

Planning Commission

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David Goldstein, Chief Assistant County Attorney

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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 24, 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). In addition, the Board Room will be open to the public.

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. 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 - June 3, 2021

Public Hearings

- PC1 Large-Scale Comprehensive Plan Amendment (Continuance) - CPAL 21(01) SunWest Park PD - Providing for a Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 03) Changing from RES-3 (Residential-3 du/ga), CL (Coastal Lands), and R/OS (Major Recreation/Open Space to PD (Planned Development) on Approximately 151.7 Acres of Real Property Located West of Old Dixie Highway; and a Text Amendment Creating Subarea Policy FLU 7.1.59 – SunWest Park PD; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(59) SunWest Park PD (Public Hearing: LPA: 6/24/2021 at 1:30 p.m., NPR/Hybrid; BCC: 7/6/2021 at 1:30 p.m., DC/Hybrid; BCC: 8/24/2021 at 1:30 p.m., DC/Hybrid).
- File Number** PDD21-0427
Comm. Dist. 5
Recommendation Continuance Requested
- PC2 Variance Request (Consent) – 6016 Delaware Ave Land Trust/ 11836 Little Road – A Reduction in the Required Minimum Lot Area from 15,000 Square Feet to 14,006 Square Feet, Which, If Approved Allow the Applicant to Apply for a Rezoning to C-2 General Commercial District on a Parcel that is Less than 15,000 Square Feet in Lot Area – West Central Pasco County – On the Northeast Corner of Little Road and Mango Street – Containing Approximately 0.32 Acres (PC: 6/24/2021, 1:30 p.m.; NPR Hybrid Virtual Meeting)
- File Number** PDD21-2093
Comm. Dist. 5
Recommendation Approval with Conditions
- PC3 Comprehensive Plan Amendment (Consent) - CPAL 21(02) PAW Materials – Providing For a Comprehensive Plan Text Amendment to Subarea Policy FLU 7.1.25 – PAW Materials (Public Hearing: LPA: 6/24/2021 at 1:30 p.m., NPR/Hybrid; BCC: 7/6/2021 at 1:30 p.m., DC/Hybrid; BCC: 8/24/2021 at 1:30 p.m., DC/Hybrid)
- File Number** PDD21-0426
Comm. Dist. 2
Recommendation Approve
- PC4 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 Approve

Walk-Ons

Adjourn