

Planning Commission

Charles Grey, Chairman
Jaime Girardi, P.E., Vice Chairman
Donald E. Anderson, MBA
Christopher B. Poole, CPG
Peter Hanzel, MS
Roberto Saez, MBA, CGC, AIA

School Board Representative

Chris Williams

Legal Counsel

David Goldstein, Chief Assistant County Attorney

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, July 22, 2021 1:30 PM



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, 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 - May 20, 2021

Public Hearings

- PC1 Small-Scale Comprehensive Plan Amendment (Withdraw) - CPAS 21(01) County Line Suncoast Expressway Commercial – Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 and Sheet 05) from RES-1 (RESIDENTIAL-1 DU/GA) to COM (COMMERCIAL) on Approximately 3.9 Acres of Real Property Located at the Intersection of County Line Road and February Lane; (Public Hearings: LPA: 7/22/2021 at 1:30 pm., NPR; BCC: 8/24/2021 at 1:30 pm., NPR)
File Number PDD21-0417
Comm. Dist. 1
Recommendation Withdraw
- PC2 Large-Scale Comprehensive Plan Amendment (Withdraw) - CPAL 21(06) Adrian Phillip - Providing for a Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 14) Changing from RES-3 (Residential-3 du/ga) to COM (Commercial) on Approximately 37.58 Acres of Real Property Located East of Old Pasco Road, North of Overpass Road; and a Text Amendment Creating Subarea Policy FLU 7.1.60-Adrian Phillip; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(60) Adrian Phillip; and a Map Amendment to Map 2-13:Rural Areas Map (Public Hearing: LPA: 7/22/2021 at 1:30 p.m., DC; BCC: 8/10/2021 at 1:30 p.m., DC; BCC: 9/28/2021 at 1:30 p.m., NPR).
File Number PDD21-0430
Comm. Dist. 1
Recommendation Withdraw
- PC3 Zoning Amendment (Continuance) – Wesley Chapel Lakes MPUD Master Planned Unit Development – M/I Homes of Tampa, LLC – A Substantial Modification Request to Propose Entitlements for Vacant Parcels Within the MPUD (Planning Commission (PC): 7/22/21; 1:30 p.m.; NPR)
File Number PDD21-7530
Comm. Dist. 2
Recommendation Continuance Requested
- PC4 Zoning Amendment (Continuance) – Y Smith Properties LLC – Change in Zoning from a C-2 General Commercial District to a I-1 Light Industrial Park District – West Central Pasco County – on the East Side of Leo Kidd Avenue, Approximately 200 Feet North of Pine Hill Road – Containing Approximately 1.19 Acres (PC: 7/22/21, 1:30 p.m.; NPR, BCC: 8/10/21, 1:30 p.m.; DC; Continued from 7/8/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 8/10/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-7546
Comm. Dist. 4
Recommendation Continuance Requested
- PC5 Waiver Request (Consent) – Wiregrass Ranch, Inc./Wiregrass Ranch MPUD Parcel M14– Specific Distance Limitation of 1,000 Feet from Pre-K through 12th Grade Public Schools for the Consideration of Administrative Use

Permits for the Sale Alcoholic Beverages – East Central Pasco County – at the Southeast Corner of the Intersection of Mansfield Boulevard and Wiregrass School Road (PC: 7/22/21, 1:30 p.m.; NPR)

File Number PDD21-0435

Comm. Dist. 2

Recommendation Approve

- PC6 Zoning Amendment (Consent) - Pulte Law MPUD Master Planned Unit Development - Pulte Home Company, LLC - Rezoning Request from an A-R Agricultural Residential District to a MPUD Master Planned Unit Development District to Allow for 240 Single-Family Detached Units on Approximately 79.76 acres - South Central Pasco County, at the Southwest Corner of the Intersection of Lake Patience Road and Perdew Drive (Continued from PC: 07/08/2021, DC)

File Number PDD21-7520

Comm. Dist. 4

Recommendation Approval with Conditions

- PC7 Zoning Amendment (Consent) – Ranch Hill MPUD Master Planned Unit Development – Alfred T. Smith – A Rezoning Request from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to Allow a Maximum of 350 Multi-family Apartment Units on 23.16 Acres (Planning Commission (PC): 7/22/21; 1:30 p.m.; NPR)

File Number PDD21-7534

Comm. Dist. 1

Recommendation Approval with Conditions

- PC8 Zoning Amendment (Consent) – Kiddie Campus University, Inc. – Change in Zoning from an AR-1 Agricultural-Residential District to a PO-1 Professional Office 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: 7/22/21, 1:30 p.m.; NPR, BCC: 8/10/21, 1:30 p.m.; DC; Continued from PC: 4/22/21, 1:30 p.m.; NPR Hybrid Virtual Meeting, BCC: 5/18/21, 1:30 p.m.; 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

- PC9 Large-Scale Comprehensive Plan Amendment (Consent) - 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-6 (Residential-6 du/ga), CL (Coastal Lands), CON (Conservation 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: 7/22/2021 at 1:30 p.m.; NPR; BCC: 8/10/2021 at 1:30 p.m., DC; BCC: 9/28/2021 at 1:30 p.m., NPR)

File Number PDD21-0427

Comm. Dist. 5

Recommendation Approve

- PC10 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code Section 1302.2 Mobility Fees, To Increase The Mobility Fees For Various Uses; To Decrease The Mobility Fees For Certain Locally Owned Small Businesses; To Amend The Mobility Fee Regulations To Be Consistent With Chapter 2021-63, Laws Of Florida; And Other Amendments As Necessary To Ensure Internal Consistency; Providing For Applicability, Repealer, Severability, Inclusion In The Pasco County Land Development Code, And An Effective Date.

File Number PDD21-0499

Comm. Dist. All

Recommendation Approve

- P11 Zoning Amendment (Regular) – Causeway MPUD Master Planned Unit Development – Hagman Groves, Inc. and RS Roach, LC – A Rezoning Request from an MPUD Master Planned Development District to an MPUD Master Planned Unit Development District to Allow For Additional Uses on the Property; Add a Land Use Equivalency Matrix (LUEM) and Exchange Process; Change the Name of the Project to Causeway MPUD on 32.66 Acres (Planning Commission (PC): 7/22/21; 1:30 p.m.; NPR)

File Number PDD21-7527

Comm. Dist. 2

Recommendation Approval with Conditions

- P12 Zoning Amendment (Regular) – Horner Property MPUD Master Planned Unit Development – William & Synthia Horner, et al – A Rezoning Request from an A-C Agricultural Zoning District and an I-1 Light Industrial Zoning District to an MPUD Master Planned Unit Development District to Allow a Maximum of 400 Multi-family Apartment Units on 43.42 Acres (Planning Commission (PC): 7/22/21; 1:30 p.m.; NPR)

File Number PDD21-7531

Comm. Dist. 2

Recommendation Approval with Conditions

Walk-Ons

Adjourn