

Planning Commission

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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, June 3, 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 public participation for this meeting will be held through communications media technology (WebEx), e-mail or through a public comment kiosk located the East Pasco Government Center, 14236 6th Street, Dade City, FL 33523. In addition, the BCC 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 appeal able. 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 - April 22, 2021

Annotated Minutes - Planning Commission Hybrid-Virtual Meeting - May 6, 2021

PUBLIC HEARINGS

- PC1 An Ordinance By The Pasco County Board of County Commissioners Amending The Pasco County Land Development Code: Chapter 600 Overlay And Special District Areas; Section 602.8.T: VOPH Development And Administrative Review Fees; And Map Change To Exhibit 602-E VOPH Master Roadway Plan Exhibit A Tyndall Road / East West Street A Right Of Way Alignment; And Other Amendments As Necessary For Internal Consistency; Providing For Applicability; Repealer; Severability; Inclusion Into The Land Development Code; And An Effective Date.

File Number PDD21-0352

Comm. Dist. 1

Recommendation Continuance Requested

- PC2 Special Exception (Consent) – Russ & Leanne S Henderson / Henderson Ice Rink – Special Exception for a Private Hockey School/Academy in A-C Agricultural District – Central Pasco County – West Side of McKendree Road, Approximately 2 Miles North of Overpass Road – Containing Approximately 10.33 Acres (PC: 6/3/21, 1:30 p.m.; DC Hybrid Virtual Meeting)

File Number PDD21-7536

Comm. Dist. 1

Recommendation Approval with Conditions

- PC3 Zoning Amendment (Consent) – Lyden L & Sue Ann Green - Change in Zoning from a R-1MH Single-Family/Mobile Home District to a C-2 General Commercial District – Southwest Pasco County – on the Northwest Corner of Seaberg Road and State Road 54 – Containing Approximately 0.86 Acres (PC: 6/3/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 6/22/21, 1:30 p.m.; NPR Hybrid Virtual Meeting)
File Number PDD21-7538
Comm. Dist. 1
Recommendation Approve
- PC4 Zoning Amendment (Consent) – White Marlin LLC/Davin Joseph Rooks Drive - Change in Zoning from a A-R Agricultural-Residential District to a R-1MH Single-Family/Mobile Home District – Central Pasco County – on the Southwest Corner of Hidden Drive and Rooks Drive – Containing Approximately 1.26 Acres (PC: 6/3/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 6/22/21, 1:30 p.m.; NPR Hybrid Virtual Meeting)
File Number PDD21-7535
Comm. Dist. 1
Recommendation Approve
- PC5 Conditional Use (Consent) – District School Board of Pasco County/Vertex Development, LLC./Verizon Wireless – 150-Foot Above-Ground-Level Close-Mount Wireless Communications Facility (WCF) in a MPUD Master Planned Unit Development District – Central Pasco County – On the South Side of Overpass Road, Approximately 940 Feet West of Watergrass Parkway (PC: 6/3/21, 1:30 p.m.; DC, Hybrid Virtual Meeting; BCC: 8/10/21, 1:30 p.m.; DC, Hybrid Virtual Meeting)
File Number PDD21-CU34
Comm. Dist. 1
Recommendation Approval with Conditions
- P6 Special Exception (Regular) – 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: 6/3/21, 1:30 p.m.; DC Hybrid Virtual Meeting; Cont. from PC 5/6/21, 1:30 p.m. DC Hybrid Virtual Meeting)
File Number PDD21-7532
Comm. Dist. 1
Recommendation Approval with Conditions

WALK-ONS

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