

Planning Commission

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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

Agenda

Thursday, December 8, 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 appeal able. 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 Zoning Amendment (Continuance) – Angels Senior Living MPUD Master Planned Unit Development – ASL SR 54 Real Estate LLC – A Rezoning Request from an A-R Agricultural-Residential District, R-4 High Density Residential District, and C-1 Neighborhood Commercial District to an MPUD Master Planned Unit Development District to Allow the Development of a Maximum of 180,000 Square Feet of Commercial and 181,000 Square Feet of Residential Treatment and Care Facilities on Approximately 31.77 Acres.
File Number PDD23-7606
Comm. Dist. 2
Recommendation Continuance Requested
- PC2 Zoning Amendment (Continuance) – Margie A Tingley – Change in Zoning from a C-3 Commercial/Light Manufacturing District to a C-2 General Commercial District – Central Pasco County – On the South Side of State Road 52 Approximately .50 Mile East of Mirada Boulevard – Containing Approximately 9.82 Acres
File Number PDD23-7678
Comm. Dist. 1
Recommendation Continuance Requested
- PC3 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
- PC4 Zoning Amendment (Consent) – Snead Family Rev Living Trust, James and Adell E, TTEES/Chancey Road – Change in Zoning from an A-R Agricultural-Residential District to a MF-1 Multiple-Family Medium Density District – Southeast Pasco County – On the Southeast Corner of the Intersection of Chancey Road and Diana Drive – Containing Approximately 30.188 Acres
File Number PDD23-7675
Comm. Dist. 2
Recommendation Approve
- PC5 Zoning Amendment (Consent) – Gateway Pasco Venture LLC – Change in Zoning from C-2 General Commercial and C-3 Commercial/Light Manufacturing Districts to a C-2 General Commercial District – South Central Pasco County – On the North Side of Dayflower Boulevard Approximately 215 Feet West of

Oakley Boulevard – Containing Approximately 4.71 Acres

File Number PDD23-7676

Comm. Dist. 2

Recommendation Approve

- PC6 Zoning Amendment (Consent) – Richard Rodriguez and Cynthia Cruz – Change in Zoning from an AR-1 Agricultural-Residential District and R-MH Mobile Home District to a R-2MH Rural Density Mobile Home District – Southeast Pasco County – On the South Side of Valleybrook Avenue Approximately 340 Feet West of Southbrook Avenue – Containing Approximately 0.63 Acre

File Number PDD23-7677

Comm. Dist. 1

Recommendation Approve

- PC7 Conditional Use Request (Consent) – Channelside Mortgages LLC/8342 New York Ave – Conditional Use for Multiple-Family Dwellings in a C-2 General Commercial District – Southwest Pasco County – South Side of New York Avenue Approximately 525 Feet East of Diagonal Road – Containing Approximately 12.08 Acres

File Number PDD23-CU07

Comm. Dist. 5

Recommendation Approval with Conditions

- PC8 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS22(20) Two Rivers 3 acres – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 And Sheet 23) from RES-3 (Residential-3 Du/Ga) to PD (Planned Development) on 3 Acres of real property located northeast of Gall Boulevard approximately .7 miles from State Road 56 intersection with Gall Boulevard to the southwest of the parcel ; and a map amendment to the Future Land Use Map 2-9 modifying Subarea Map 2-9(11) Two Rivers.

File Number PDD23-0030

Comm. Dist. 3

Recommendation Approve

- PC9 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS22(17) Anclote River – Providing For A Small-Scale Comprehensive Plan Amendment To The Future Land Use (Map 2-15 And Sheet 17) From RES-6 (Residential-6 DU/GA) To PD (Planned Development) On Approximately 2.57 Acres Of Real Property Located On The East Side Of Baillies Bluff Road; And A Map Amendment To The Future Land Use Map 2-9 Amending Subarea Map 2-9 (41) Anclote Resort, A Tradewinds Resort.

File Number PDD23-0031

Comm. Dist. 3

Recommendation Approve

P10 Zoning Amendment (Regular) – High Ridge Center Inc./High Ridge Center Lots 2 & 3 – Change in Zoning from an I-1 Light Industrial Park District to a C-2 General Commercial District – West Central Pasco County – On the South Side of Ridge Road Approximately 280 Feet East of Galen Wilson Boulevard – Containing Approximately 3.47 Acres

File Number PDD23-7673

Comm. Dist. 1

Recommendation Approve

P11 Zoning Amendment (Regular) – Apple Enterprises Trust, Paul M Addressi & Marie Clementie 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

Walk-Ons

Adjourn