

Planning Commission

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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, May 6, 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 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: 5/6/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 5/18/21, 1:30 p.m.; NPR Hybrid Virtual Meeting; Cont. from PC 4/22/21, 1:30 p.m. NPR)
File Number PDD21-7528
Comm. Dist. 2
Recommendation Continuance Requested
- PC2 Special Exception (Consent) – Palm River Dairy Inc.– Special Exception for a Solar Electric Power Collection Facility (Solar Farm) and Substation in a A-R Agricultural-Residential District and A-C Agricultural District – Southeast Pasco County – East of Paul S Buchman Highway, South of Jerry Road, West of Saunders Road, North of County Line Road – Containing Approximately 576.199 Acres (PC: 5/6/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-7532
Comm. Dist. 1
Recommendation Approval with Conditions
- PC3 Zoning Amendment (Consent) – Creighton Boyette & Overpass MPUD Master Planned Unit Development – Creighton Companies, LLC, et. al - A Rezoning Request from an A-R Agricultural-Residential Zoning District and an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development to Allow Development of a Maximum of 27,000 Square-Feet of Non-Residential Uses on Approximately 4.95 Acres – No Funding Required
File Number PDD21-7533
Comm. Dist. 1
Recommendation Approval with Conditions
- PC4 Small-Scale Comprehensive Plan Amendment (Consent) – CPAS 20(01) Creighton Boyette & Overpass Commercial – Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 14) from RES-3 (RESIDENTIAL - 3 DU/GA) to COM (COMMERCIAL) on Approximately 4.906 Acres of Real Property, Located on the Southeast Corner of Boyette Road and Overpass Road. (Public Hearings: LPA: 5/6/2021 at 1:30 p.m., DC/Hybrid; BCC: 6/22/2021 at 1:30 p.m., NPR/Hybrid)
File Number PDD21-0360
Comm. Dist. 1
Recommendation Approve

- PC5 Small-Scale Comprehensive Plan Amendment (Consent) – CPAS 20(06) Shady Hills and Helen K Drive – Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 05) from RES-1 (RESIDENTIAL - 1 DU/GA) to COM (COMMERCIAL) on Approximately 4 Acres of Real Property, Located on the Northeast Corner of Shady Hills Road and Helen K Drive. (Public Hearings: LPA: 5/6/2021 at 1:30 p.m., DC/Hybrid; BCC: 6/22/2021 at 1:30 p.m., NPR/Hybrid)
File Number PDD21-0361
Comm. Dist. 5
Recommendation Approve
- PC6 Small-Scale Comprehensive Plan Amendment (Consent)- CPAS 20(05) Orange State Grove – Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 and Sheet 21) from RES-3 (RESIDENTIAL-3 DU/GA) to RES-9 (RESIDENTIAL-9 DU/GA) on Approximately 2.32 Acres of Real Property to Allow for 11 Family Detached Units. Located on the West of Livingston Road, and North of County Line Road; Providing for Severability and an Effective Date. (Public Hearings: LPA: 5/6/2021 at 1:30 p.m., DC: 6/8/2021 at 1:30 p.m., DC)
File Number PDD21-0254
Comm. Dist. 3
Recommendation Approve
- PC7 Large-Scale Comprehensive Plan Amendment (Consent) - CPAL 21(03) Causeway –Providing for a Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 And Sheet 12) Changing from COM (Commercial) to PD (Planned Development) on Approximately 35 Acres of Real Property Located at The Southwest Corner of Roaches Run and Land O Lakes Blvd; and a Text Amendment Creating Subarea Policy FLU 7.1.58-Causeway PD; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(58) Causeway (Public Hearing: LPA: 5/6/2021 at 1:30 p.m., DC/Hybrid; BCC: 5/18/2021 at 1:30 p.m., NPR/Hybrid; BCC: 7/6/2021 at 1:30 p.m., DC/Hybrid)
File Number PDD21-0363
Comm. Dist. 2
Recommendation Approve
- PC8 Large-Scale Comprehensive Plan Amendment (Consent) – CPAL20(11) Wesley Chapel Lakes – Providing for a Large-Scale Comprehensive Plan Amendment to the Future Land Use Map (2-15 and Sheet 22) Changing from RES-3 (Residential-3 du/ac) and ROR (Retail/Office/Residential) to PD (Planned Development) on Approximately 303 Acres of Real Property; a Text Amendment Creating Subarea Policy FLU 7.1.56 – Wesley Chapel Lakes; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(56) Wesley Chapel Lakes (Public Hearing: LPA: 5/6/2021 at 1:30 p.m.,

DC/Hybrid; BCC: 6/8/2021 at 1:30 p.m., DC/Hybrid; BCC: 8/10/2021 at 1:30 p.m., DC/Hybrid)

File Number PDD21-0328

Comm. Dist. 2

Recommendation Approve

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