

Planning Commission

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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 Agenda Thursday, May 5, 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

Public Hearings

- | | |
|-----|---|
| PC1 | Zoning Amendment (Continuance) – Faircloth MPUD Master Planned Unit Development – Faircloth Parker LLC, et al – A Rezoning Request from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to Allow the Development of a Maximum of 300 Single-family Detached |
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and 100 Single-family Attached Residential Units on Approximately 187.5 Acres.

File Number PDD22-7565

Comm. Dist. 1

Recommendation Continuance Requested

- PC2 Zoning Amendment (Continuance) – Hillcrest MPUD Master Planned Unit Development – MMLJ Holdings, LLC. And Christina H. Dilorenzo – A Rezoning Request from an A-C Agricultural Zoning District and an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development District to Allow for the Development of a Maximum of 1,800 Single-family Detached Dwelling Units, 600 Single-family Townhouses, 450,000 Square Feet of Retail and 200,000 Square feet of Light Industrial/Office on Approximately 740.2 Acres

File Number PDD22-7592

Comm. Dist. 1

Recommendation Continuance Requested

- PC3 Zoning Amendment (Consent) – 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 119 Single-family Detached Dwelling Units and Associated Infrastructure on Approximately 46.1 Acres.

File Number PDD22-7574

Comm. Dist. 2

Recommendation Approval with Conditions

- PC4 Zoning Amendment (Consent) – Bushnell DD LLC – Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District – Northwest Pasco County – South Side of County Line Road Approximately 1000 Feet West Suncoast Parkway Extension – Containing Approximately 3.86 Acres

File Number PDD22-7616

Comm. Dist. 5

Recommendation Approve

- PC5 Zoning Amendment (Consent) – Bay Area Merchandising LLC – Change in Zoning from an C-1 Neighborhood Commercial District to a R-4 High Density Residential District – Southwest Pasco County – West Side of Latimer Street Approximately 125 Feet South of Manor Drive – Containing Approximately 0.27 Acre

File Number PDD22-7619

Comm. Dist. 3

Recommendation Approve

PC6 Zoning Amendment (Consent) – Erik Domenech – Change in Zoning from an A-R Agricultural-Residential District and R-1MH Single-Family/Mobile Home District to a R-MH Mobile Home District – Southeast Pasco County – Southwest Corner of the Intersection of Tucker Road and Michelle Road – Containing Approximately 15.22 Acres

File Number PDD22-7617

Comm. Dist. 1

Recommendation Approve

PC7 Land Excavation Operating Permit and Conditional Use Amendment Request (Consent) – SitEX NR Holdings, LLC – Operating Permit and Conditional Use Permit for Land Excavation in an MPUD Master Planned Unit Development District – West Central Pasco County – On the East Side of River Glen Boulevard Approximately 3,800 Feet North of the Intersection of State Road 54 and River Glen Boulevard – Containing Approximately 37.1 Acres

File Number PDD22-CU18

Comm. Dist. 2

Recommendation Approval with Conditions

Walk-Ons

Adjourn