

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, April 1, 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 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 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) – Steven Siller Tunnel to Tower/Parkway Boulevard– Change in Zoning from a PUD Planned Unit Development to a R-4 High Density Residential District – Southcentral Pasco County – on the South Side of Parkway Boulevard, Approximately .5 Miles East of Ehren Cutoff – Containing Approximately 75.15 Acres (PC: 4/1/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 4/20/21, 1:30 p.m.; NPR Hybrid Virtual Meeting)
File Number PDD21-7528
Comm. Dist. 2
Recommendation Continuance Requested
- PC2 Zoning Amendment (Continuance) – 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: 4/1/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 5/18/21, 1:30 p.m.; NPR Hybrid Virtual Meeting; Continued from PC: 02/18/21, 1:30 p.m. NPR Hybrid Virtual Meeting, PC: 3/4/21, 1:30 p.m.; DC Hybrid Virtual Meeting, and BCC 3/23/21, 1:30 p.m.; NPR Hybrid Virtual Meeting)
File Number PDD21-7516
Comm. Dist. 3
Recommendation Continuance Requested
- PC3 Special Exception (Consent) –Amber Thomas – Special Exception for a Home-Based Nail Artist in a R-3 Medium Density Residential District –East Central Pasco County – on the North Side of Carr Drive, Approximately 280 Feet East of Arms Drive – Containing Approximately .22 Acres (PC: 4/1/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-7522
Comm. Dist. 1
Recommendation Approval with Conditions
- PC4 Zoning Amendment (Consent) – Robert and Theresa Britton – Change in Zoning from an A-C Agricultural District to an A-R Agricultural Residential District – Northeast Pasco County – on the West Side of Easterling Road, Immediately North of the Junction of Easterling Road and Happy Hill Road– Containing Approximately 10.88 Acres (PC: 4/01/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 4/20/21, 1:30 p.m.; NPR Hybrid Virtual Meeting)
File Number PDD21-7523
Comm. Dist. 1
Recommendation Approve

PC5 Development Agreement (Consent) – Meritage Homes Of Florida, Inc. – Development Agreement To Provide A Drainage Retention Area In Exchange For Mobility Fee Credits And A Partial Waiver Of Neighborhood Park And Landscape Buffering Requirements – Southeast Pasco County – On The East Side Of Morris Bridge Road, Approximately 1,600 Feet North Of State Road 56 – Containing Approximately 26.91 Acres (PC: 4/1/21, 1:30 P.M. DC Hybrid Virtual Meeting And BCC: 4/20/21, 1:30 P.M. NPR Hybrid Virtual Meeting)

File Number PDD21-0250

Comm. Dist. 2

Recommendation Approve

PC6 An Ordinance By The Pasco County Board Of County Commissioners Establishing A Temporary Moratorium (180 Days) On The Submission And Acceptance Of Applications For Conditional Uses, Rezoning, And Comprehensive Plan Amendments Proposing To Increase Multi-Family Entitlements Within The Moratorium Area; Providing For Authority; Legislative Findings Of Fact; Definitions; Moratorium Area; Temporary Moratorium Imposed; Duration Of Temporary Moratorium; And Severability.

File Number PDD21-0316

Comm. Dist. 2

Recommendation Approve

PC7 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

WALK-ONS

ADJOURN