

Planning Commission

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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, August 26, 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).

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

Citizens are given an opportunity to comment on items listed on the Agenda by participating via WebEx during the meeting or attending in person. A WebEx pre-registration process can be found on the [Public Comment Options](#) page and must be completed to participate. Citizens may also comment on items listed on the Agenda in person inside the Board Room. The Planning Commission will take Public Comment on items on this agenda.

Consent

C1 Annotated Minutes - Planning Commission Hybrid-Virtual Meeting - June 24, 2021

- C2 Annotated Minutes - Planning Commission Hybrid-Virtual Meeting - July 8, 2021
- C3 Annotated Minutes - Planning Commission Meeting - July 22, 2021
- C4 Annotated Minutes - Planning Commission Meeting - August 5, 2021

Public Hearings

- PC5 Small-Scale Comprehensive Plan Amendment- (Consent) 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: 8/26/2021 at 1:30 pm., NPR; BCC: 10/26/2021 at 1:30 pm., NPR)
File Number PDD21-0417
Comm. Dist. 1
Recommendation Approve
- PC6 Small-Scale County Comprehensive Plan Amendment (Consent) - CPAS 21-06 Acorn 54 – Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 and Sheet 22) from RES-3 (RESIDENTIAL-3 DU/GA) to COM (COMMERCIAL) on Approximately 9.24 Acres of Real Property, Located to the South of State Road 54 and River Glen Boulevard. (Public Hearings: LPA: 08/26/2021 at 1:30 p.m., NPR; BCC: 10/26/2021 at 1:30 pm., NPR)
File Number PDD21-0431
Comm. Dist. 2
Recommendation Approve
- PC7 Small-Scale Comprehensive Plan Amendment (Consent) - CPAL 21(06) Adrian Phillip - Providing for a Small-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: 8/26/2021 at 1:30 p.m., NPR; BCC: 10/26/2021 at 1:30 p.m., NPR).
File Number PDD21-0430
Comm. Dist. 1
Recommendation Approve

- PC8 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
File Number PDD21-0427
Comm. Dist. 5
Recommendation Approve
- PC9 Comprehensive Plan Amendment (Consent) – CPAL21(20) Property Rights Element - An Ordinance Amending The Pasco County Comprehensive Plan; Providing For Text Amendments To Chapter 2, Future Land Use Element, And Creating Chapter 9, Property Rights Element; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For Repealer, Severability, And An Effective Date.
File Number PDD21-0521
Comm. Dist. All
Recommendation Approve
- PC10 Comprehensive Plan Amendment (Consent) – CPAL 21(21) Future Land Use Element and Transportation Element Update - An Ordinance Amending the Pasco County Comprehensive Plan; Providing for Text Amendments to Chapter 2, Future Land Use Element, and Chapter 7 Transportation Element, Relating to Airport Zoning and Land Use Compatibility; and Additional Text Amendments for Consistency.
File Number PDD21-0552
Comm. Dist. All
Recommendation Approve
- PC11 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 1300 Concurrency, Mobility, and Impact Fees; Section 1302 Mobility And Impact Fees, Subsection 1302.8 Water And Wastewater Service Impact Fees; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code; And An Effective Date.
File Number UT21-0584
Comm. Dist. All
Recommendation Approve

- P12 Zoning Amendment (Regular) – SR40 LLC/Riverside Village Unit 5 – Change in Zoning from a R-2 Low Density District to a to a MF-1 Multiple-Family Medium Density District – Southwest Pasco County – South of Alvernon Drive, East and West Patrician Drive – Containing Approximately 12.03 Acres
File Number PDD21-7552
Comm. Dist. 4
Recommendation Approve

Addendum

- P13 Zoning Amendment (Regular) – 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): 8/26/21; 1:30 p.m.; NPR)
- REFERENCE: (Continued from 7/8/2021 and 7/22/21) Land Development Code (LDC) Section 402.2, Zoning Amendment – MPUD; Section 522 – MPUD Zoning District
- File Number** PDD21-7530
Comm. Dist. 2
Recommendation Approval with Conditions

Walk-Ons

Adjourn