

Planning Commission

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Legal Counsel

David Goldstein, Chief Assistant County Attorney

Staff

Sally Sherman, Assistant County Administrator, Development Services
Nectarios Pittos, AICP, 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, March 4, 2021 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 West Pasco Government Center 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 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 appealable. 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

CONSENT

Annotated Minutes - Planning Commission Hybrid - Virtual Meeting - January 7, 2021

Annotated Minutes - Planning Commission Hybrid - Virtual Meeting - February 4, 2021

Annotated Minutes - Planning Commission Hybrid - Virtual Meeting - February 18, 2021

PUBLIC HEARINGS

- PC1 Zoning Amendment (Continuance) – A Rezoning Request from an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development in Order to Allow the Applicant to Assign Entitlements to the Connerton Village III and IV MPUD – Lennar Homes, LLC – No Funding Required (Planning Commission (PC): March 4, 2021; 1:30 p.m.; DC Hybrid Virtual)
- File Number** PDD21-7509
Comm. Dist. 2
Recommendation Continuance Requested
- PC2 Comprehensive Plan Amendment (Continuance) – CPAL 20(14) Central Pasco Employment Village – Comprehensive Plan Text Amendment to the Central Pasco Employment Village Subarea Policies, Policy FLU 7.1.12 (Public Hearing: LPA: 3/4/21 at 1:30 p.m., DC/Hybrid; BCC: 3/23/21 at 1:30 p.m., NPR/Hybrid; BCC: 5/18/21 at 1:30 p.m., NPR/Hybrid)
- File Number** PDD21-0290
Comm. Dist. 1 & 2
Recommendation Continuance Requested
- PC3 Zoning Amendment (Consent) – Terry and Tina Gillette – Change in Zoning from an A-C Agricultural District to an AR-5 Agricultural-Residential District and an AR-5MH Agricultural-Mobile Home District– East Central Pasco County – on the North Side of Messick Road, .75 miles east of Old Lakeland Highway – Containing Approximately 12.15 Acres (PC: 03/04/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 03/23/21, 1:30 p.m.; NPR Hybrid Virtual Meeting; Continued from PC: 02/04/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 03/09/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
- File Number** PDD21-7515
Comm. Dist. 1
Recommendation Approve

- PC4 Zoning Amendment (Consent) – SWFWMD/Cypress Ridge Professional Center – Change in Zoning from an A-C Agricultural District to a PO-2 Professional Office District – Southcentral Pasco County – on the West Side of Wesley Chapel Boulevard, Approximately .5 Miles North of State Road 54/56 – Containing Approximately 9.1 Acres (PC: 3/4/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 4/7/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-7524
Comm. Dist. 2
Recommendation Approve
- PC5 Zoning Amendment (Consent) – Robert Wendell Pippin Jr. and Clay Tanner Pippin – Change in Zoning from an A-C Agricultural District to an A-R Agricultural-Residential District – North Central Pasco County – on the East Side of Possum Trot, Approximately 515 Feet North of Bayhead Road – Containing Approximately 10 Acres (PC: 3/04/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 3/23/21, 1:30 p.m.; NPR Hybrid Virtual Meeting)
File Number PDD21-7521
Comm. Dist. 1
Recommendation Approve
- PC6 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS 20(03) Old Lakeland Highway – Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 16) Changing from RES-1 (RESIDENTIAL–1 DU/GA) to IL (INDUSTRIAL-LIGHT) on 5 Acres of Real Property, Located on the Northwest Corner of Townsend Road and Old Lakeland Highway; Providing for severability and an effective date. (Public Hearing: LPA: 3/4/2021 at 1:30 p.m., DC; BCC: 4/7/2021 at 1:30 p.m., DC)
File Number PDD21-0211
Comm. Dist. 1
Recommendation Approve
- PC7 Zoning Amendment (Consent) –BMI LLC – Change in Zoning from an A-R Agricultural-Residential District to an I-1 Light Industrial Park District – East Central Pasco County – on the West Side of Old Lakeland Highway, North of Townsend Road – Containing 5 Acres (PC: 03/04/21, 1:30 p.m.; DC, BCC: 04/07/21, 1:30 p.m.; DC)
File Number PDD21-7514
Comm. Dist. 1
Recommendation Approve
- P8 Small-Scale Comprehensive Plan Amendment (Regular) - CPAS 20(02) Meadowbrook – Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 and Sheet 20) from RES-3 (Residential-3 DU/GA) to COM (Commercial) on Approx. 1.67 Acres of Real Property Located at the Southwest Corner of State Road 54 and Meadowbrook Drive. (Public Hearings:

LPA: 3/4/2021 at 1:30 p.m., DC/Hybrid; BCC: 3/23/2021 at 1:30 p.m., NPR/Hybrid)

File Number PDD21-0225

Comm. Dist. 3

Recommendation Approve

- P9 Zoning Amendment (Regular) – Kiddie Campus University, Inc. – Change in Zoning from an AR-1 Agricultural-Residential District to a C-2 General Commercial District– South Central Pasco County – on the Southwest Corner of the Intersection of State Road 54 and Meadowbrook Drive – Containing Approximately 1.67 Acres (PC: 03/4/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 03/23/21, 1:30 p.m.; NPR Hybrid Virtual Meeting; Continued from PC: 2/18/21, 1:30 p.m. NPR Hybrid Virtual Meeting)

File Number PDD21-7516

Comm. Dist. 3

Recommendation Approve

- P10 An Ordinance by the Pasco County Board of County Commissioners Amending the Pasco County Land Development Code; Chapter 500 Zoning; Section 526 C-2 General Commercial District; Subsection 526.3 Conditional Uses; Removing Multiple Family Dwellings as a Conditional Use; 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 PDD21-0282

Comm. Dist. All

Recommendation Approve

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