

Planning Commission

Charles Grey, Chairman
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Michael J. Cox, CFP
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Peter Hanzel, MS
Roberto Saez, MBA, CGC, AIA

School Board Representative

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

Pasco County Planning Commission Agenda Thursday, November 5, 2020 1:30 PM, Hybrid Virtual Meeting



Historic Pasco County Courthouse
Historic Board Room, 2nd Floor
37918 Meridian Avenue
Dade City, FL 33525

This meeting will be broadcasted live on the [County's website](#), [Facebook](#), [YouTube Live](#), Frontier Channel 42, and Spectrum Channel 643 (only for residents living in Pasco

County).

Due to COVID-19 this meeting will be held as a Hybrid Virtual Meeting with a quorum of the Planning Commission (PC) Members physically in attendance at the Historic Pasco County Courthouse Board Room and other PC Members and County Staff participating through video conferencing, consistent with the requirements of Resolution 20-182.

Board Room will remain closed to the public.

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. Please contact the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, FL 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

SWEARING IN

PROOF OF PUBLICATION

PC1	Planning Commission - 11-05-2020 Hybrid Virtual Meeting Affidavit
	File Number
	Comm. Dist.
	Recommendation

PUBLIC COMMENT

CONSENT

PC2 Annotated Minutes - Planning Commission Hybrid - Virtual Meeting - October 22, 2020
File Number
Comm. Dist.
Recommendation

PUBLIC HEARINGS

PC3 LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (CONTINUANCE)
 – Villages of Pasadena Hills Proposed FLU Amendment Chapter 2 Goal
 FLU: including Text and Figure PH-8 revisions to Core Reserve, Village
 Separator provisions, and Existing Development Approvals.
File Number PDD21-0002
Comm. Dist. 1
Recommendation Continuance Requested

PC4 AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY
 COMMISSIONERS AMENDING THE PASCO COUNTY LAND
 DEVELOPMENT CODE SECTION 602, J. “BEN” HARRILL VILLAGES OF
 PASADENA HILLS STEWARDSHIP DISTRICT, REVISIONS TO TEXT,
 TABLE, AND EXHIBITS 602-C AND 602-D TO CHAPTER 602 – J “BEN”
 HARRILL VILLAGES OF PASADENA HILLS STEWARDSHIP DISTRICT,
 INCLUDING UTILITY MASTER PLAN AND UTILITY DEVELOPMENT
 FEES; AND ADDITION OF 2020 VOPH MASTER UTILITY PLAN; AND AS
 NECESSARY, FOR INTERNAL CONSISTENCY; PROVIDING FOR
 APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION INTO THE
 LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.
File Number PDD21-0001
Comm. Dist. 1
Recommendation Continuance Requested

PC5 ZONING AMENDMENT (CONTINUANCE) – Chelsea Acquisition LLC and
 Chelsea Acquisition II LLC – Change in Zoning from a R-4 High Density
 Residential District and a C-1 Neighborhood Commercial District to a MF-2
 Multiple-Family High Density Residential District – Northwest Pasco County
 – East of Old Dixie Highway, North of Gulf Way – Containing Approximately
 64.33 Acres (PC: 11/5/20, 1:30 p.m.; DC Hybrid Virtual Meeting , BCC:
 11/17/20, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-7503
Comm. Dist. 5
Recommendation Continuance Requested

P6

AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE; CHAPTER 300 PROCEDURES; TABLE 303-5 REQUIRED PUBLIC HEARINGS FOR DEVELOPMENT APPROVAL APPLICATIONS; TABLE 304-1 REQUIRED PUBLIC NOTICE FOR DEVELOPMENT APPROVAL APPLICATIONS; SECTION 305 NEIGHBORHOOD MEETING; SECTION 306 NEIGHBORHOOD NOTICE; CHAPTER 400 PERMIT TYPES AND APPLICATIONS; SECTION 402.3 CONDITIONAL USES; SECTION 402.4 SPECIAL EXCEPTIONS; SECTION 402.5 MISCELLANEOUS USES; CREATING NEW SECTION 402.5.D ADMINISTRATIVE USE PERMITS FOR THE SALE OF ALCOHOLIC BEVERAGES; SECTION 406.5.I RIGHT OF WAY USE PERMITS – BOND REQUIREMENT; CHAPTER 500 ZONING; SECTION 503 A-C AGRICULTURAL DISTRICT; SECTION 511 R-MH MOBILE HOME DISTRICT; SECTION 517 R-4 HIGH DENSITY RESIDENTIAL DISTRICT; SECTION 522 MPUD MASTER PLANNED UNIT DEVELOPMENT DISTRICT; SECTION 525 C-1 NEIGHBORHOOD COMMERCIAL DISTRICT; SECTION 526 C-2 GENERAL COMMERCIAL DISTRICT; SECTION 528 I-1 LIGHT INDUSTRIAL PARK DISTRICT; SECTION 529 I-2 GENERAL INDUSTRIAL PARK DISTRICT; SECTION 530 SUPPLEMENTAL REGULATIONS; STRIKING AND RESERVING SECTION 530.14 APPLICABILITY OF THIS CODE TO THE SALE OF ALCOHOLIC BEVERAGES; SECTION 530.15 FRATERNAL LODGES AND SOCIAL AND RECREATIONAL CLUBS; CHAPTER 700 SUBDIVISION AND PLATTING STANDARDS; CHAPTER 900 DEVELOPMENT STANDARDS; SECTION 901.1 TRANSPORTATION CORRIDOR SPACING; SECTION 901.2 TRANSPORTATION CORRIDOR MANAGEMENT; SECTION 905.2 LANDSCAPING AND BUFFERING; CHAPTER 1000 MISCELLANEOUS STRUCTURE REGULATIONS; SECTION 1003 GATES, FENCES, AND WALLS; CHAPTER 1100 SPECIAL DEVELOPMENT STANDARDS; SECTION 1101 VEHICLE DEALERSHIPS; SECTION 1102 LARGE SCALE COMMERCIAL DESIGN STANDARDS; SECTION 1105 SELF STORAGE FACILITIES DESIGN STANDARDS; SECTION 1200 NONCONFORMITIES; APPENDIX A DEFINITIONS; 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. (Hybrid Virtual LPA: 11/5/20, 1:30 p.m.; DC)

File Number PDD21-00024

Comm. Dist. ALL

Recommendation Approve

PC7

ZONING AMENDMENT (CONSENT) – First Pasco Service Corporation – Change in Zoning from an I-1 Light Industrial Park District to a C-2 General Commercial District – Central Pasco County – at the Northeast Corner of the Intersection of State Road 52 and Corporate Lake Boulevard – Containing

Approximately 6.249 Acres (PC: 11/5/20, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 11/17/20, 1:30 p.m.; DC Hybrid Virtual Meeting)

File Number PDD21-7502

Comm. Dist. 1

Recommendation Approve

- PC8 CONDITIONAL USE REQUEST (CONSENT) – Sierra Farms, Inc./Royal Auction Group –Public Auction in a C-2 General Commercial District – Southeast Pasco County – on the East Side of Gall Boulevard, at the Intersection of Gall Boulevard and State Road 56 – Containing Approximately 23.47 Acres (PC: 11/5/20; 1:30 p.m.; DC Hybrid Virtual Meeting and BCC: 11/17/20; 1:30 p.m.; DC Hybrid Virtual Meeting)

File Number PDD21-CU07

Comm. Dist. 1

Recommendation Approval with Conditions

- PC9 CONDITIONAL USE REQUEST (CONSENT) – Adventist Health System Sunbelt Healthcare Corporation –Multiple-Family Dwellings in a C-2 General Commercial District – Southcentral Pasco County – on the West Side of Bruce B, Downs Boulevard, Approximately 350 feet South of Eagleston Boulevard – Containing Approximately 16.24 Acres (PC: 11/5/20; 1:30 p.m.; DC Hybrid Virtual Meeting and BCC: 11/17/20; 1:30 p.m.; DC Hybrid Virtual Meeting)

File Number PDD21-CU08

Comm. Dist. 2

Recommendation Approval with Conditions

- PC10 ZONING AMENDMENT (REGULAR) – Charles Gilbert Tucker – Change in Zoning from a R-1 Rural Density Residential District to an AR-1 Agricultural-Residential District– Southcentral Pasco County – on the East Side of Conner Drive, Approximately 1,750 Feet South of the Intersection of Cypress Lane and Dupree Drive– Containing Approximately 5.46 Acres (PC: 11/5/20, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 11/17/20, 1:30 p.m.; DC Hybrid Virtual Meeting)

File Number PDD21-7501

Comm. Dist. 2

Recommendation Approve

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