

Planning Commission

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Denise Hernandez, Zoning Administrator
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

Pasco County Planning Commission Agenda Thursday, June 2, 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 [Pasco TV](#), [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 - March 3, 2022
- C2 Annotated Minutes - Planning Commission Meeting - May 5, 2022

Public Hearings

- PC3 Zoning Amendment (Continuance) – Hale-Collier MPUD Master Planned Unit Development – Julia Herndon/Walter and Elizabeth Franzel/The Franzel Family Revocable Trust - A Rezoning Request from A-R Agricultural-Residential and R-1 Rural Density Residential Zoning Districts to an MPUD to allow for a maximum of 109 Single-family Detached Dwelling Units and Associated Infrastructure on Approximately 46.1 Acres.

File Number PDD22-7574

Comm. Dist. 2

Recommendation Continuance Requested

- PC4 (Continuance) - An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code Section 1104 Flood Damage Prevention To Bring The County's Flood Damage Prevention Regulations In Line With The Model Ordinance Approved By The Federal Emergency Management Agency, And To Coordinate With Chapter 18, Buildings And Building Regulations, Of The Pasco County Code Of Ordinances; Amending Land Development Code Appendix A Definitions; And Other Sections, As Necessary For Internal Consistency; Incorporating Fema's Most Recent Flood Insurance Study For Pasco County Establishing Areas Of Special Flood Hazards; Re-Codifying Building Official To Perform Analysis For Building Permit Applications On Structures Within Flood Hazard Areas And Providing Method/Process For Such Analysis; Requiring Signed "Declaration Of Land Restriction" (Nonconversion Agreements) For Projects Proposing To Enclose Areas Under Elevated Buildings, Certain Crawl Spaces And Certain Accessory Structures; Adding Requirements For Activities Altering Sand Dunes Or Mangrove Stands In Coastal A Zones; Re-Codifying Elevation Information Prior To Issuance Of A Certificate Of Occupancy In Coastal A Zones; Re-Codifying County Approval For Letters Of Map Changes To Fema; Re-Codifying Encroachment, Development, And Fill On Properties Within Floodways; Adding And/Or Re-Codifying Restrictions On Location Of Critical Facilities, Detached Accessory Structures, Manufactured Homes, Rvs, Park Trailers, Tanks, Decks, Patios, And Other Development In Floodways; Re-Codifying Fema Guidance, Publications, And Technical Bulletins By Reference; Changing Variance Procedure From Planning Commission To Hearing Officer Process; Requiring Data To Be Provided In Areas Identified As Sheet Flow And Ponding; Providing A Variance Process For Certain Agricultural Structures; Additional Specific Findings Required For Variances; Providing For Or Amending The Following Definitions: Accessory Structure, Agricultural Structure, Coastal A Zone (Caz), Critical Facility, Declaration Of Land Restriction (Non -Conversion Agreement), Existing Manufactured Home Park Or Subdivision, Expansion To An Existing Manufactured Home Park Or Subdivision, Flood Hazard Area, Historic Structure, Letter Of Map Change (Lomc), Limit Of Moderate Wave Action (Limwa), Market Value, New Manufactured Home Park Or Subdivision, And Park Trailer "Park Model";

Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.

File Number BCS22-0270

Comm. Dist. All

Recommendation Continuance Requested

- PC5 Zoning Amendment (Consent) – Sandy Lakes Development Corp./Sandy Lakes Purcell – Change in Zoning from an MPUD Master Planned Unit Development District(Trinity Communities) to a MF-1 Multiple Family Medium Density District – Southwest Pasco County – South Side of Interlaken Road, West of Gunn Highway – Containing Approximately 66.485 Acres

File Number PDD22-7621

Comm. Dist. 3

Recommendation Approve

- PC6 Zoning Amendment (Consent) - Northridge MPUD Master Planned Unit Development – Northridge 889 LLC - Rezoning Request from an A-C Agricultural District, E-R Estate-Residential District, and an MPUD Master Planned Unit Development District to an MPUD Master Planned Unit Development to Allow Up to 40,000 Square-Feet of Commercial/Office and 770 Single-Family Detached Units on Approximately 178.15 Acres

File Number PDD22-7614

Comm. Dist. 5

Recommendation Approval with Conditions

- P7 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code, Ordinance No. 89-21 As Amended; Providing For Amendments To Section 406.1, Signs; Section 601, Traditional Neighborhood Development; Section 1200 Nonconformities, Creating Section 1203.4, Nonconforming Signs; Amending Appendix A, Definitions; Providing For Additional Amendments As Necessary For Internal Consistency; Providing For Applicability, Repealer, Severability, Inclusion Into The Land Development Code, Modification And An Effective Date.

File Number PDD22-0397

Comm. Dist. All

Recommendation Approve

Walk-Ons

Adjourn