

Planning Commission

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David Goldstein, Chief Assistant County Attorney

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Nectarios Pittos, AICP, Director of Planning and Development
Roberto Becerill, 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

Addendum Agenda

Thursday, July 7, 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 - May 19, 2022
- C2 Annotated Minutes - Planning Commission Meeting - June 2, 2022

Public Hearings

- PC3 Zoning Amendment (Continuance) – Palmetto Ridge MPUD Master Planned Unit Development – Palmetto Ridge Cattle Company, LLC – A Rezoning Request from an MPUD Master Planned Unit Development District to an MPUD Master Planned Unit Development District to Change the Name of the MPUD, and to Allow the Development of a Maximum of 2,500 Residential Units (Detached/Attached), 50,000 Square-Feet of Commercial Uses, a 49.24 +/- Acre Potential School Site, a 5.03 +/- Acre Potential Public Safety Site, and 2,000 +/- Acres of Open Space/Recreation on Approximately 3,535.79 Acres.
File Number PDD22-7563
Comm. Dist. 1
Recommendation Continuance Requested
- PC4 Zoning Amendment (Continuance) - 54 Crossings MPUD Master Planned Unit Development – Colwell Avenue Properties, IV. LLC – A Substantial MPUD Modification Request to Add an Additional Allowed Use of a Technical/Trade/Nursing School Utilizing a Maximum of 76,447 Square Feet of Existing Office Entitlements on Approximately 22.16 Acres
File Number PDD22-7614
Comm. Dist. 4
Recommendation Continuance Requested
- PC5 Zoning Amendment (Continuance) - Cross Park MPUD Master Planned Unit Development - Cross Park Land Trust No 1, Cross Park Properties LLC - A Rezoning Request from a MPUD Master Planned Unit Development District to a MPUD Master Planned Unit Development District to allow for the development of 280 Multifamily units, 45,000 square feet of Medical/Professional Office, and 10,000 square feet of retail on Approximately 20.916 Acres.
File Number PDD22-7632
Comm. Dist. 4
Recommendation Continuance Requested
- PC6 Conditional Use (Consent) – Angelo Ugenti, III/VB BTS, LLC/T-Mobile South, LLC – 170-Foot Above-Ground-Level Wireless Communications Facility (WCF) in an R-4 High Density Residential District – West Central Pasco County – On the Southeast Corner of Graphic Drive and Appleby Avenue

File Number PDD22-CU19
Comm. Dist. 5
Recommendation Approval with Conditions

- PC7 Special Exception (Consent) – Stephen Siller Tunnel to Tower/Let Us Do Good Village – Special Exception for an Amenity Center and a Park in an R-4 High Density Residential District – South Central Pasco County – South Side of Parkway Boulevard Approximately .5 Mile East of Ehren Cutoff – Containing Approximately 4.995 Acres

File Number PDD22-7629
Comm. Dist. 2
Recommendation Approval with Conditions

- PC8 Variance Request (Consent) – Y Smith Properties LLC – Reduce the 150-Foot Open Yard Requirement for the Rear (Eastern Side) of the Property to 20 Feet in an I-1 Light Industrial Park District – West Central Pasco County – On the East Side of Leo Kidd Avenue Approximately 200 Feet North of Pine Hill Road – Containing Approximately 1.59 Acres

File Number PDD22-2098
Comm. Dist. 4
Recommendation Approval with Conditions

- PC9 Waiver Request (Consent) – Dunrite Construction Services Inc./Florida Cracker – Specific Distance Limitation of 1,000 Feet from a Place of Religious Worship for the Consideration of an Administrative Use Permit for the Sale of Alcoholic Beverages – North Central Pasco County – Southwest Corner of St Joe Road and Scharber Road – Containing Approximately 0.80 Acre

File Number PDD22-0279
Comm. Dist. 1
Recommendation Approve

- PC10 Zoning Amendment (Consent) – Roy N Geraci III et al/Joy Drive North MPUD – Change in Zoning from a A-C Agricultural District and a A-R Agricultural-Residential District to a MPUD Master Planned Unit Development District To Allow for a Maximum of 107 Single Family Detached Dwelling Units and Associated Infrastructure on Approximately 45.3 Acres – Southwest Pasco County – On the North Side of Dogpatch Lane Approximately 390 Feet West of Joy Drive and Abutting Joy Drive Approximately 650 Feet North of Dogpatch Lane

File Number PDD22-7588
Comm. Dist. 4
Recommendation Approval with Conditions

- PC11 Large-Scale Comprehensive Plan Amendment (Consent) - CPAL 22-05 Villages L & M - Large-Scale Comprehensive Plan Amendment to the Future Land Use Map (Maps 2-15 and Sheet 14, 15, 22 and 23) from VMU-3 (VILLAGE MIXED USE TYPE 3) to VMU-2B (VILLAGE MIXED USE TYPE 2B) on approximately 1,773 Acres of Real Property, Located East of Curley Road and North of Zephyrhills Bypass.
File Number PDD22-0337
Comm. Dist. 1
Recommendation Approve
- P12 Zoning Amendment (Regular) – Vincentian Housing Corporation Inc./Ozanam IV – Change in Zoning from an C-2 General Commercial District to a MF-1 Multiple-Family Medium Density District – Southwest Pasco County – West Side of Osteen Road Approximately 635 Feet South of Massachusetts Avenue – Containing Approximately 2.80 Acres
File Number PDD22-7626
Comm. Dist. 4
Recommendation Approve
- P13 Zoning Amendment (Regular) – Jaipur Realty Partners LLC/ Lakeshore Workforce Apts – Change in Zoning from an A-C Agricultural District to a MF-3 Multiple-Family High Density District – Northwest Pasco County – Northeast Corner of Dallas Drive and Lakeshore Boulevard – Containing Approximately 2.53 Acres
File Number PDD22-7628
Comm. Dist. 5
Recommendation Approve
- P14 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; 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, 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), 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 Approve

Addendum

A-PC15 Zoning Amendment (Continuance) - Denton Ave MPUD Master Planned Unit Development - Denton Ave Project LLC - A Rezoning Request from an A-C Agricultural District to a MPUD Master Planned Unit Development District to Allow for 1,614 Residential Units, 265,716 Square Feet of Light Industrial Flex Space, and 10,000 Square Feet of Day Care on Approximately 331.679 Acres of Real Property.

File Number PDD22-7596

Comm. Dist. 5

Recommendation Continuance Requested

Walk-Ons

Adjourn