

**Planning Commission**

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Chris Williams

**Legal Counsel**

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**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  
Addendum Agenda  
Thursday, April 21, 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 [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 - February 17, 2022
- C2            Annotated Minutes - Planning Commission Meeting - April 7, 2022

## Public Hearings

- PC3      Zoning Amendment (Consent) – Aprile CC-MPUD Connected City Master Planned Unit Development – Jimmy V Aprile II Family Limited Partnership LTD, Withlacoochee River Electric Cooperative, Inc. – A Rezoning Request from an A-C Agricultural Zoning District to a CC-MPUD Connected City Master Planned Unit Development District to Allow the Development of a Maximum of 106,286 Square Feet of Office on a Minimum of 4 Acres, and 525 Residential Dwelling Units – Total Project Area Approximately 158.05 Acres.  
**File Number**            PDD22-7557  
**Comm. Dist.**            1  
**Recommendation**    Approval with Conditions
- PC4      Zoning Amendment (Consent) – D&D LLC – Change in Zoning from an R-4 High Density Residential District to a MF-1 Multiple-Family Medium Density District – Northwest Pasco County – West of Hicks Road Approximately ¼ Mile South of New York Avenue – Containing Approximately 14.03 Acres  
**File Number**            PDD22-7609  
**Comm. Dist.**            5  
**Recommendation**    Approve
- PC5      Zoning Amendment (Consent) – MB Real Estate Leasing LLC/Softwind – Change in Zoning from an A-C Agricultural District to a I-2 General Industrial Park District – Northwest Pasco County – West Side of Softwind Lane Approximately 1900 Feet North of Hudson Avenue – Containing Approximately 8.85 Acres  
**File Number**            PDD22-7603  
**Comm. Dist.**            5  
**Recommendation**    Approve
- PC6      Conditional Use Request (Consent) – MB Real Estate Leasing LLC/Softwind – Conditional Use for Fertilizer Manufacturing in a I-2 General Industrial Park District – Northwest Pasco County – West Side of Softwind Lane Approximately 1900 Feet North of Hudson Avenue – Containing Approximately 8.85 Acres  
**File Number**            PDD22-CU12  
**Comm. Dist.**            5  
**Recommendation**    Approval with Conditions
- PC7      Small-Scale Comprehensive Plan Amendment (Consent)-CPAS22(08) Dempsey and Daughters- Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 22) from RES-6 (Residential-6 du/ga) to COM (Commercial) on Approximately 1.92 Acres of Real Property Located at the Northeast Corner of the Intersection of SR 54 and Tupper Road.  
**File Number**            PDD22-0321

**Comm. Dist.** 2  
**Recommendation** Approve

- PC8 Small-Scale Comprehensive Plan Amendment - CPAS21(10) Lakeshore Workforce & Family Needs Apartments - Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 03) Changing from Res-6 (Residential-6 Du/Ga) to Res-24 (Residential-24 Du/Ga) on Approximately 2.53 Acres of Real Property, Located on Lakeshore Boulevard West of Fivay Road.

**File Number** PDD22-0317

**Comm. Dist.** 5

**Recommendation** Approve

- PC9 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 500 Zoning; Section 509 E-R Estate-Residential District; Section 510 ER-2 Estate-Residential District; Section 512 R-1MH Single-Family/Mobile Home District; Section 514 R-1 Rural Density Residential District; Section 515 R-2 Low Density Residential District; Section 516 R-3 Medium Density Residential District; Section 517 R-4 High Density Residential District; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.

**File Number** PDD22-0311

**Comm. Dist.** All

**Recommendation** Approve

- P10 Zoning Amendment (Regular) – L.E.O. at San Antonio MPUD – Auvil Jon & First National Bank of Mount Dora Co-Trustees – Rezoning Request from C-2 General Commercial District to an MPUD Master Planned Unit Development District to Allow 376 Multiple Family Units and 85,500 Square Feet of Retail on Approximately 40.05 Acres – Central Pasco County, on the South Side of State Road 52, Approximately 840 Feet East of Mirada Boulevard (PIN: 10-25-20-0000-00300-0000).

**File Number** PDD22-7600

**Comm. Dist.** 1

**Recommendation** Approval with Conditions

## **Addendum**

- PC11 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS 22(11) One-Lacoochee Center - Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 01) to IL (Industrial-Light) from RES-9 (Residential-9 du/ga) on Approximately One Acre of Real Property Located on the North and South Sides of Chapman Street Between Pine

Products Road and Bower Road.

**File Number** PDD22- 0329

**Comm. Dist.** 1

**Recommendation** Approve

- P12        Zoning Amendment (Regular) – Swope MPUD Master Planned Unit Development – Running Dog Ranch, Inc., S/Morris Keithendale, Inc., and Swope 535419, Inc. – A Rezoning Request from an A-C Agricultural and AR-5 Agricultural-Residential Zoning Districts to an MPUD Master Planned Unit Development District to Allow for the Development of a Maximum of 953 Single-family Detached Units, 119 Single-family Attached Units, 600 Multi-family Units, and 120,982 Support Commercial Uses on Approximately 493 Acres.

**File Number** PDD22-7542

**Comm. Dist.** 2

**Recommendation** Approval with Conditions

## **Walk-Ons**

## **Miscellaneous**

- 13        Comprehensive Plan (Pasco 2050) Listening Session

**File Number** PDD22-0326

**Comm. Dist.** ALL

**Recommendation** Presentation Only

## **Adjourn**