

Planning Commission

Charles Grey, Chairman
Jaime Girardi, P.E., Vice Chairman
Christopher B. Poole, CPG
Jon Moody, P.E.
Peter Hanzel, M.S.
Derek Pontlitz, C.R.P.C

School Board Representative

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, January 5, 2023
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

PC1	Annotated Minutes - Planning Commission Meeting - November 3, 2022
File Number	PDD23-0168
Comm. Dist.	All
Recommendation	Approve

Public Hearings

- 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 Variance Request (Consent) – Elizabeth A Kutsch – Reduce the Minimum 5 Foot Setback for Accessory Structures to 2.9 Feet for a Screen Room and Carport in an R-2 Low Density Residential District – East Central Pasco County – On the East Side of Abbey Drive Approximately 600 Feet West of the First Intersection of Happy Hill Road and Abbey Drive – Containing Approximately 0.39 Acre
File Number PDD23-2100
Comm. Dist. 1
Recommendation Approval with Conditions
- PC4 Zoning Amendment (Consent) – 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 Approval with Conditions
- P5 Variance Request (Regular) – Soho Builders/Victoria Rd – Reduction in the Front Yard Setback From 25 Feet to 20 Feet and a Reduction in the Side Setback From 10 Feet to 8.5 Feet in an R-2 Low Density Residential District – South Central Pasco County – On the South Side of Victoria Road Approximately 215 Feet West of Sheffield Road – Containing Approximately 0.28 Acre
File Number PDD23-2101
Comm. Dist. 2
Recommendation Approval with Conditions

Addendum

- A-PC6 Large-Scale Comprehensive Plan Amendment (Continuance) – CPAL 22(08)
SR 52 Groves – Large-Scale Comprehensive Plan Amendment to the Future
Land Use Maps (2-15 and Sheet 12) Changing from RES-3 (Residential - 3
du/ga) and IL (Industrial/Light) to RES-6 (Residential – 6 du/ga) on
Approximately 68.25 Acres of Real Property, Located on the North Side of
State Road 52 and West of Kent Grove Drive
File Number PDD23-0012
Comm. Dist. 5
Recommendation Continuance Requested
- A-PC7 Zoning Amendment (Consent) – US 41 and Shettle Road MPUD Master
Planned Unit Development – DW Lester & Sons, Inc. – A Rezoning Request
from an MPUD Master Planned Unit Development District to an MPUD Master
Planned Unit Development District to Allow the Development of a Maximum of
40,000 Square Feet of Office, 20,000 Square Feet of Commercial/Retail, and
330 Multi Family Apartments – Containing approximately 17.086 acres
File Number PDD23-7652
Comm. Dist. 2
Recommendation Approval with Conditions
- A-P8 Large-Scale Comprehensive Plan Amendment (Regular) - CPAL 22(06)
Saddlebrook Resort PD - Providing For A Large-Scale Comprehensive Plan
Amendment To The Future Land Use Map (Map 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 To The South Of S.R.
54 And East Of Service Road; And A Text Amendment Creating Subarea
Policy FLU 7.1.66 – Saddlebrook Resort; And A Map Amendment To The
Future Land Use Map 2-9 Adding Subarea Map 2-9(66) Saddlebrook Resort;
And Providing For Additional Text Amendments As Necessary For Internal
Consistency
File Number PDD23-0009
Comm. Dist. 2
Recommendation Approve

Walk-Ons

Adjourn