

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

Addendum Agenda

Thursday, March 2, 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 [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 - January 5, 2023
File Number	PDD23-0262
Comm. Dist.	All
Recommendation	Approve

Public Hearings

- PC2 Zoning Amendment (Continuance) –Bailes-Wildcat CC-MPUD Connected City Master Planned Unit Development – Wildcat Groves, Inc., Janet Elizabeth Larue and Cynthia D. Bailes – A Rezoning Request from an E-R Estate-Residential Zoning District to an MPUD Master Planned Unit Development District to Allow the Development of a Maximum of 1,275 Multi-family Residential Units, 155,000 Square Feet of Retail, 150,000 Square Feet of Office, 150,000 Square Feet of Medical Office, 250 Hotel Rooms, and 365,000 Square Feet of Hospital Uses on Approximately 176 Acres.
File Number PDD23-7607
Comm. Dist. 1
Recommendation Continuance Requested
- PC3 Zoning Amendment (Continuance) – Sarah Gurley Trust, Max L and Sarah C Gurley Co-Trustees – Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District – South Central Pasco County – Northwest Corner of State Road 54 and Livingston Road – Containing Approximately 4.99 Acres
File Number PDD23-7684
Comm. Dist. 2
Recommendation Continuance Requested
- PC4 Small-Scale Comprehensive Plan Amendment (Continuance) - CPAS22 (29) Dominion Anclote – Providing For A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 17) From RES-6 (Residential-6 Du/Ga) To RES-24 (Residential-24 Du/Ga) On Approximately 15.6 Acres Of Real Property Located North Of Anclote Boulevard And East Of Sweetbriar Drive; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDD23-0190
Comm. Dist. 3
Recommendation Continuance Requested
- PC5 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
- PC6 Large-Scale Comprehensive Plan Amendment (Continuance) - CPAL22(02)

4G Ranch PD- Providing for A Large-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 22) Changing From AG/R (Agricultural/Rural) To PD (Planned Development) On Approximately 2,903 Acres Of Real Property Located North of State Road 52 Approximately 2.25 Miles East Of Land O Lakes Blvd; And A Text Amendment Creating Subarea Policy Flu 7.1.70 – 4G Ranch PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(70) 4G Ranch PD; And An Amendment To The Conservation Element Map 3-4: Critical Linkages Map; Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDD23-0132
Comm. Dist. 2
Recommendation Continuance Requested

- PC7 Development Agreement (Continuance) - Wildcat Groves, Inc., Janet Elizabeth Larue and Cynthia D. Bailes - Development Agreement to Design, Permit, Construct, Dedicate, and Convey a Certain Portion of the Realigned McKendree Road in Exchange for Mobility Fee Credits - Central Pasco - On the East Side of McKendree Road and North of Overpass Road - On Approximatley 176 Acres.

File Number PDD23-0056
Comm. Dist. 1
Recommendation Continuance Requested

- PC8 Zoning Amendment (Consent) – JSN Clinton MPUD (Master Planned Unit Development) – JSN Clinton, LLC - A Rezoning Request from A-R Agricultural-Residential, AR-1 Agricultural-Residential, C-2 General Commercial, and MPUD Zoning Districts to an MPUD to Allow for a Maximum of 190 Single-family Attached / Townhome Dwelling Units and Associated Infrastructure on Approximately 27.36 Acres.

File Number PDD23-7622
Comm. Dist. 1
Recommendation Approval with Conditions

- PC9 Zoning Amendment (Consent) - 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 Approval with Conditions

- PC10 Zoning Amendment (Consent) – Martha Joanne Wood Hinman – Change in Zoning from an R-1 Rural Density Residential District and R-2 Low Density Residential District to a MF-1 Multiple-Family Medium Density District – South Central Pasco County – North of Caroline Drive, West of Bridleford Drive – Containing Approximately 40.20 Acres
File Number PDD23-7689
Comm. Dist. 3
Recommendation Approve
- PC11 Development Agreement (Consent) – Boger Ranch Villages of Pasadena Hills Development Agreement – Boger Ranch, LLC – Development Agreement For The Boger Ranch Master Planned Unit Development (MPUD) to Design, Permit, and Construct Roadway Improvements In Exchange for Transportation Development Fee Credits.
File Number PDD23-0237
Comm. Dist. 1
Recommendation Approve
- PC12 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS22(26) Mitchell Wesley Chapel Boulevard - Providing for A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 21) Changing From RES-3 (Residential-3 Du/Ga) To COM (Commercial) On Approximately 3.95 Acres Of Real Property Located On The East Side of Wesley Chapel Boulevard
File Number PDD23-0101
Comm. Dist. 2
Recommendation Approve
- PC13 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS22(25) Mitchell Clinton Ave - Providing for A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 15) Changing From RES-6 (RESIDENTIAL-6 DU/GA) To COM (COMMERCIAL) On Approximately 2.18 Acres Of Real Property Located At the Intersection of Clinton Avenue And Circle B Road.
File Number PDD23-0123
Comm. Dist. 1
Recommendation Approve
- P14 Large-Scale Comprehensive Plan Amendment (Regular) – CPAL22(10) Greenfield Place West Industrial – Providing for a Large-Scale Comprehensive Plan Amendment Amending Future Land Use Map (Map 2-15 And Sheet 5) From RES-3 (Residential3 Du/Ga) And EC (Employment Center) To IL (Industrial Light) On Approximately 103.84 Acres Of Real Property Located West Of The Suncoast Parkway Along Softwind Lane Appoximatley 1.5 Miles North Of State Road 52. Providing For A Repealer, Severability, And An

Effective Date.

File Number PDD23-0203

Comm. Dist. 5

Recommendation Approve

PC15 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 300 Procedures; Section 303 Common Procedures Adding Section 303.1.B Design Standards Manual; Chapter 400 Permit Types And Applications; Section 402.2 Zoning Amendment – MPUD Master Planned Unit Development District; Section 407.5 Alternative Standards; Chapter 900 Development Standards; Section 901.3 Access Management; Section 901.4 Substandard Roadway Analysis And Mitigation; Section 901.6 Street Design And Dedication Requirements; Section 901.7 Bicycle Facilities; Section 901.8 Pedestrian Facilities; Section 901.10 Traffic Control Devices; Section 902.2 Stormwater Management Requirements; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.

File Number ENA23-0005

Comm. Dist. All

Recommendation Approve

Presentations

16 Pasco County Design Standards Manual - Presentation Item Only

File Number 2023-9762

Comm. Dist. All

Recommendation Presentation Only

Addendum

A-PC17 Small-Scale Comprehensive Plan Amendment (Consent) – CPAS22(28) New River Houck - Providing for A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 22) Changing From RES-3 (Residential-3 Du/Ga) To RES-9 (Residential-9 Du/Ga) On Approximately 28.10 Acres Of Real Property Located At The Intersection of Ashton Oaks Boulevard and State Road 54.

File Number PDD23-0124

Comm. Dist. 2

Recommendation Approve

Walk-Ons

Adjourn