

Planning Commission

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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, January 6, 2022 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 [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 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

- C1 Annotated Minutes REVISED - Planning Commission Meeting - September 9, 2021
- C2 Annotated Minutes - Planning Commission Meeting - November 4, 2021

- C3 Annotated Minutes - Planning Commission Meeting - November 18, 2021
- C4 Annotated Minutes - Planning Commission Meeting - December 9, 2021

Public Hearings

- PC5 Zoning Amendment (Consent) – Distinct Development Dade City/Happy Hill Rd. – Change in Zoning from a A-R Agricultural-Residential District and a R-1 Rural Density Residential District to a R-4 High Density Residential District – East Central Pasco County – On the Northwest Corner of the Intersection of Happy Hill Road and Sarah Lynn Drive – Containing Approximately 18.78 Acres
File Number PDD22-7579
Comm. Dist. 1
Recommendation Approve
- PC6 Zoning Amendment (Consent) – AGJM Pasco LLC – Change in Zoning from a A-C Agricultural District to a C-2 General Commercial District – Southwest Pasco County – On the Southeast Corner of Perrine Ranch Road and Grand Boulevard – Containing Approximately 1.77 Acres
File Number PDD22-7583
Comm. Dist. 3
Recommendation Approve
- PC7 Zoning Amendment (Consent) – U.S. Wholesale Pipe and Tube MPUD – Change in Zoning from a C-2 General Commercial District to a MPUD Master Planned Unit Development District – Southwest Pasco County – On the Southeast Corner of the Intersection of Grand Boulevard and Moog Road – Containing Approximately 6.628 Acres
File Number PDD22-7561
Comm. Dist. 3
Recommendation Approval with Conditions
- PC8 Small Scale Comprehensive Plan Amendment (Consent) - CPAS 22-01 Rucks Cobblestone - Small Scale Comprehensive Plan Amendment to the Future Land Use Maps (Maps 2-15 and Sheet 23) from RES-9 (RESIDENTIAL 9 DU/GA) to COM (COMMERCIAL) on approximately 3.34 Acres of Real Property, Located at the Southeast Intersection of Gall Boulevard and Chancey Road.
File Number PDD22-0037
Comm. Dist. 1
Recommendation Approve

PC9 An Ordinance by the Pasco County Board of County Commissioners Amending Ordinance No. 21-08 to Expand the Moratorium Area; Providing for Authority; Legislative Findings of Fact; Moratorium Area; Temporary Moratorium Imposed; and Severability.

File Number PDD22-0168

Comm. Dist. 2

Recommendation Approve

P10 Large-Scale Comprehensive Plan Amendment (Regular) - 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

P11 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

P12 Elevated Youth Services, Inc.-Request for Alternative Relief

File Number CAO22-3502

Comm. Dist. 4

Recommendation Approve

Walk-Ons

Adjourn