

**Planning Commission**

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**Legal Counsel**

David Goldstein, Chief Assistant County Attorney

**Staff**

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Nectarios Pittos, AICP, Director of Planning and Development  
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Denise Hernandez, Zoning Administrator  
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

**Pasco County Planning Commission  
Addendum Agenda  
Thursday, October 20, 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**

## Public Hearings

- PC1      Conditional Use (Continuance) - Golfvision 2, LLC/Verizon Wireless - 145 Foot Above-Ground-Level Monopole Wireless Communications Facility (WCF) in a MPUD Master Planned Unit Development District - Southcentral Pasco County - on the South Side of Lexington Oaks Blvd, Approximately 435 Feet East of War Admiral Drive  
**File Number**            PDD23-CU05  
**Comm. Dist.**            2  
**Recommendation**    Continuance Requested
- 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**            PDD23-CU03  
**Comm. Dist.**            3  
**Recommendation**    Continuance Requested
- PC3      Large-Scale Comprehensive Plan Amendment (Continuance) - CPAL 22(13) Hamilton Oaks - Providing for a Large-Scale Comprehensive Plan Amendment Amending Future Land Use Map (Maps 2-15 and Sheet 22) from RES-3 (RESIDENTIAL 3 DU/GA) to RES-6 (RESIDENTIAL 6 DU/GA) on approximately 61.04 Acres of Real Property, Located East of Billmar Road and North of Zephyrhills Bypass.  
**File Number**            PDD23-0013  
**Comm. Dist.**            1  
**Recommendation**    Continuance Requested
- PC4      Variance Request (Consent) – SDG South Acquisition LLC, DR Horton/Willow Reserve – An Increase in the Maximum Lot Coverage from 45% Principal Structure and 20% Accessory Structures to 65% Total Lot Coverage for All Principal and Accessory Structures for Lots 6, 7, 11, 27, 30, 31, 34-36, 41, 42, 49, 55, 56, 58, and 60 of the Willow Reserve Subdivision Located in an R-4 High Density Residential District – South Central Pasco County – On the North Side of Collier Parkway/County Line Road Approximately 500 Feet West of Livingston Road – Containing Approximately 2.61 Acres  
**File Number**            PDD23-2099  
**Comm. Dist.**            2  
**Recommendation**    Approval with Conditions

## Addendum

- A-PC5      Special Exception (Consent) – Rosa E Ibrahim/Front Dr Duplex – Special Exception for a Duplex in an R-4 High Density Residential District – Southwest Pasco County – Northwest Corner of Front Drive and Grand Boulevard – Containing Approximately 0.28 Acre  
**File Number**            PDD23-7659  
**Comm. Dist.**            3  
**Recommendation**    Approval with Conditions
- A-PC6      Small-Scale Comprehensive Plan Amendment (Consent) – CPAS22 (16) Decubellis and Little – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 18) Changing from RES-3 (Residential-3 DU/GA) to RES-24 (Residential-24 DU/GA) on approximately 13.36 acres of Real Property Located on the South Side of Decubellis Road 600 Feet East of the Little Road And Decubellis Road Intersection.  
**File Number**            PDD23-0007  
**Comm. Dist.**            4  
**Recommendation**    Approve
- A-PC7      An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 300 Procedures, Section 304 Public Notice Procedures; Chapter 400 Permit Types And Applications, Section 402.2 Zoning Amendment – Master Planned Unit Development District; Section 403.3 Preliminary Site Plans; Section 403.4 Stormwater Management Plan And Report; Section 403.5 Construction Plans; Section 403.7 Mass Grading; Section 403.9 Modifications To Development Approvals; Section 403.10 Landscape Plan; Chapter 500 Zoning, Section 503 A-C Agricultural District; Section 504 AC-1 Agricultural District; Section 505 A-R Agricultural-Residential District; Section 506 AR-1 Agricultural-Residential District; Section 507 AR-5 Agricultural-Residential District; Section 508 AR-5MH Agricultural Mobile Home District; Section 509 E-R Estate Residential District; Section 510 ER-2 Estate Residential District; Section 512 R-1MH Single Family/Mobile Home District; Section 513 R-2MH Rural Density Mobile Home District; Section 514 R-1 Rural Density Residential District; Section 515 R-2 Low Density Residential District; Section 516 R-3 Medium Density Residential District; Section 517 R-4 High Density Residential District; Section 518 MF-1 Multiple-Family Medium Density District; Section 519 MF-2 Multiple-Family High Density District; Section 520 MF-3 Multiple-Family High Density District; Section 522 MPUD Master Planned Unit Development District; Section 525 Neighborhood Commercial District; Chapter 800 Natural And Cultural Resource Protection; Section 802 Tree Preservation And Replacement; Chapter 900 Development Standards, Section 901.5 Transportation Impact Study; Section 905.2 Landscaping And Buffering; Chapter 1000 Miscellaneous Structure

Regulations; Section 1003 Gates, Fences And Walls; Chapter 1200 Nonconformities, Section 1203.2 Restorations; Section 1203.4 Nonconforming Signs; Chapter 1300 Concurrency And Impact Fees; Section 1301 Concurrency; Appendix A Definitions; 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** PDD23-0017

**Comm. Dist.** All

**Recommendation** Approve

**Walk-Ons**

**Adjourn**