

Planning Commission

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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, August 4, 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 Workshop - June 16, 2022
- C2 Annotated Minutes - Planning Commission Meeting - June 16, 2022
- C3 Annotated Minutes - Planning Commission Meeting - July 7, 2022

Public Hearings

- PC4 Zoning Amendment (Continuance) – 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 109 Single-family Detached Dwelling Units and Associated Infrastructure on Approximately 46.1 Acres.
File Number PDD22-7574
Comm. Dist. 2
Recommendation Continuance Requested
- PC5 Special Exception (Continuance) – Mathetes, LLC/ Spring Hill/Outdoor Storage – Special Exception for Free-Standing Recreational Vehicle/Boat Storage in an I-1 Light Industrial Park District – Northwest Pasco County – South Side of County Line Road Approximately 1.5 Miles West of Suncoast Parkway – Containing Approximately 19.409 Acres
File Number PDD22-7630
Comm. Dist. 5
Recommendation Continuance Requested
- PC6 Zoning Amendment (Consent) - 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 Approval with Conditions
- P7 Small-Scale Comprehensive Plan Amendment (Regular) - CPAS 22(12) Crela Estates – Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 and Sheet 5) from RES-1 (Residential-1 DU/GA) to RES-9 (Residential-9 DU/GA) on Approx. 19.231 Acres of Real Property Located on the Northside of Shady Hills Road and South of the intersection of Crela Drive.
File Number PDD22-0465
Comm. Dist. 5
Recommendation Approve

Addendum

- A-PC8 An Ordinance By The Pasco County Board of County Commissioners Amending the Pasco County Land Development Code Section 602, J. “Ben” Harrill Villages of Pasadena Hills Stewardship District, Revisions To Text, Table And Exhibits: Text Revisions To Single Family Lot Chart And Section

602.10.E.6 (D) Volume Over Capacity (V/C) Ratios Greater Than 1.2 At Intersections; Table Revisions To Exhibit 602-C Transportation Development Fee Schedules, Revisions To Exhibit 602-D Property Owners Credits, Map And Table Amendments To Exhibit 602-E Master Roadway Plan; Add New Cross Section 60AA, And Revised Illustration Of Cross Section 70AA To Include Family Bike Paths, And Amending Other Sections, As Necessary, For Internal Consistency, Providing for Applicability, Repealer, Severability, Inclusion Into The Land Development Code, And An Effective Date.

File Number PDD22-0369

Comm. Dist. 1

Recommendation Approve

A-PC9 Zoning Amendment (Consent) – Denton Place MPUD Master Planned Unit Development – DCH Timber, LLC – A Rezoning Request from an AC 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 Approval with Conditions

Walk-Ons

W-P10 Large-Scale County Comprehensive Plan Amendment – CPAL 22-11 Hidden Creek Boulevard Intermediate Roadway – Large-Scale Comprehensive Plan Amendment To The Pasadena Hills Comprehensive Plan Goal FLU 6: J. “Ben” Harrill Villages Of Pasadena Hills; To Make Roadway Changes In Figures PH-2, PH-4, PH-4A, PH-8, PH-12, And PH-13; Amend Transportation Map (Map 7-36 Highway Vision Map); And Other Amendments As Necessary For Internal Consistency, Providing For Severability, And An Effective Date

File Number PDD22-0370

Comm. Dist. 1

Recommendation Approve

Adjourn