

Planning Commission

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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, December 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](#) and [YouTube Live](#).

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 Meeting - August 26, 2021

- C2 Annotated Minutes - Planning Commission Meeting - September 9, 2021
- C3 Annotated Minutes - Planning Commission Meeting - September 30, 2021
- C4 Annotated Minutes - Planning Commission Meeting - October 7, 2021
- C5 Annotated Minutes - Planning Commission Meeting - October 28, 2021

Public Hearings

- PC6 Alternative Standard (Consent) – Jacobs Holdings WC LLC/Jacobs Mitsubishi – Alternative Standard from the Requirements of the Land Development Code, Section 406.1 Signs, to Increase the Maximum Allowable Height of One Monument Sign from 11 feet to 20 feet in Exchange for an Overall Reduction in the Total Signage on the Property in a C-2 General Commercial District – South Central Pasco County – on the Southwest Corner of the Intersection of Eagleston Boulevard & Bruce B Downs Boulevard – Containing Approximately 4.07 Acres
 File Number PDD22-2096
 Comm. Dist. 2
 Recommendation Approval with Conditions

- PC7 Special Exception Request (Consent) - Ramappa Family Limited Partnership/Advanced Veterinary Care - Veterinary Clinic in a C-1 Neighborhood Commercial District - West Central Pasco County - On the East Side of Cobble Stone Drive, Approximately 550 Feet North of State Road 52 - Containing Approximately .94 Acre.
 File Number PDD22-7577
 Comm. Dist. 5
 Recommendation Approval with Conditions

- PC8 Zoning Amendment (Consent) – Rebecca H. and Alan R. Jones – Change in Zoning from a R-1 Rural Density Residential District to a R-1MH Single-Family/Mobile Home District – Southeast Pasco County – On the North Side of Stanford Avenue, Approximately 400 Feet West of Lane Road – Containing Approximately 0.81 Acre
 File Number PDD22-7571
 Comm. Dist. 1
 Recommendation Approve

- PC9 Zoning Amendment (Consent) – James David Russell – Change in Zoning from a C-3 Commercial/Light Manufacturing District with Specific Use and R-4 High Density Residential District to a A-R Agricultural-Residential District – North West Pasco County – On the North Side of Denton Avenue, Approximately 425 Feet East of Little Road – Containing Approximately 9.49 Acres

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| | File Number PDD22-7580
Comm. Dist. 5
Recommendation Approve |
| PC10 | Zoning Amendment (Consent) – James M and Laurie A Storch – Change in Zoning from a A-C Agricultural District to a MF-1 Multiple-Family Medium Density District – Central Pasco County – On the South Side of State Road 52, Approximately .50 Mile East of Mirada Boulevard – Containing Approximately 19.689 Acres

File Number PDD22-7578
Comm. Dist. 1
Recommendation Approve |
| PC11 | Zoning Amendment (Consent) – Outlaw Reserve MPUD Master Planned Unit Development – Outlaw Ridge, LLC - A Rezoning Request from an A-R Agricultural-Residential Zoning District and a PUD Planned Unit Development to an MPUD Master Planned Unit Development to Allow Development of a Maximum of 38 Single-Family Detached Lots on Approximately 58.69 Acres

File Number PDD22-7543
Comm. Dist. 1
Recommendation Approval with Conditions |
| PC12 | Comprehensive Plan Amendment (Consent) - CPAL21(22) Solar Facility - Providing for Comprehensive Plan Text Amendments to the Future Land Use Element Appendix and Providing for Text Amendments to the Glossary

File Number PDD22-0067
Comm. Dist. All
Recommendation Approve |
| PC13 | Large-Scale County Comprehensive Plan Amendment (Consent) - CPAL 21-14 Smith 80 – Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 and Sheet 15) and Villages of Pasadena Hills Figure PH-5 and Figure PH-6 from RES-1 (RESIDENTIAL-1 DU/GA) to RES-3 (RESIDENTIAL-3 DU/GA) on Approximately 80 Acres of Real Property, Located to the North of Eiland Boulevard and East of Handcart Road.

File Number PDD22-0022
Comm. Dist. 1
Recommendation Approve |
| PC14 | Large-Scale Comprehensive Plan Amendment (Consent) - CPAL 21(05) Faircloth at Bellamy –Providing For A Large-Scale Comprehensive Plan Amendment To The Future Land Use Maps (2-15 And Sheet 13) Changing From RES-1 (Residential-1) To PD (Planned Development) On Approximately 188 Acres Of Real Property Located North Of State Road 52 And West Of Bellamy Brothers Boulevard; A Text Amendment Creating Subarea Policy FLU |

7.1.64- Faircloth at Bellamy; A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(64) Faircloth at Bellamy.

File Number PDD22-0087

Comm. Dist. 1

Recommendation Approve

- PC15 Large-Scale Comprehensive Plan Amendment (Consent) - CPAL 21(10) North Pasco RV Resort –Providing For A Large-Scale Comprehensive Plan Amendment To The Future Land Use Maps (2-15 And Sheet 07) Changing From AG/R (Agricultural/Rural) To PD (Planned Development) On Approximately 131.68 Acres Of Real Property Located East Of Lake Iola Road And South Of Blanton Road; A Text Amendment Creating Subarea Policy FLU 7.1.63 - North Pasco RV Resort; A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(63) North Pasco RV Resort.

File Number PDD22-0088

Comm. Dist. 1

Recommendation Approve

- P16 Zoning Amendment (Regular) – North Pasco RV Resort MPUD Master Planned Unit Development – VCare Consultants, LLC – A Rezoning Request from an A-C Agricultural Zoning District and an A-R Agricultural-Residential Zoning District to an MPUD Master Planned Unit Development District to Allow the Development of a 550-Space RV Resort and Associated Infrastructure and Amenities on Approximately 131.68 Acres

File Number PDD22-7422

Comm. Dist. 1

Recommendation Approval with Conditions

- P17 Zoning Amendment (Regular) – MHC Forrest Lake Estates Expansion – Change in Zoning from A-C Agricultural District, C-2 General Commercial District with Specific Uses, and ER-2 Estate-Residential District to R-MH Mobile Home District – South East Pasco County – On the South Side Chancey Road, Approximately .25 Mile East of Chancey Road – Containing Approximately 29.88 Acres

File Number PDD22-7573

Comm. Dist. 1

Recommendation Approve

- P18 Comprehensive Plan Amendment (Regular) - CPAL20(16) New Port Corners - Providing for Text Amendments to the Future Land Use Element Appendix; a Map Amendment to the Future Land Use Map 2-9 Amending Subarea Map 2-9(25) New Port Corners; and Providing for Additional Text Amendments as Necessary for Internal Consistency.

File Number PDD22-0129

Comm. Dist. 4

Recommendation Approve

P19 Zoning Amendment (Regular) – Seven Oaks MPUD Master Planned Unit Development Parcel S-19 – DD/56 LLC, et al - 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 PDD22-0118

Comm. Dist. 2

Recommendation Approval with Conditions

Walk-Ons

Noted Items

N20 2022 Planning Commission Public Hearing Schedule

File Number NTD22SCHD

Comm. Dist. All

Recommendation Other

Adjourn