

Planning Commission

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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, February 16, 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 [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 - December 8, 2022
File Number	PDD23-0232
Comm. Dist.	All
Recommendation	Approve

Public Hearings

- PC2 Conditional Use Request (Withdrawn) - Patricia Webber Fesmire/North American Towers, LLC/Earthcom Services, Inc. – Conditional Use for a 195 Foot Above-Ground-Level Monopole Wireless Communications Facility in an A-C Agricultural District – Central Pasco County – Approximately 1,000 Feet South of SR 52 and Approximately 1,000 Feet East of Bellamy Brothers Boulevard – Containing a Proposed 10,000 Square Foot Fenced Compound Area
- File Number** PDD23-0224
Comm. Dist. 2
Recommendation Withdraw
- PC3 Zoning Amendment (Continuance) - Connerton Village 1 MPUD - Substantial Modification Zoning Amendment - Connerton Village I MPUD Master Planned Unit Development Substantial Modification - DR Reddy Commerce LLC - Substantial Modification to the Connerton Village I MPUD Master Planned Unit Development District to Allow an Addition of 56 Multi-family Units and 10,000 Square-Feet of Retail/Office
- File Number** PDD23-7643
Comm. Dist. 2
Recommendation Continuance Requested
- PC4 Zoning Amendment (Consent) – SR 54 Black Lake MPUD Master Planned Unit Development – B&P Properties of Pasco County, LLC – A Rezoning Request from an A-C Agricultural District to an MPUD Master Planned Unit Development District to Allow the Development of a 135,000 SF of Commercial/Retail and 250 Hotel Rooms on Approximately 33.72 Acres.
- File Number** PDD23-7648
Comm. Dist. 3
Recommendation Approval with Conditions
- PC5 Zoning Amendment (Consent) – Jimmy and Mary Ynigues – Change in Zoning from an R-4 High Density Residential District to an A-R Agricultural-Residential District – Northwest Pasco County – North Side of Eden Avenue, Approximately ¼ Mile East of Little Road – Containing Approximately 2 Acres
- File Number** PDD23-7685
Comm. Dist. 5
Recommendation Approve
- PC6 Conditional Use Request (Consent) – Nikki Clemente and 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 Approval with Conditions

PC7 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS22(07) SR 54 Black Lake Road - Providing for A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 19) Changing From RES-3 (Residential-3 Du/Ga), To PD (Planned Development) On Approximately 33.72 Acres Of Real Property Located On The South Side of State Road 54 At The Southwest Intersection of State Road 54 and Black Lake Road And A Text Amendment Creating Subarea Policy Flu 7.1.69 – SR 54 Black Lake PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(69) SR 54 Black Lake PD.

File Number PDD23-0216

Comm. Dist. 3

Recommendation Approve

P8 Large-Scale Comprehensive Plan Amendment (Regular) - 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 Approve

Addendum

A-PC9 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

A-PC10 Small-Scale Comprehensive Plan Amendment (Consent) CPAL 22(16) Columns at Bear Creek –Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 11) from RES-6 (Residential-6 du/ga) to RES-12 (Residential-12 du/ga) on Approximately 34.18 Acres of Real Property Located East of Little Road, South of State Road 52, and West of

Moon Lake Road.

File Number PDD23-0209

Comm. Dist. 4

Recommendation Approve

Walk-Ons

Adjourn