

Planning Commission

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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 18, 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](#), 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

Public Hearings

- PC1 Zoning Amendment (Continuance) – Decubellis and Little MPUD Master Planned Unit Development– Little Gene D, Little Terry W, Little Peter A– A Rezoning From a C-2 Neighborhood Commercial District, E-R Estate Residential District and an A-C Agricultural District to an MPUD Master Planned Unit Development to Allow the Development of Maximum of 384 Multi-family Units and 10,000 Square Feet of Commercial/Retail on Approximately 17.99 Acres.
File Number PDD23-7667
Comm. Dist. 4
Recommendation Continuance Requested
- PC2 Zoning Amendment (Continuance) – Dignity Funeral Services Inc/Michels and Lundquist – Change in Zoning from an MF-1 Multiple-Family Medium Density District and C-2 General Commercial District to a C-2 General Commercial District – Southwest Pasco County – South Side of Trouble Creek Road, Approximately a Quarter Mile West of Grand Boulevard – Containing Approximately 0.32 Acre
File Number PDD23-7701
Comm. Dist. 3
Recommendation Continuance Requested
- PC3 Small-Scale Comprehensive Plan Amendment (Continuance) - 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 Continuance Requested
- PC4 Zoning Amendment (Continuance) - Greenfield Del Webb River Reserve MPUD - Parkway Hills LLC et al - A Petition for a Rezoning from MPUD Master Planned Unit Development District to MPUD Master Planned Unit Development District to Allow for 1,205 Residential Units, and 213,600 Square Feet of Nonresidential
File Number PDD23-7662
Comm. Dist. 3
Recommendation Continuance Requested

- PC5 Development Agreement (Consent) – 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 Approve
- PC6 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS23(06) Karli
New York Avenue Industrial- Providing for A Small-Scale Comprehensive Plan
Amendment To The Future Land Use Map (Map 2-15 And Sheet 03) Changing
From ROR (Retail/Office/Residential) To IL (Industrial-Light) On Approximately
10 Acres Of Real Property Located On New York Avenue.
File Number PDD23-0321
Comm. Dist. 5
Recommendation Approve
- PC7 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS22(27) RBR
Properties/PAW – Providing for a Small-Scale Comprehensive Plan
Amendment to the Future Land Use Map (Map 2-15 And Sheet 12) from RES-3
(Residential-3 Du/Ga) to IL (Industrial-Light) on Approximately 11.52 Acres of
Real Property Located on the North Side of State Road 52 Approximately 0.15
miles East of Giddens Road; And a Map Amendment to the Future Land Use
Map 2-9 Amending Subarea Map 2-9(52) PAW Materials; And a
Comprehensive Plan Text Amendment to Subarea Policy FLU 7.1.52 – PAW
Materials; Providing for Additional Text Amendments as Necessary for Internal
Consistency; Providing for a Repealer, Severability, and an Effective Date.
File Number PDD23-0189
Comm. Dist. 5
Recommendation Approve
- P8 Zoning Amendment (Regular) – Gaeto MPUD Master Planned Unit
Development – Anthony Gaeto – A Rezoning Request from C-2 General
Commercial District and A-R Agricultural-Residential District to MPUD Master
Planned Development District for Parcels Located at the Southwest intersection
of Gunn Hwy and S.R. 54 to Allow for 320 Multi-Family Residential Units and
12,000 square feet Commercial/Office.
File Number PDD23-7681
Comm. Dist. 3
Recommendation Approval with Conditions

Addendum

- A-P9 Comprehensive Plan Amendment (Regular) - CPA22(09) Greenfield Del Webb River Reserve PD - Providing for a Large-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 5) From IL (Industrial-Light), OF (Office), RES-12 (Residential – 12 du/ga) And RES-3 (Residential – 3 du/ga) to PD (Planned Development) on Approximately 557.46 Acres Located on the West and East Side of Shady Hills Road, Approximately 1.15 Miles North of SR 52; And a Text Amendment Creating Subarea Policy FLU 7.1.74 – Greenfield Del Webb River Reserve PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(74) Greenfield Del Webb River Reserve PD.
- File Number** PDD23-0238
- Comm. Dist.** 5
- Recommendation** Approve

Walk-Ons

Adjourn