

**Planning Commission**

Charles Grey, Chairman  
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Jon Moody, P.E.  
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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 19, 2023  
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 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 -October 20, 2022 |
| <b>File Number</b>    | PDD23-0188                                                        |
| <b>Comm. Dist.</b>    | All                                                               |
| <b>Recommendation</b> | 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      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
- PC4      Conditional Use Request (Continuance) – Nikki Clemente & Michael Rutman– Approval of a Vacation Rental/Short Term Rental in a R-4 High Density Residential District – Northwest Pasco County – West Side of Birch Street, Approximately 600 Feet North of Port Hudson Boulevard – Containing Approximately 0.11 Acre  
**File Number**            PDD23-CU09  
**Comm. Dist.**            5  
**Recommendation**    Continuance Requested
- PC5      Large-Scale Comprehensive Plan Amendment (Continuance) - CPAL22(01) Odessa Town Centre PD - Providing for A Large-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 22) From RES-9 (Residential-9 DU/GA) And ROR (Retail/Office/Residential) To PD (Planned Development) On Approximately 81.47 Acres Of Real Property Located At The Southwest Corner Of The Intersection At State Road 54 And Gunn Hwy; And A Text Amendment Creating Subarea Policy Flu 7.1.68 – Odessa Town Centre PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(68) Odessa Town Centre PD; And Providing For Additional Text Amendments As Necessary For Internal Consistency.  
**File Number**            PDD23-0148  
**Comm. Dist.**            3  
**Recommendation**    Continuance Requested
- P6        Small-Scale Comprehensive Plan Amendment (Regular) - CPAS22(18) Clinton Townhomes - Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 15) from RES-6 (Residential-6

du/ga) portion to RES-9 (Residential-9 du/ga) on Approximately 12.63 Acres of Real Property Located off Clinton Avenue approximately a Quarter of a Mile west of US Highway 301.

**File Number** PDD23-0089

**Comm. Dist.** 1

**Recommendation** Approve

## **Addendum**

A-PC7 Large-Scale Comprehensive Plan Amendment (Continuance) – CPAL 22(08) SR 52 Groves – Large-Scale Comprehensive Plan Amendment to the Future Land Use (FLU) 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

## **Walk-Ons**

## **Adjourn**