

Planning Commission

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David Goldstein, Chief Assistant County Attorney

Staff

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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 Agenda Thursday, June 8, 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 - March 16, 2023
File Number PDD23-0434
Comm. Dist. All
Recommendation Approve
- PC2 Annotated Minutes - Planning Commission Meeting - April 20, 2023
File Number PDD23-0437
Comm. Dist. All
Recommendation Approve
- PC3 Annotated Minutes - Planning Commission Meeting - May 4, 2023
File Number PDD23-0438
Comm. Dist. All
Recommendation Approve
- PC4 Annotated Minutes - Planning Commission Meeting - May 18, 2023
File Number PDD23-0440
Comm. Dist. All
Recommendation Approve

Public Hearings

- PC5 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 PDD23-0005
Comm. Dist. All
Recommendation Continuance Requested

- PC6 Zoning Amendment (Continuance) – SR 52 Groves MPUD Master Planned Unit Development – State Road 52 Groves, Inc. - A Rezoning Request from R-3 Medium Density Residential, C-2 General Commercial, C-3 Commercial/Light Manufacturing, and I-1 Light Industrial Zoning Districts to an MPUD to Allow for a Maximum of 231 Single-family Attached (Townhome) Dwelling Units and Associated Infrastructure on Approximately 68.49 Acres. Requesting a Continuance to the July 6, 2023 Planning Commission Hearing in Dade City at 1:30 p.m.
File Number PDD23-7591
Comm. Dist. 5
Recommendation Continuance Requested
- PC7 Special Exception (Consent) – 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 Approval with Conditions
- PC8 Zoning Amendment (Consent) - Sunwest Park MPUD Master Planned Unit Development - Pasco County - A petition for a Rezoning from A-C Agricultural District to MPUD Master Planned Unit Development District to Allow for the Development of a 200-room hotel and 210,000 Square Feet of Non-residential Uses Located West of US 19 at the Southwest Corner of Old Dixie Highway and Rase Track Road on Approximately 158 acres.
File Number PDD23-7647
Comm. Dist. 5
Recommendation Approval with Conditions
- PC9 Zoning Amendment (Consent) – Carlos Alberto Ramirez Padua and Laura Garcia Santiago – Change in Zoning from a C-2 General Commercial District to an A-R Agricultural-Residential District – North Central Pasco County – North Side of Lake Lola Road, Approximately 95 Feet West of Nolen Road – Containing Approximately 1.02 Acres
File Number PDD23-7680
Comm. Dist. 1
Recommendation Approve

- PC10 Zoning Amendment (Consent) – 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 Approve
- PC11 Zoning Amendment (Consent) – Clyde A Bistone/Buchman Highway – Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District – Southeast Pasco County – Northeast Corner of Jerry Road and Paul S. Buchman Highway – Containing Approximately 2.11 Acres
File Number PDD23-7693
Comm. Dist. 1
Recommendation Approve
- PC12 Zoning Amendment (Consent) – Pittman Andrew V HeritageTR/Pittman Massey Happy Hill – Change in Zoning from an A-R Agricultural-Residential District and C-2 General Commercial District to a C-2 General Commercial District – Central Pasco County – Northwest Corner of Happy Hill Road and County Road 52 – Containing Approximately 22.36 Acres
File Number PDD23-7706
Comm. Dist. 1
Recommendation Approve
- PC13 Zoning Amendment (Consent) – Jeffrey S and Lydia Curtis – Change in Zoning from an A-R Agricultural-Residential District to an R-1MH Single-Family/Mobile Home District – Southeast Pasco County – North Side of Chancey Road, Approximately 160 Feet East of Toronto Street – Containing Approximately 1.47 Acres
File Number PDD23-7714
Comm. Dist. 5
Recommendation Approve
- PC14 Small-Scale Comprehensive Plan Amendment (Consent) – CPAS22(28) New River Houck - Providing for A 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

P15 Zoning Amendment (Regular) - Saddlebrook MPUD Master Planned Unit Development - Saddlebrook Property Owner LLC, et al - A Petition for a Rezoning from MPUD Master Planned Unit Development and A-R Agricultural-Residential District to MPUD Master Planned Unit Development to Allow for the Development of 650 Multi-Family Units, 105,000 square feet Commercial/Retail, Tennis and Golf Academy, and a 27 hole Golf Course on Approximately 550.33 acres.

File Number PDD23-7646
Comm. Dist. 2
Recommendation Approval with Conditions

P16 Zoning Amendment (Regular) – Seven Oaks MPUD Master Planned Unit Development – SB Associates Limited Partnership – A Modification Request to the Currently Approved MPUD Master Plan and Conditions of Approval

File Number PDD23-7487
Comm. Dist. 2
Recommendation Approval with Conditions

Walk-Ons

Adjourn