

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, September 1, 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. Attendees are given an opportunity to comment on listed agenda items, as well as non-agenda items during Public Comment.

Consent

C1 Annotated Minutes - Planning Commission Meeting - July 21, 2022

Public Hearings

PC2 Land Excavation Operating Permit and Conditional Use Amendment Request
(Continuance) – Massey Partners, LTD. – Operating Permit and Conditional

Use Permit for Land Excavation in an A-C Agricultural District – Located at the End of Bayhead Road Approximately One-Mile West of Bellamy Brothers Boulevard (a.k.a. 25955 Bayhead Road) – Containing Approximately 642.16 Acres

File Number PDD22-CU28

Comm. Dist. 1

Recommendation Continuance Requested

- PC3 Conditional Use Request (Continuance) – Homeelite LLC & Priya Properties LLC/Urban 54 Estates– Conditional Use for Multiple-Family Dwellings in a C-2 General Commercial District – South Central Pasco County – North Side of State Road 54 Approximately 1,325 Feet West of Lakepointe Parkway – Containing Approximately 13.381 Acres

File Number PDD22-CU25

Comm. Dist. 3

Recommendation Continuance Requested

- PC4 Zoning Amendment (Consent) – Anmar Builders Inc/Creala Estates – Change in Zoning from an A-R Agricultural-Residential District to a MF-1 Multiple-Family Medium Density District – Northwest Pasco County – North Side of Shady Hills Road, East of Softwind Lane – Containing Approximately 19.231 Acres

File Number PDD22-7640

Comm. Dist. 5

Recommendation Approve

- P5 Zoning Amendment (Regular) – MJW Group Inc/Viceroy Apartments – Change in Zoning from an MF-2 Multiple-Family High Density District to a MF-3 Multiple-Family High Density District – Southwest Pasco County – West Side of Wood Trail Boulevard Approximately 175 Feet North of Old County Road 54– Containing Approximately 2.8 Acres

File Number PDD22-7634

Comm. Dist. 4

Recommendation Approve

- P6 Conditional Use Request (Regular) – 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 Approval with Conditions

- P7 Conditional Use Request (Regular) – Holiday Square LTD/Johnson/US 19 & Flora – Conditional Use for Multiple-Family Dwellings in a C-2 General

Commercial District – Southwest Pasco County – East Side of US Highway 19
Approximately 120 Feet South of Flora Avenue – Containing Approximately
13.6580 Acres

File Number PDD22-CU26

Comm. Dist. 3

Recommendation Approval with Conditions

Addendum

A-PC8 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

A-PC9 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

A-P10 Small-Scale Comprehensive Plan Amendment (Regular) - 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 Denial

Walk-Ons

Adjourn