

Planning Commission

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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
Panos Kontses, Interim Engineering Services Director

**Pasco County Planning Commission
Addendum Agenda
Thursday, May 4, 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 appealable. 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 - February 2, 2023
 File Number PDD23-0377
 Comm. Dist. All
 Recommendation Approve
- PC2 Annotated Minutes - Planning Commission Meeting - February 16, 2023
 File Number PDD23-0384
 Comm. Dist. All
 Recommendation Approve

Public Hearings

- PC3 Special Exception (Continuance) – Gunn Hwy LLC and Ice House of St Petersburg/Reconnections Education Center – Special Exception for a Private School in a C-2 General Commercial District – Southwest Pasco County – West Side of Gunn Highway, Approximately 520 Feet North of Interlaken Road – Containing Approximately 1.10 Acres
 File Number PDD23-7695
 Comm. Dist. 3
 Recommendation Continuance Requested
- PC4 Zoning Amendment (Consent) – Northwood MPUD Master Planned Unit Development – Taylor Morrison of Florida, Inc. – A Rezoning Request from an MPUD Master Planned Development District to an MPUD Master Planned Unit Development District to Add Car Wash as a Use for Parcel 7C.
 File Number PDD23-7674
 Comm. Dist. 2
 Recommendation Approval with Conditions
- PC5 Special Exception (Consent) – That's A Dandy LLC/Kelly Korner – Special Exception for a Travel Trailer/RV Park in an A-R Agricultural-Residential District – Southeast Pasco County – East Side of 23rd Street, Approximately 320 Feet South of North Avenue – Containing Approximately 5.00 Acres
 File Number PDD23-7707
 Comm. Dist. 1
 Recommendation Approval with Conditions

PC6 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS22 (10) Pittman/Massey-Happy Hill – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 15) from ROR (Retail/Office/Residential) and RES-1 (Residential-1 Du/Ga) to COM (Commercial) on Approximately 20.13 Acres of Real Property Located at the Northwest Intersection of State Road 52 and Happy Hill Road; And a Text Amendment Creating Subarea Policy FLU 7.1.62- Pittman/Massey-Happy Hill; And a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9 (62) Pittman/Massey-Happy Hill; And Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.

File Number PDD23-0241

Comm. Dist. 1

Recommendation Approve

P7 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

Addendum

A-P8 Development Agreement (Continuance) – Aprile Development Agreement Connected City– King Lake Partners Owner, LP – Development Agreement For The Aprile MPUD to Design, Permit, and Construct Roadway Improvements In Exchange for Transportation Development Fee Credits.

File Number PDD23-0360

Comm. Dist. 1

Recommendation Continuance Requested

A-P9 Zoning Amendment (Regular) – Nest Hockey Academy MPUD Master Planned Unit Development – Russ and Leanne Henderson – A Rezoning Request from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to Allow the Development of a 150-Student Hockey Academy.

File Number PDD23-7624

Comm. Dist. 1

Recommendation Approval with Conditions

Walk-Ons

Adjourn