

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, March 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 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 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 | Appeal (Continuance) - Lowman Links, Inc. - Appeal of the Planning and Development Department (PDD) Director's Determination of October 8, 2021 that Tree Farm, Timber Use, and/or Other Agricultural Activities are Not Principal Permitted Uses in the Beacon Woods MPUD/DRI, nor in the R-4 High |
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Density Residential District - Northwest Pasco County - Generally located on the North Side of Hudson Avenue at Morning View Drive

File Number PDD22-0188

Comm. Dist. 5

Recommendation Continuance Requested

- PC2 Zoning Amendment (Consent) – One Lacoochee Center Inc./WREC Property-EDC Project – Change in Zoning from an A-C Agricultural District, R-3 Medium Density Residential District, R-4 High Density Residential District, MF-1 Multiple-Family Medium Density District, and C-1 Neighborhood Commercial District to a I-1 Light Industrial Park District – Northwest Pasco County – South of Chapman Street Between Pine Products Road and CSX Railroad Tracks – Containing Approximately 32.19 Acres

File Number PDD22-7602

Comm. Dist. 1

Recommendation Approve

- P3 Small-Scale Comprehensive Plan Amendment (Regular)-CPAS22(06) Stillwell Pasco Station- Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 14) from RES-3 (Residential-3 du/ga) and ROR (Retail/Office/Residential) to RES-12 (Residential-12 du/ga) on Approximately 29.25 Acres of Real Property Located at the Southeast Corner of the Intersection of SR 52 and Old Pasco Road.

File Number PDD22-0224

Comm. Dist. 1

Recommendation Approve

- P4 Zoning Amendment (Regular) - New Port Corners MPUD Master Planned Unit Development - DCH East LLC, et al - A Rezoning Request from an A-C Agricultural Zoning District and an A-R Agricultural-Residential District to a MPUD Master Planned Unit Development District to allow for 3,400 residential units and 1,400,000 square feet of nonresidential uses on approximately 956.3 acres.

File Number PDD22-7598

Comm. Dist. 4

Recommendation Approval with Conditions

Walk-Ons

Adjourn