

Planning Commission

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Chris Williams

Legal Counsel

David Goldstein, Chief Assistant County Attorney

Staff

Sally Sherman, Assistant County Administrator, Development Services
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 18, 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 - August 4, 2022

Public Hearings

- PC2 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
- PC3 Conditional Use Request (Continuance) – RR Sharp Properties LLC/813 Towing – Conditional Use for Towing Services and Storage of Vehicles in an C-2 General Commercial District – South Central Pasco County – East Side of Land O Lakes Boulevard Approximately 700 feet south of Cove Lake Place – Containing Approximately 0.62 Acre
File Number PDD22-CU20
Comm. Dist. 2
Recommendation Continuance Requested
- PC4 Special Exception (Consent) – Mathetes, LLC/ Spring Hill/Outdoor Storage – Special Exception for a 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 Approval with Conditions
- PC5 Zoning Amendment (Consent) – Betty H Fetty TTEE/Betty H Fetty Trust – Change in Zoning from an A-C Agricultural District to a PO-1 Professional Office District – South Central Pasco County – West Side of Dale Mabry Highway Approximately 1,900 Feet North of the Hillsborough County Line – Containing Approximately 8.505 Acres
File Number PDD22-7636
Comm. Dist. 4
Recommendation Approve
- PC6 Zoning Amendment (Consent) – Ivan O & Maria Martinez & Estate of Mark & Janet R Novak/NVR Pine Lake – Change in Zoning from an A-C Agricultural District to a MF-1 Multiple-Family Medium Density District – South Central Pasco County – East Side of Henley Road Approximately 1,350 Feet South of State Road 54– Containing Approximately 34.704 Acres
File Number PDD22-7637
Comm. Dist. 4
Recommendation Approve

PC7 Comprehensive Plan Amendment (Consent) - CPAL22(14) Central Pasco Employment Village - Proposed Comprehensive Plan Text Amendment to the Central Pasco Employment Village Subarea Policy, Policy 7.1.12

File Number PDD22-0481

Comm. Dist. 1, 2

Recommendation Approve

P8 Small-Scale Comprehensive Plan Amendment (Regular)-CPAS22(14) Chancey Road Townhomes- Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 23) from RES-3 (Residential-3 du/ga) to RES-6 (Residential-6 du/ga) on Approximately 30.26 m.o.l. Acres of Real Property Located at the Intersection of Diane Drive and Chancey Road.

File Number PDD22-0429

Comm. Dist. 1

Recommendation Approve

Addendum

A-PC9 Small-Scale Comprehensive Plan Amendment (Continuance) - CPAS 22(15) High Ridge Center Lots 2 & 3 - Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Maps 2-15 and Sheet 10) from IL (INDUSTRIAL LIGHT) to COM (COMMERCIAL) on approximately 3.47 Acres of Real Property, Located East of Galen Wilson Boulevard and South of Ridge Road.

File Number PDD22-0464

Comm. Dist. 4

Recommendation Continuance Requested

A-PC10 Large-Scale Comprehensive Plan Amendment (Continuance) - CPAL 22(06) Saddlebrook Resort - Large-Scale Comprehensive Plan Amendment creating Subarea POLICY FLU 7.1.66, creating Future Land Use Map 2-9, sheet 66, Amending Future Land Use Map (Maps 2-15 and Sheet 22) from RES-6 (RESIDENTIAL 6 DU/GA) to PD (PLANNED DEVELOPMENT) on approximately 549.39 Acres of Real Property, Located South of S.R. 54 and East of Service Road.

File Number PDD22-0462

Comm. Dist. 2

Recommendation Continuance Requested

Walk-Ons

Adjourn