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 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, October 28, 2021
1:30 PM

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

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 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

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 Zoning Amendment (Consent) – American Homes 4 Rent TRS LLC/Bridge Haven – Change in Zoning from a R-4 High Density Residential District with Conditions to a R-4 High Density Residential District – South Central Pasco County – South Side of Chancey Road, west of Apfel Road – Containing Approximately 50.55 Acres

File Number PDD22-7572
Comm. Dist. 2
Recommendation Approve

PC2 Zoning Amendment (Consent) – Arlington-Dale Mabry MPUD Master Planned Unit Development – 1170 Dale Mabry, LLC – A Rezoning Request from an MPUD Master Planned Development District to an MPUD Master Planned Unit Development District to Allow for the Addition of Residential Entitlements and to Change the Name of the MPUD on 37.9 Acres

File Number PDD22-7569
Comm. Dist. 3
Recommendation Approval with Conditions

PC3 A Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 and Sheet 22) Changing from RES-3 (Residential-3 Du/Ga) to COM (Commercial) on Approximately 4 Acres of Real Property Located on the Southeast Corner at the Intersection of Foxwood Boulevard and State Road 54.

File Number PDD22-0004
Comm. Dist. 2
Recommendation Approve

PC4 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 200 Decision Making Bodies And Officials; Section 204 Planning Commission, Amending The Appointment Of Members; 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 PDD22-0006
Comm. Dist. All
Recommendation Approve

PC5 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 500 Zoning; Section 511 R-MH Mobile Home Park District; Section 515 R-2 Low Density Residential District; Section 516 R-3 Medium Density Residential District; Section 527 Commercial/Light Manufacturing District; Section 528 I-1 Light Industrial Park District; Section 529 I-2 General Industrial Park District; Section 530 Supplemental Regulations; Renaming Subsection 530.14 Reserved To

Outdoor Illumination Limits; Chapter 900 Development Standards; Section 901 Transportation; Subsection 901.4 Substandard Roadway Analysis Mitigation; 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 PDD22-0009
Comm. Dist. All
Recommendation Approve

P6 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 (55 Townhomes) - Southwest Pasco County – South of Alvernon Drive, East and West Patrician Drive – Containing Approximately 12.03 Acres

File Number PDD22-7552
Comm. Dist. 4
Recommendation Approve

Walk-Ons

Adjourn