

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, March 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 - January 19, 2023
File Number	PDD23-0298
Comm. Dist.	All
Recommendation	Approve

Public Hearings

- PC2 Conditional Use Request (Consent) – Gulfview 9409 LLC – Conditional Use for Multiple-Family Dwellings in a C-2 General Commercial District – West Central Pasco County – On the North Side of Salt Springs Road, Approximately 320 Feet Northwest the Intersection of US Highway 19 and Salt Springs Road – Containing Approximately 14.86 Acres
File Number PDD23-CU08
Comm. Dist. 5
Recommendation Approval with Conditions
- PC3 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS22(23) Pine Ridge Little/Ross – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 10) From COM (Commercial) And RES-9 (Residential-9 Du/Ga) to RES-9 (Residential-9 Du/Ga) on Approximately 26.20 Acres of Real Property Located on the North Side of Ross Lane Approximately .18 Miles East of the Little Road and Ross Lane intersection.
File Number PDD23-0100
Comm. Dist. 4
Recommendation Approve
- PC4 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
- PC5 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

- PC6 Large-Scale Comprehensive Plan Amendment (Consent) - CPAL22(02) 4G Ranch PD- Providing for A Large-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 5, 6, 12, 13) Changing From AG/R (Agricultural/Rural) To PD (Planned Development) and CON (Conservation Lands) 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
File Number PDD23-0132
Comm. Dist. 1
Recommendation Approve
- P7 Zoning Amendment (Regular) – Palm Wind MPUD Master Planned Unit Development– Taylor Morrison of Florida, Inc– Rezoning Request from an A-R Agricultural-Residential District and A-C Agricultural District to an MPUD Master Planned Unit Development District to Allow a Maximum of 319 Single-family Detached Units on Approximately 116.75 Acres.
File Number PDD23-7633
Comm. Dist. 5
Recommendation Approval with Conditions
- P8 Large-Scale Comprehensive Plan Amendment (Regular) – 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 Approve

Walk-Ons

Adjourn