

Planning Commission

Charles Grey, Chairman
Jaime Girardi, P.E., Vice Chairman
Christopher B. Poole, CPG
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
Denise Hernandez, Zoning Administrator
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

Pasco County Planning Commission Agenda Thursday, March 25, 2021 1:30 PM, Hybrid Virtual Meeting



West Pasco Government Center
Board Room, First Floor
8731 Citizens Drive
New Port Richey, FL 34654

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 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 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

PUBLIC COMMENT

CONSENT

PUBLIC HEARINGS

- PC1 Zoning Amendment (Continuance) – Life Church MPUD Master Planned Unit Development – Victorious Life Assembly of God, Inc. – A Rezoning Request from an A-R Agricultural-Residential Zoning District to an MPUD Master Planned Unit Development District to Allow 122 Single-Family Detached Residential Units on Approximately 41.80 Acres
File Number PDD21-7504
Comm. Dist. 1
Recommendation Continuance Requested
- PC2 Variance Request (Consent) – 76 Store WC/Pong Lee, Brandywine Asset Management – Reduction in the Required Minimum Setback of a Street Entrance for Vehicles of a Service Station from a Residential Lot from 75 feet to 15 feet in a C-2 General Commercial District – Southcentral Pasco County – at the Southeast Corner of New River Road and SR54 – Containing Approximately 1.8 Acres (PC: 3/25/2021, 1:30 p.m.; NPR Hybrid Virtual Meeting)
File Number PDD21-2089
Comm. Dist. 2
Recommendation Approval with Conditions
- PC3 Zoning Amedment (Consent) - Salem Media MPUD Master Planned Unit Development - Salem Radio Properties, Inc. - Rezoning request from an A-C Agricultural District to a MPUD Master Planned Unit Development District to allow 325 residential units on approximately 77.21 acres - South Central Pasco County, on the south side of Bud Bexley Parkway approximately 600 feet west of Ballantrae Boulevard
File Number PDD21-7505
Comm. Dist. 4
Recommendation Approval with Conditions
- PC4 Zoning Amendement (Consent) – Connerton Villages III And IV MPUD Master Planned Unit Development - Lennar Homes, LLC – A Rezoning Request From An AC Agricultural Zoning District To An MPUD Master Planned Unit Development In Order To Allow Development Of A Maximum Of 2,160 Dwelling Units, 150,000 Square-Feet Of Retail, A Minimum of 50,000 Square-Feet Of Office In Parcel D-1, 100,000 Square-Feet Of Other Office, A Charter School With Up To 765 Students, An 80-Acre District Park, and Seven Acres For A Library/Fire/EMS Facility In The Connerton Village III and IV MPUD – No Funding Required
File Number PDD21-7509
Comm. Dist. 2
Recommendation Approval with Conditions

PC5 Zoning Amendment (Consent) - Meadow Oaks MPUD Master Planned Unit Development Substantial Modification - Meadow Oaks Development, L.C, et al - Rezoning request from a R-1 Rural Density Residential District, a R-4 High Density Residential District, and A-C Agricultural District, and a MPUD Master Planned Unit Development District to a MPUD Master Planned Unit Development District to add acreage and allow substantial changes to the Master Plan and Conditions of Approval on approximately 63.23 acres - North West Pasco County, on the south side of Hudson Avenue approximately 1.1 miles east of Colony Road (PC: 03/25/2021, 1:30 p.m.; NPR Hybrid Virtual Meeting and BCC: 04/20/2021, 1:30 p.m.; NPR Hybrid Virtual Meeting)

File Number PDD21-7529

Comm. Dist. 5

Recommendation Approval with Conditions

P6 Comprehensive Plan Amendment – 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: 3/25/21 at 1:30 p.m., NPR/Hybrid; BCC: 4/20/21 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 Other

WALK-ONS

ADJOURN