

Planning Commission

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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 Agenda Thursday, April 6, 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](#), the County's [YouTube channel](#), Frontier Channel 42 and Spectrum Channel 643 (only 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	Revised Annotated Minutes - Planning Commission Meeting - January 5, 2023
File Number	PDD23-0318
Comm. Dist.	All
Recommendation	No Action Required

Public Hearings

- PC2 Small-Scale Comprehensive Plan Amendment (Continuance) – 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 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(09)
Hilltop Vistas - Providing for a Small-Scale Comprehensive Plan Amendment to
the Future Land Use Map (Map 2-15 and Sheet 15) from RES-1 (Residential-1
Du/Ga) to RES-3 (Residential-3 Du/Ga) on Approximately 39.12 Acres of Real
Property Located West of Happy Hill Road Approximately 790 Feet North of
State Road 52; and an Amendment to Map 2-13, Rural Areas; Removing the
Hilltop Vistas Parcels From the Rural Area (Area 1).
File Number PDD23-0133
Comm. Dist. 1
Recommendation Continuance Requested
- PC5 Zoning Amendment (Continuance) – Hilltop Vistas MPUD Master Planned Unit
Development – Belly Wadding, LLC – A Rezoning Request from a R-1 Rural
Density Residential to an MPUD Master Planned Unit Development District to
Allow the Development of 117 Single Family Homes on Approximately 39.12
Acres.
File Number PDD23-7623
Comm. Dist. 1
Recommendation Continuance Requested

- P6 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 604 Northeast Pasco Rural Protection Overlay District; Figure 604-1 Northeast Pasco Rural Protection Overlay District Boundary; Figure 604-2 Northeast Pasco Rural Scenic Roadways; Figure 604-4 Limits To Topographic Alterations; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer, Severability; Inclusion Into The Land Development Code, And An Effective Date.
File Number PDD23-0313
Comm. Dist. 1
Recommendation Continuance Requested
- PC7 Development Agreement (Consent) – Connerton Boulevard Development Agreement (DA) – Lennar Homes, LLC – Proposed is a DA for the Connerton Villages III and IV MPUD for the Construction of Connerton Blvd. From Its Existing Terminus to Ehren Cutoff
File Number PDD23-0288
Comm. Dist. 2
Recommendation Approve
- PC8 Funding Agreement Amendment (Consent) – Two Rivers MPUD Master Planned Unit Development – Hickory Hills Land Company, et al – Proposed is a Funding Agreement Amendment for the Two Rivers MPUD
File Number PDD23-0270
Comm. Dist. 1
Recommendation Approve
- PC9 Funding Agreement Amendment (Consent) – Wyndfields MPUD Master Planned Unit Development – Schickendanz Bros., Hammock Pines, Pasco County Associates, I, LLP, et al – Proposed is a Funding Agreement Amendment for the Wyndfields MPUD
File Number PDD23-0294
Comm. Dist. 2
Recommendation Approve

- PC10 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS22 (32) Teramore Buchman Highway Commercial-Providing for a Small-Scale Comprehensive Plan Amendment to The Future Land Use Map (Map 2-15 And Sheet 23) from RES-1 (Residential-1 Du/Ga) to COM (Commercial) on Approximately 2.11 Acres of Real Property Located on the Northeast Intersection of Paul Buchman Highway and Jerry Road; And Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.
File Number PDD23-0215
Comm. Dist. 1
Recommendation Approve
- P11 Conditional Use (Regular) – Ace Cheval, Inc/VB BTS, LLC/T-Mobile South, LLC – 195-Foot Above-Ground-Level Monopole Wireless Communications Facility (WCF) in a MPUD Master Planned Unit Development District – South Central Pasco County – On the North Side of 20 Mile Level Road, Approximately 1,550 Feet East of Collier Parkway
File Number PDD23-CU11
Comm. Dist. 2
Recommendation Approval with Conditions
- P12 Small-Scale Comprehensive Plan Amendment (Regular) - CPAS22(31) Cozy Manors Wells – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 22) from RES-3 (Residential-3 Du/Ga) to RES-6 (Residential-6 Du/Ga) on Approximately 5.22 Acres of Real Property Located South of Wells Road and West of Curley Road; And Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.
File Number PDD23-0239
Comm. Dist. 1
Recommendation Approve
- P13 Small-Scale Comprehensive Plan Amendment (Regular) - CPAS22(19) Handcart 20 - Providing For A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 15) From Res-1 (Residential - 1 Du/Ga) To Res-9 (Residential - 9 Du/Ga) On Approximately 20.2 Acres Of Real Property Located At The Southeast Intersection Of Handcart Road And Jesse Daniels Drive Within The Villages Of Pasadena Hills (VOPH); And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDD23-0234
Comm. Dist. 1
Recommendation Approve

P14 Variance Request (Regular) – Soho Builders/4537 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	PDD23-2103
Comm. Dist.	2
Recommendation	Denial of Variance

Walk-Ons

Adjourn