

Planning Commission

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David Goldstein, Chief Assistant County Attorney

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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 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

Public Hearings

- | | |
|-----|--|
| PC1 | Zoning Amendment (Continuance) - Denton Place MPUD Master Planned Unit Development – DCH Timber, LLC – A Rezoning Request from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to Allow for the Development of a Maximum of 804 Residential Dwelling |
|-----|--|

Units and Associated Infrastructure on Approximately 306.7 Acres

File Number PDD22-7582

Comm. Dist. 5

Recommendation Continuance Requested

- P2 Zoning Amendment (Regular) - 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 Approval with Conditions

- P3 Zoning Amendment (Regular) – Stillwell Pasco Station MPUD– Change in Zoning from A-C Agricultural and A-R Agricultural Residential to a MPUD Master Planned Unit Development District to Allow for a Maximum of 285 Multi-Family Dwelling Units – On Old Pasco Road South of State Road 52 – Containing Approximately 29.232 Acres

File Number PDD22-7613

Comm. Dist. 1

Recommendation Approval with Conditions

- P4 Small-Scale Comprehensive Plan Amendment (Regular) -CPAS22-(13) Viceroy Apartments- Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 18) from RES-9 (Residential-9 du/ga) to RES-24 (Residential-24 du/ga) on Approximately 2.81 Acres of Real Property Located on the west side of Wood Trail Boulevard and North of Old County Road 54.

File Number PDD22-0364

Comm. Dist. 4

Recommendation Approve

Addendum

- A-PC5 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 60,000 Square Feet of Existing Office Entitlements on Approximately 22.16 Acres

File Number PDD22-7614

Comm. Dist. 4

Recommendation Continuance Requested

- A-PC6 Zoning Amendment (Consent) – 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 Approval with Conditions
- A-PC7 Zoning Amendment (Consent) – Pasco Town Center MPUD Master Planned Unit Development – PTC Boyette, LLC – A Rezoning Request from an AC Agricultural and C-2 General Commercial Zoning Districts to an MPUD Master Planned Unit Development District to Allow the Development of 4,000,000 Square Feet of Industrial/Support, 725,000 Square Feet of Office, 400,000 Square Feet of Retail, 300 Hotel Rooms, and 3,500 Residential Dwelling Units on Approximately 966.87 Acres
File Number PDD22-7566
Comm. Dist. 1
Recommendation Approval with Conditions
- A-P8 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 1100 Special Development Standards; Section 1101 Vehicle Dealerships; 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 PDD22-0454
Comm. Dist. All
Recommendation Approve
- A-P9 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

Walk-Ons

Adjourn