

**Planning Commission**

Charles Grey, Chairman  
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**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  
Roberto Becerril, PLA, AICP, CFM, Assistant 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, April 20, 2023 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 [Pasco TV](#), the County's [YouTube channel](#), Frontier Channel 42 and Spectrum Channel 643 (only 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. Attendees are given an opportunity to comment on listed agenda items, as well as non-agenda items during Public Comment.

## **Consent**

## **Public Hearings**

- |     |                                                                                                                                                                                                                                                                                            |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PC1 | Small-Scale Comprehensive Plan Amendment (Consent) - CPAS22(27) RBR Properties/PAW – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 12) from RES-3 (Residential-3 Du/Ga) to IL (Industrial-Light) on Approximately 11.52 Acres of |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Real Property Located on the North Side of State Road 52 Approximately 0.15 miles East of Giddens Road; And a Map Amendment to the Future Land Use Map 2-9 Amending Subarea Map 2-9(52) PAW Materials; And a Comprehensive Plan Text Amendment to Subarea Policy FLU 7.1.52 – PAW Materials; Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.

**File Number** PDD23-0189

**Comm. Dist.** 5

**Recommendation** Approve

- P2 Comprehensive Plan Amendment (Regular) – CPA23(03) Text Amendment - Providing for Comprehensive Plan Text Amendments to Chapter 5 Recreation and Open Space Element, the Glossary, and Proving Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date

**File Number** PRN23-0123

**Comm. Dist.** All

**Recommendation** Approve

- P3 First Workshop dedicated to the Extraordinary Circumstances Necessitating the Need for the Parks and Recreation Impact Fee Increase to Exceed the Phase-In Limitations in Sections 163.31801(6)(b), (c), and (d), Florida Statutes

**File Number** PRN23-0124

**Comm. Dist.** All

**Recommendation** No Action Required

- P4 An Ordinance by the Pasco County Board of County Commissioners Amending the Pasco County Land Development Code to Increase Parks and Recreation Impact Fees Beyond the Phase-In Limitations in Section 163.31801(6), Florida Statutes; Amending Section 1302.1 Uniform Procedures and Provisions; Section 1302.4 Parks and Recreation Impact Fees, Appendix A Definitions; and Other Sections, as Necessary, for Internal Consistency; Providing for Applicability; Repealer, Severability; Inclusion into the Land Development Code; and an Effective Date.

**File Number** PRN23-0125

**Comm. Dist.** All

**Recommendation** Approve

**Walk-Ons**

**Adjourn**