

Planning Commission

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Staff

Sally Sherman, Assistant County Administrator, Development Services
Nectaros 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 22, 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

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

Annotated Minutes - Planning Commission Hybrid - Virtual Meeting - April 1, 2021

PUBLIC HEARINGS

- PC1 Land Excavation Operating Permit and Conditional Use 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 (PC: 04/22/2021, 1:30 p.m.; NPR and BCC: 05/18/2021; 1:30 p.m.; NPR)
File Number PDD21-CU30
Comm. Dist. 5
Recommendation Continuance Requested
- PC2 Small-Scale Comprehensive Plan Amendment (Continuance) – CPAS20(06) Shady Hills & Helen K Drive – Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 21) Changing from RES-1 (Residential-1 DU/GA) to COM (Commercial) on Approximately 4 Acres of Real Property Located on the Northeast corner of Shady Hill Road and Helen K Drive.
File Number PDD21-0329
Comm. Dist. 5
Recommendation Continuance Requested
- PC3 Zoning Amendment (Consent) – 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 Approval with Conditions
- PC4 Land Excavation Operating Permit and Conditional Use Request (Consent) – SitEX NR Holdings, LLC – Operating Permit and Conditional Use Permit for Land Excavation in an MPUD Master Planned Unit Development District – West Central Pasco County – On the East Side of River Glen Boulevard, Approximately 3,800 Feet North of the Intersection of State Road 54 and River Glen Boulevard – Containing Approximately 19.6 Acres (PC: 04/22/2021, 1:30 p.m.; Hybrid Virtual Meeting and BCC 05/18/2021, 1:30 p.m.)
File Number PDD21-CU14
Comm. Dist. 2
Recommendation Approval with Conditions
- P5 Zoning Amendment (Regular) – 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: 4/22/21, 1:30 p.m.; NPR Hybrid Virtual Meeting, BCC: 5/18/21, 1:30 p.m.; NPR Hybrid Virtual Meeting)

File Number PDD21-7528

Comm. Dist. 2

Recommendation Approve

- P6 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: 4/22/21, 1:30 p.m.; NPR 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, PC: 4/1/21, 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 Approve

- P7 Large-Scale Comprehensive Plan Amendment – CPAL20(15) Ridge Road – Providing for a Large-Scale Comprehensive Plan Amendment to the Future Land Use Map (2-15 and Sheet 20) Changing from RES-1 (Residential-1 Du/Ga) to PD (Planned Development) on Approximately 20.35 Acres of Real Property Located at the Intersection of Ridge Road and Tanglewood Drive; a Text Amendment Creating Subarea Policy FLU 7.1.57- Ridge Road & Tanglewood Drive; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(57) Ridge Road & Tanglewood Drive.

File Number PDD21-0327

Comm. Dist. 4

Recommendation Approve

- P8 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 continued; LPA: 4/22/21 at 1:30 p.m. at NPR/Hybrid; BCC: 5/18/21 at 1:30 p.m., NPR/Hybrid; BCC: 7/6/21 at 1:30 p.m., DC/Hybrid)

File Number PDD21-0290

Comm. Dist. 1 & 2

Recommendation Other

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