommendation:** Continue to the 3/26/2020 PC Meeting at 1:30 p.m. in NPR
- PC2** ZONING AMENDMENT (CONTINUANCE) - Starkey Ranch MPUD - WS-TSR, LLC - A Substantial Modification to the Approved MPUD Master Planned Unit Development to Allow the Rescission of the Previously Approved Development Agreement (DA) and Incorporate Pertinent Language from the DA into the Conditions of Approval - No Funding Required  
**Memorandum** PDD20-7469  
**Comm. Dist.** 4  
**Recommendation:** Continuance Requested
- PC3** TRANSPORTATION CORRIDOR MANAGEMENT, INTERIM USE IN RIGHT-OF-WAY AND LANDSCAPE BUFFER VARIANCE (CONSENT) - PS Florida One Inc. - Reduction in the Right-of-Way Dedication Requirement from 64 Feet to 6.5 Feet, to Preserve an Area for Future Right-of-Way Dedication of Up to 35 Additional Feet and to Allow a Landscape Buffer and Sign in the Future Right-of-Way Preservation Area as an Interim Use, With a 5 Foot Minimum Reserved Relocation Area on the Site Plan - Southwest Pasco County - On the North Side of State Road 54, Approximately 545 Feet East of Thys Road and Approximately 370 Feet West of Crestwood Boulevard.  
**Memorandum** PDD20-0337  
**Comm. Dist.** 4,  
**Recommendation:** Approval with Conditions
- PC4** ZONING VARIANCE (CONSENT) - PS Florida One LLC - Reduction in the Required Minimum Front Setback From 25 Feet to 13.6 Feet From the Proposed Right-of-Way Preservation Line in a C-1 Neighborhood Commercial District - Southwest Pasco County - On the North Side of State Road 54, Approximately 545 Feet East of Thys Road and Approximately 370 Feet West of Crestwood Boulevard  
**Memorandum** PDD20-2081  
**Comm. Dist.** 4  
**Recommendation:** Approval with conditions

**PC5** LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (CONSENT) –  
CPAL19(19) Hays Road – Proposed Large-Scale Comprehensive Plan  
Amendment to the Future Land Use Maps (Map 2-15 and Sheet 04) Changing  
from RES-1 (RESIDENTIAL-1 DU/GA) to RES-6 (RESIDENTIAL-6 DU/GA) on  
Approximately 29 Acres of Real Property Located on the West Side of Hays Road  
Approximately 1.25 Miles North of S.R. 52  
**Memorandum** PDD20-0381  
**Comm. Dist.** 5  
**Recommendation:** Approve

**PC6** SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT (CONSENT) –  
CPAS19(06) Starkey RV and Boat Storage – Providing for a Small-Scale  
Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 and  
Sheet 19) from RES-3 (RESIDENTIAL-3 DU/GA) to COM (COMMERCIAL) on  
Approximately 4.86 Acres of Real Property Located on the Southeast Corner of  
Starkey Blvd and Decubellis Road  
**Memorandum** PDD20-0316  
**Comm. Dist.** 4  
**Recommendation:** Approve

**PUBLIC HEARING AT 1:30 P.M.**

**P7** ZONING AMENDMENT (REGULAR) - 1936 Abacus Road Land Trust, - Change  
in Zoning from a C-1 Neighborhood Commercial District to a C-2 General  
Commercial District - Southwest Pasco County - On the East Side of Abacus  
Road Approximately 230 Feet South of Mile Stretch Road - Containing  
Approximately 3.91 Acres  
**Memorandum** PDD20-7463  
**Comm. Dist.** 3  
**Recommendation:** Approve

**P8** ZONING AMENDMENT (REGULAR) - Pasco County Board of County  
Commissioners Initiated/Unit 10 of The Highlands - Change in Zoning From A-R  
Agricultural-Residential District to AR-1 Agricultural-Residential District -  
Northwest Pasco County - South Side of County Line Road at Montverde Drive -  
Containing Approximately 740.9 Acres  
**Memorandum** PDD20-7466  
**Comm. Dist.** 1,5  
**Recommendation:** Approve

**NOTED ITEMS**

**Site Development Review Manual - Planning & Development Department -  
Establish the Development Review Manual in Accordance with LDC, Section  
303.1, Development Manual**  
**Recommendation:** No Action Required

**ADJOURN**