

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 Becerril, 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, November 3, 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

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 Zoning Amendment (Consent) – Apple Enterprises Trust, Paul M Adessi & Marie Clementine Stamper TTEE/Catfish Townhomes – Change in Zoning from an A-R Agricultural-Residential District and R-2 Low Density Residential District to a MF-1 Multiple-Family Medium Density District – South Central Pasco County – Northeast Corner of Catfish Lake Road and Camp Indianhead Road – Containing Approximately 16.52 Acres
File Number PDD23-7664
Comm. Dist. 2
Recommendation Approve
- PC3 Zoning Amendment (Consent) – Reima Investments LLC/Apple Enterprises Trust – Change in Zoning from a R-2 Low Density Residential District to a C-2 General Commercial District – South Central Pasco County – On the South Side of Catfish Lake Road, North of State Road 54 – Containing Approximately 8.39 Acres
File Number PDD23-7665
Comm. Dist. 2
Recommendation Approve
- PC4 Zoning Amendment (Consent) – Kikest, Inc. – Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District – Northwest Pasco County – On the Northeast Corner of US Highway 19 and Gladwin Avenue – Containing Approximately 9.66 Acres
File Number PDD23-7670
Comm. Dist. 5
Recommendation Approve
- PC5 Zoning Amendment (Consent) – Deer Springs MPUD Master Planned Unit Development – Deer Springs, LLC – A Rezoning Request from A-C Agricultural and A-R Agricultural-Residential Zoning Districts to an MPUD Master Planned Unit Development District to Allow for the Development of a Maximum of 115 Residential Dwelling Units or 100 Residential Dwelling Units and Up to Five (5) Acres of Office Uses on Approximately 38.29 Acres.
File Number PDD23-7612

Comm. Dist. 1
Recommendation Approval with Conditions

P6 Large-Scale Comprehensive Plan Amendment (Regular) - 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 Approve

Addendum

A-PC7 Zoning Amendment (Consent) – MB3 Properties LLC/Matter Brothers – Change in Zoning from an A-C Agricultural District and C-2 General Commercial District to a C-2 General Commercial District – South Central Pasco County – On the South Side of State Road 54, Approximately ¼ Mile West of Wesley Chapel Boulevard – Containing Approximately 9.4 Acres
File Number PDD23-7660
Comm. Dist. 2
Recommendation Approve

Walk-Ons

Adjourn