

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 20, 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 public participation for this meeting will be held through communications media technology (WebEx), e-mail or through a public comment kiosk located outside the Board Room. In addition, the Board Room will be open to the public subject to the maximum capacity limits posted outside of the Board Room.

All electronic devices must be turned off while in the Board Room.

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

Due to COVID-19 operations and to safeguard the wellbeing and safety of our community and staff, citizens are given an opportunity to comment on items listed on the Agenda by participating via WebEx during the meeting, making comments at a public comment kiosk located outside the Board Room, or by sending comments via e-mail. A pre-registration process has been published on the Agenda and Minutes page and must be completed to participate by WebEx. Citizens may also comment on items listed on the Agenda in person

inside the Board Room, subject to the maximum capacity limits posted outside of the Board Room. Attendees are given an opportunity to comment on listed agenda items, as well as non-agenda items during Public Comment.

CONSENT

Annotated Minutes - Planning Commission Hybrid-Virtual Meeting - March 25, 2021

PUBLIC HEARINGS

- PC1 Variance Request (Consent) – Park Square Enterprises LLC/Wyndrush Townhomes – An Increase in the Maximum Building Coverage from 40% to 70% for all Buildings in an MF-1 Multiple-Family Medium Density District – Southeast Pasco County – Approximately 400 Feet North of the Intersection of State Road 54 and Point Cypress Boulevard– Containing Approximately 11.73 Acres (PC: 5/20/2021, 1:30 p.m.; NPR Hybrid Virtual Meeting)
File Number PDD21-2091
Comm. Dist. 2
Recommendation Approval with Conditions
- PC2 Variance Request (Consent) – Jacob Cross Holdings LLC/The Preserve at Gulf Trace Townhomes Ph. 2 – Increase in the Maximum Building Coverage From 40% to 70% and a Reduction in the Side Yard Setback from 10 Feet to 7.5 Feet for Buildings 1-3 and 5-13, a Reduction in the Rear Yard Setback from 15 Feet to 11.90 Feet for Building 4, and a Reduction in the Rear Yard Setback from 15 Feet to 13.90 Feet for Building 1 in an MF-1 Multiple-Family Medium Density District – Southwest Pasco County – West of the Intersection of Gulf Trace Boulevard and Harbour Palm Drive – Containing Approximately 33.596 Acres (PC: 5/20/2021, 1:30 p.m.; NPR Hybrid Virtual Meeting)
File Number PDD21-2090
Comm. Dist. 3
Recommendation Approval with Conditions
- PC3 Development Agreement (Consent) – Taylor Morrison of Florida, Inc. – Development Agreement to Design, Permit, and Construct a Turn Lane on Morris Bridge Road in Exchange for Mobility Fee Credits – South Central Pasco County – on the West Side of Morris Bridge Road at the Intersection of State Road 56 (LPA: 05/20/2021, 1:30 p.m.; NPR Hybrid Virtual Meeting and BCC: 07/06/2021, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-0384
Comm. Dist. 2
Recommendation Approve

- PC4 Small-Scale County Comprehensive Plan Amendment (Consent) - CPAS 20-02 River Run – Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 and Sheet 23) from AT (MAJOR ATTRACTORS) to RES-3 (RESIDENTIAL-3 DU/GA) on Approximately 5.05 Acres of Real Property, Located to the East of Gall Boulevard and State Road 56. (Public Hearings: LPA: 05/20/2021 at 1:30 p.m., NPR/Hybrid; BCC: 6/08/2021 at 1:30 pm., DC/Hybrid)
File Number 21-0349
Comm. Dist. 1
Recommendation Approve
- PC5 Large-Scale Comprehensive Plan Amendment- CPAL 20(13) Palmetto Ridge – Providing For a Comprehensive Plan Text Amendment to Subarea Policy Flu 7.1.34- Fort King Ranch and Renaming the Subarea to Palmetto Ridge; Updating the Future Land Use Map 2-9 and Subarea Map 2-9(34) Fort King Ranch to Depict Name Change (Public Hearing: LPA: 5/20/2021 at 1:30 p.m., NPR/Hybrid; BCC: 6/08/2021 at 1:30 p.m., DC/Hybrid; BCC: 8/10/2021 at 1:30 p.m., DC/Hybrid)
File Number PDD21-0371
Comm. Dist. 1
Recommendation Approve
- P6 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: 5/20/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 6/8/21, 1:30 p.m.; DC Hybrid Virtual Meeting; Cont. from PC 4/22/21, 1:30 p.m. NPR; Cont. from PC 5/6/21, 1:30 p.m. DC; Cont. from BCC: 5/18/21, 1:30 p.m.; NPR Hybrid Virtual Meeting)
File Number PDD21-7528
Comm. Dist. 2
Recommendation Approve

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