

**Planning Commission**

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**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 22, 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. 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 - August 18, 2022

## Public Hearings

- PC2      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
- PC3      Appeal (Continuance) - Lowman Links, Inc. - Appeal of the Planning and Development Department (PDD) Director's Determination of October 8, 2021 that Tree Farm, Timber Use, and/or Other Agricultural Activities are Not Principal Permitted Uses in the Beacon Woods MPUD/DRI, nor in the R-4 High Density Residential District - Northwest Pasco County - Generally located on the North Side of Hudson Avenue at Morning View Drive  
**File Number**            PDD22-0188  
**Comm. Dist.**            5  
**Recommendation**    Continuance Requested
- PC4      Special Exception (Consent) – Malacos Holdings Inc./Malacos Holdings Duplexes – Special Exception for Duplexes in an R-4 High Density Residential District – Northwest Pasco County – North Side of Clark Street, East of the Intersection of Clark Street and Aureau Avenue – Containing Approximately 0.21 Acre  
**File Number**            PDD22-7641  
**Comm. Dist.**            5  
**Recommendation**    Approval with Conditions
- PC5      Conditional Use Request (Consent) – Malacos Holdings Inc./Malacos Holdings Duplexes – Approval of a Vacation Rental/Short Term Rental in a R-4 High Density Residential District – Northwest Pasco County – North Side of Clark Street, East of the Intersection of Clark Street and Aureau Avenue – Containing Approximately 0.21 Acre  
**File Number**            PDD22-CU27  
**Comm. Dist.**            5  
**Recommendation**    Approval with Conditions
- PC6      Zoning Amendment (Consent) - Jordan & Jordan MPUD Master Planned Unit Development Substantial Modification - Jordan and Jordan, Inc. - Substantial Modification to the MPUD Master Planned Unit Development District to Extend the Expiration Date of Previously Approved MPUD  
**File Number**            PDD22-7663

**Comm. Dist.** 1  
**Recommendation** Approval with Conditions

PC7 Zoning Amendment (Consent) – Remington MPUD Master Planned Unit Development – Sandhill Flats LLC – A Rezoning Request from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to Allow the Development of a Maximum of 127 Single-family Detached Residential Units on Approximately 44.2 Acres.

**File Number** PDD22-7611  
**Comm. Dist.** 1  
**Recommendation** Approval with Conditions

PC8 Zoning Amendment (Consent) – Campbell South Commercial LLC/Longleaf Groves MPUD – Change in Zoning from a C-2 General Commercial District to a MPUD Master Planned Unit Development District To Allow for a Maximum of 95,000 Square Feet of Commercial/Retail, 15,000 Square Feet of Office and 350 Multi-Family Apartments on Approximately 36.861 Acres – Central Pasco County – North of State Road 52, East of US 41

**File Number** PDD22-7608  
**Comm. Dist.** 1  
**Recommendation** Approval with Conditions

PC9 Development Agreement (Consent) – Renner MPUD Master Planned Unit Development – Darrell A. and Karen J. Renner – Proposed is a Development Agreement (DA) for the Renner MPUD RZ-7526

**File Number** PDD22-0565  
**Comm. Dist.** 4  
**Recommendation** Approve

P10 Zoning Amendment (Regular) – 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** Approval with Conditions

## **Addendum**

A-PC11 Large-Scale Comprehensive Plan Amendment (Consent) - 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 420.47 Acres of Real Property, Located South of S.R. 54 and East of Service Road.

**File Number** PDD22-0462

**Comm. Dist.** 2

**Recommendation** Approve

**Walk-Ons**

**Adjourn**