

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, February 17, 2022 1:30 PM



West Pasco Government Center
Board Room, First Floor
8731 Citizens Drive
New Port Richey, FL 34654

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

- C1 Annotated Minutes - Planning Commission Meeting - January 6, 2022
- C2 Annotated Minutes - Planning Commission Meeting - January 20, 2022

Public Hearings

- PC3 Zoning Amendment (Consent) – Habib Enterprises LLC – Change in Zoning from an A-R Agricultural-Residential District to a R-1MH Single-Family/Mobile Home District – Northwest Pasco County – North Side of Bolton Avenue Approximately 100 feet West of Hicks Road – Containing Approximately 6.85 Acres
File Number PDD22-7587
Comm. Dist. 5
Recommendation Approve
- PC4 Comprehensive Plan Amendment (Consent)- CPAL21(25) Cross Park PD- Providing for a Comprehensive Plan Text Amendment to Subarea Policy FLU 7.1.17-Cross Park PD
File Number PDD22-0020
Comm. Dist. 4
Recommendation Approve
- PC5 Small Scale Comprehensive Plan Amendment (Consent) - CPAS 22-03 S.R. 52 Swedberg - Small Scale Comprehensive Plan Amendment to the Future Land Use Maps (Maps 2-15 and Sheet 11) from RES-6 (RESIDENTIAL 6 DU/GA) to COM (COMMERCIAL) on approximately 2.51 Acres of Real Property, Located at the Intersection of S.R. 52 and Faithful Way.
File Number PDD22-0206
Comm. Dist. 4
Recommendation Approve
- PC6 Small Scale Comprehensive Plan Amendment (Consent) - CPAS 22-05 S.R. 52 West Pasco - Small Scale Comprehensive Plan Amendment to the Future Land Use Maps (Maps 2-15 and Sheet 11) from RES-6 (RESIDENTIAL 6 DU/GA) to COM (COMMERCIAL) on approximately 3.27 Acres of Real Property, Located South of S.R. 52 and West of Moon Lake Road.
File Number PDD22-0207
Comm. Dist. 4
Recommendation Approve
- PC7 Large-Scale Comprehensive Plan Amendment (Consent) - CPAL21(24) Denton Ave - Providing for a Large-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 04) changing from IL (Industrial-Light), RES-6 (Residential-6 Du/Ga), and RES-3 (Residential-3 Du/Ga) to PD (Planned Development) on Approximately 331.34 Acres of Real Property Located at the Southwest Corner of Denton Avenue and Matis Road; and a Text Amendment creating Subarea Policy Flu 7.1.61 – Denton Ave; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(61) Denton Ave.

File Number PDD22-0068
Comm. Dist. 5
Recommendation Approve

PC8 Large Scale Comprehensive Plan Amendment (Consent) - CPAL 21-15 Gateway Hub - Large Scale Comprehensive Plan Amendment to the Future Land Use Element Appendix to the Gateway Hub Future Land Use Classification, and the Future Land Use Maps (Maps 2-9; Subarea Map 2-9 Gateway Hub Subcategory; Subarea Map 2-9 Gateway Hub Subcategories).

File Number PDD22-0053
Comm. Dist. 1
Recommendation Approve

PC9 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 600 Overlay And Special District Areas; Section 602.8 M.3: Village of Pasadena Hills (VOPH) Impact Fees, Mobility Fees And Development Fee Surcharges, And VOPH Transportation Development Fee Schedules (Exhibit 602-C); And Other Amendments As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Severability: And An Effective Date

File Number PDD22-0098
Comm. Dist. 1
Recommendation Approve

PC10 Pasco County Advisory Boards Summary of Ethics, Sunshine Law and Public Records Requirements for Advisory Boards

Recommendation Presentation Only

Walk-Ons

Adjourn