

Planning Commission

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Roberto Becerril, PLA, AICP, CFM, Assistant Director of Planning and Development
Denise Hernandez, Zoning Administrator
Nick Uhren, Engineering Services Director

**Pasco County Planning Commission
Addendum Agenda
Thursday, June 22, 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 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

C1	Revised Annotated Minutes - Planning Commission Meeting - January 19, 2023
File Number	PDD23-0462
Comm. Dist.	All
Recommendation	Approve

C2 Annotated Minutes - Planning Commission Meeting - March 2, 2023

File Number PDD23-0463

Comm. Dist. All

Recommendation Approve

C3 Annotated Minutes - Planning Commission Meeting - April 6, 2023

File Number PDD23-0464

Comm. Dist. All

Recommendation Approve

Public Hearings

PC4 Conditional Use (Withdrawn) - Golfvision 2, LLC/Verizon Wireless - 145 Foot Above- Ground-Level Monopole Wireless Communications Facility (WCF) in a MPUD Master Planned Unit Development District - Southcentral Pasco County - on the South Side of Lexington Oaks Blvd, Approximately 435 Feet East of War Admiral Drive

File Number PDD23-CU05

Comm. Dist. 2

Recommendation Withdraw

PC5 Zoning Amendment (Continuance) – Rogers Flooring Inc. – Change in Zoning from an A-C Agricultural District to an AR-1 Agricultural-Residential District – Northwest Pasco County – East Side of Family Trail, Approximately One Half Mile North of Hudson Avenue – Containing Approximately 10.00 Acres

File Number PDD23-7692

Comm. Dist. 5

Recommendation Continuance Requested

PC6 Zoning Amendment (Continuance) – RBR Properties of West Florida LLC/RBR Properties – Change in Zoning from an R-1 Rural Density Residential District to an I-1 Light Industrial Park District – West Central Pasco County – End of Davis Lane, Approximately 245 Feet East of Giddens Road – Containing Approximately 11.02 Acres

File Number PDD23-7705

Comm. Dist. 5

Recommendation Continuance Requested

PC7 Zoning Amendment (Continuance) – Hguyen Thien – Change in Zoning from an R-1 Rural Density Residential District to an R-3 Medium Density Residential District– West Central Pasco County – South Side of Lacey Drive, Approximately 150 Feet East of Randee Road – Containing Approximately 12.00 Acres

File Number PDD23-7713

Comm. Dist. 4

Recommendation Continuance Requested

- PC8 Zoning Amendment (Continuance) – Columns at Bear Creek MPUD Master Planned Unit Development Substantial Modification – 52 Associates, LLC and 52 Associates Phase Two LLC,– A Substantial Modification to the Columns at Bear Creek MPUD to Allow the Conversion of 48 Single-Family Detached Units to 168 Multi-Family Units.
File Number PDD23-7716
Comm. Dist. 5
Recommendation Continuance Requested
- PC9 Zoning Amendment (Continuance) – Dominion Anclote MPUD Master Planned Unit Development – District School Board of Pasco County – A Rezoning Request from an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 228 Multi-Family Dwelling Units. Requesting a continuance to the July 20, 2023 Planning Commission Hearing in New Port Richey at 1:30p.m.
File Number PDD23-7703
Comm. Dist. 3
Recommendation Continuance Requested
- PC10 Conditional Use Request (Continuance) – Homeelite LLC & Priya Properties LLC/Urban 54 Estates– Conditional Use for Multiple-Family Dwellings in a C-2 General Commercial District – South Central Pasco County – North Side of State Road 54 Approximately 1,325 Feet West of Lakepointe Parkway – Containing Approximately 13.381 Acres
File Number PDD23-CU03
Comm. Dist. 3
Recommendation Continuance Requested
- PC11 Construction and Demolition Debris Disposal Facility Operating Permit and Conditional Use Amendment Request (Continuance) – Coastal Landfill Disposal of Florida, LLC — Northwest Pasco County – At the End of Houston Avenue, Approximately Two Miles East of US 19 – Containing Approximately 128.72 acres
File Number PDD23-CU21
Comm. Dist. 5
Recommendation Continuance Requested

- PC12 Small-Scale Comprehensive Plan Amendment (Continuance) - CPAS22 (29) Dominium Anclote – Providing for Small-Scale Comprehensive Plan Amendment to The Future Land Use Map (Map 2-15 And Sheet 17) from RES-6 (Residential-6 Du/Ga) to RES-24 (Residential-24 Du/Ga) on Approximately 17.871 Acres of Real Property Located North of Anclote Boulevard and East of Sweetbriar Drive; And Providing for Additional Text amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.
File Number PDD23-0190
Comm. Dist. 3
Recommendation Continuance Requested
- PC13 Zoning Amendment (Consent) – Mitchell Ranch East Mixed-Use MPUD Master Planned Unit Development – Mitchell Ranch Partnership, Ltd. And Breazeale, Ltd. – A Rezoning Request from a C-2 General Commercial and A-C Agricultural Zoning Districts to an MPUD Master Planned Unit Development to Allow the Development of a Maximum of 322,000 Square Feet of Commercial/Retail, 100,000 Square Feet of Medical Office, 260 Senior Apartment Units, and 400 Multi-family Units and Associated Infrastructure on approximately 194.12 Acres.
File Number PDD23-7590
Comm. Dist. 3
Recommendation Approval with Conditions
- PC14 An Ordinance By The Pasco County Board Of County Commissioners Establishing Section 605, Airport Overlay Districts Of The Pasco County Land Development Code; Amending Appendix A Definitions; 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 PDD23-0431
Comm. Dist. All
Recommendation Approve

Addendum

- A-PC15 Zoning Amendment (Continuance) - Greenfield/Del Webb River Reserve MPUD - Parkway Hills LLC - A Petition for a Rezoning from MPUD Master Planned Unit Development District to MPUD Master Planned Unit Development District to Allow for the Development of 21,000 SF Office, 32,000 SF Commercial/Retail, 160,000 SF Light Industrial, 40 Townhomes, 435 Multi-Family units, and 730 Age Restricted Single Family Detached and Attached Units on Approximately 557.46 acres.
File Number PDD23-7662
Comm. Dist. 5
Recommendation Continuance Requested

A-PC16 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS23(02) Shady Hills – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 4) from RES-1 (Residential-1 Du/Ga) to COM (Commercial) on Approximately 1.30 Acres of Real Property Located on the West Side of Shady Hills Road Approximately 635 feet South of Bosley Drive; And Providing For Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date

File Number PDD23-0326

Comm. Dist. 5

Recommendation Approve

A-PC17 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS23 (04) Bayonet Gardens -Providing for a Small-Scale Comprehensive Plan Amendment to The Future Land Use Map (Map 2-15 And Sheet 3) from RES-6 (Residential-6 Du/Ga) to RES-24 (Residential-24 Du/Ga) on Approximately 19.98 Acres of Real Property Located on the West side of Lakeshore Boulevard; And a Text Amendment creating Subarea Policy FLU 7.1.73 Bayonet Gardens; And a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9 (73) Bayonet Gardens; And Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.

File Number PDD23-0335

Comm. Dist. 5

Recommendation Approve

Walk-Ons

Adjourn