

Planning Commission

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

**Pasco County
Planning Commission
Addendum Agenda
Thursday, May 19, 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 - April 21, 2022

Public Hearings

PC2 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 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

- PC3 Zoning Amendment (Consent) – 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 Approval with Conditions

- PC4 Zoning Amendment (Consent) – One Lacoochee Center Inc./WREC Property-EDC Project – Change in Zoning from an R-4 High Density Residential District to an I-1 Light Industrial Park District – Northwest Pasco County – North and South Side of Chapman Street, East of Pine Products Road and West of Bower Road – Containing Approximately 0.92 Acre

File Number PDD22-7620

Comm. Dist. 1

Recommendation Approve

- PC5 Zoning Amendment (Consent) – Eagle II Industrial EC-MPUD Employment Center Master Planned Unit Development – 3KS Family LLLP – A Rezoning Request from an A-C Agricultural to an EC-MPUD Employment Center Master Planned Unit Development District to Allow for the Development of 2,000,000 Square Feet of Corporate Business Park, Target Business, and Light Industrial Uses and 300,000 Square Feet of Support/Commercial Office Use on Approximately 321.13 Acres.

File Number PDD22-7585

Comm. Dist. 2

Recommendation Approval with Conditions

- PC6 Zoning Amendment (Consent) – 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 380 Single-family Detached and Attached Residential Units on Approximately 187.5 Acres.

File Number PDD22-7565

Comm. Dist. 1

Recommendation Approval with Conditions

PC7 Zoning Amendment (Consent) – I-75 Logistics Center MPUD Master Planned Unit Development (f.k.a. Pasco Commerce Center MPUD) – GC Pasco Owner, LLC and John Louis Grossenbacher Trust – A Substantial Modification to Allow the Inclusion of Approximately 56.17 Additional Acres and Increase the Maximum Entitlements to 1,900,000 Square Feet on Approximately 224.57 Acres.

File Number PDD22-7618

Comm. Dist. 1

Recommendation Approval with Conditions

PC8 Zoning Amendment (Consent) – Geiger Ranch LLC – Change in Zoning from an MPUD Master Planned Unit Development District(Saran Ranch) to a A-R Agricultural-Residential District– North Central Pasco County – South Side of Johnston Road Approximately ¾ mile East of Bellamy Bros Boulevard – Containing Approximately 9.61 Acres

File Number PDD22-7610

Comm. Dist. 1

Recommendation Approve

PC9 Zoning Amendment (Consent) – Pulte Zona Law MPUD Master Planned Unit Development – Zona Lee Law, Inc. - A Rezoning Request from A-R Agricultural-Residential Zoning District to an MPUD to allow for a maximum of 130 Single-family Detached Dwelling Units and Associated Infrastructure on Approximately 79.65 Acres, located approximately 1,300 feet south of Lake Patience Road and 2,300 feet west of US Highway 41.

File Number PDD22-7595

Comm. Dist. 4

Recommendation Approval with Conditions

Addendum

APC10 Variance Request (Consent) – Michael Rappaport / 7005 Frances Dr – Reduction in the Front Yard Setback From 50 Feet to 43 Feet in an AR-1 Agricultural-Residential District – Central Pasco County – On the West Side of Frances Drive Approximately 1050 Feet South of Sonny Drive – Containing Approximately 2.45 Acres

File Number PDD22-2097

Comm. Dist. 2

Recommendation Approval of Variance

Walk-Ons

Adjourn