

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, September 9, 2021 1:30 PM



Historic Pasco County Courthouse
Historic Board Room, 2nd Floor
37918 Meridian Avenue
Dade City, FL 33525

This meeting will be broadcast 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

Public Hearings

- PC1 Mining Operating Permit and Conditional Use Amendment Request (Continuance) - K & M Pasco 130 Holdings, LLC - Mining Operating Permit and Conditional Use Permit Amendment for an Existing Sand and Limerock Mine with No Blasting in A-C Agricultural and AR-1 Residential Districts - North Pasco County - On the South Side of County Line Road approximately 3,200 feet west of the Suncoast Parkway - Containing Approximately 129.80 Acres
File Number PDD21-CU24
Comm. Dist. 1
Recommendation Continuance Requested
- PC2 Conditional Use Request (Continuance) – Focus Forward Solutions, LLC/Fields Farm – Conditional Use for a Private Motocross Track for Personal Use in a A-C Agricultural District – North Central Pasco County – on the South End of Fields Farm Lane Approximately 1.25 Miles West of Bellamy Bros Boulevard – Containing Approximately 30.58 Acres
File Number PDD21-CU42
Comm. Dist. 1
Recommendation Continuance Requested
- PC3 Zoning Amendment (Consent): Adrian Phillip MPUD Master Planned Unit Development – Adrian Phillip Overpass LLC - Rezoning Request from an R-1MH Single- Family/Mobile Home Zoning District to an MPUD Master Planned Unit Development to Allow Up to 315,000 Square-Feet of Commercial Entitlements on Approximately 37.58 Acres (Planning Commission (PC): 9/9/21, 1:30 p.m., DC)
File Number PDD21-7344
Comm. Dist. 1
Recommendation Approval with Conditions
- PC4 Zoning Amendment (Consent) – Floyd Philmon Groves LLC – Change in Zoning from a A-C Agricultural District to a ER-2 Estate-Residential District – East Central Pasco County – on the Northwest Corner of the Intersection of Platt Road and Blanton Road – Containing Approximately 38.02 Acres
File Number PDD21-7547
Comm. Dist. 1
Recommendation Approve

- PC5 Zoning Amendment (Consent) – DMMD I, LLC/MI Homes - Joy Dr – Change in Zoning from a A-C Agricultural District to a R-4 High Density Residential District – South Central Pasco County – on the Northwest Corner of the Intersection of Kristen Lane and Joy Drive – Containing Approximately 20.00 Acres
File Number PDD21-7555
Comm. Dist. 4
Recommendation Approve
- PC6 Zoning Amendment (Consent) – Eddie Perez / 6940 Main St – Change in Zoning from a R-2 Low Density Residential District to a C-2 General Commercial District – Southwest Pasco County – on the South Side of Main Street Approximately 170 Feet West of Rowan Road – Containing Approximately 0.40 Acre
File Number PDD21-7556
Comm. Dist. 4
Recommendation Approve
- PC7 Zoning Amendment (Consent) – 6016 Delaware Ave Land Trust/ 11836 Little Road – Change in Zoning from a R-1MH Single-Family/Mobile Home District to a C-2 General Commercial District – West Central Pasco County – On the Northeast Corner of Little Road and Mango Street – Containing Approximately 0.32 Acres
File Number PDD21-7558
Comm. Dist. 5
Recommendation Approve
- PC8 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 500 Zoning; Section 503 A-C Agricultural District; Section 504 AC-1 Agricultural District; Section 505 A-R Agricultural-Residential District; Section 506 AR-1 Agricultural-Residential District; Section 507 AR-5 Agricultural- Residential District; Section 508 AR5-MH Agricultural-Residential District; Section 527 C-3 Commercial/Light Manufacturing District; Section 528 I-1 Light Industrial Park District; Section 529 I-2 General Industrial Park District; Section 905.2 Landscaping And Buffering; Appendix A Definitions; 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 PDD21-0553

Comm. Dist. All
Recommendation Approve

P9 Zoning Amendment (Regular) – Seven Oaks MPUD Master Planned Unit Development Parcel S-19 – SB Associates Limited Partnership - A Rezoning Request from an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development to Modify the Master Plan to Allow the Conversion of Retail/Commercial Entitlements to Multi-family Entitlements on Parcel S-19 – No Funding Required

File Number PDD21-7507
Comm. Dist. 2
Recommendation Denial

Walk-Ons

Adjourn