

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 Agenda Thursday, July 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 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

Public Hearings

- PC1 An Ordinance Amending The Pasco County Comprehensive Plan (Continuance): Providing For A Comprehensive Plan Text Amendment To Goal FLU 6: Village Mixed Use Tables To Increase Land Area Of Village Centers In Villages B And C, Add Policy FLU 6.5.15 Conditions To Transfer Unused Densities To Village Cores, And Revise Tables PH-2 And PH-3 To Allow Increase Of Up To 20% Residential Entitlements In Exchange For Commercial Or Office Square Footage In The J. "Ben" Harrill Villages Of Pasadena Hills; Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer; Severability, And An Effective Date
File Number PDD23-0343
Comm. Dist. 1
Recommendation Continuance Requested
- PC2 Zoning Amendment (Consent) – 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 Multi-family Dwelling Units (Attached and Detached) and Single-family Attached Dwelling Units and Associated Infrastructure on Approximately 68.49 Acres.
File Number PDD23-7591
Comm. Dist. 5
Recommendation Approval with Conditions
- PC3 Zoning Amendment (Consent) - 4G Ranch West MPUD - 4G Ranch LLC - A Petition for a Rezoning from MPUD Master Planned Unit Development and A-C Agricultural District to MPUD Master Planned Unit Development District to allow for the development of 1500 Single Family Detached Residential Units on Approximately 1,102 Acres Located North of S.R. 52, 3.19 Miles East of U.S. Highway 41
File Number PDD23-7661
Comm. Dist. 1
Recommendation Approval with Conditions
- PC4 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS23(07) Curley Road and SR 54 - Providing for A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 22) Changing From RES-6 (Residential-6 Du/Ga) To COM (Commercial) On Approximately 8.31 Acres Of Real Property Located North Of SR 54 Approximately 400 Feet From The Curley Road And SR 54 Intersection.
File Number PDD23-0374
Comm. Dist. 5
Recommendation Approve

- PC5 Small-Scale Comprehensive Plan Amendment (Consent) – 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 County 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 Approve
- PC6 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 Approve
- PC7 Zoning Amendment (Consent) - Hilltop Vistas MPUD - Belly Wadding LLC - A Petition for a Rezoning from R-1 Rural Density Residential District to MPUD Master Planned Unit Development District to Allow for the Development of 117 Single Family Detached Residential Units on Approximately 39.1 Acres Located on the West Side of Happy Hill Road, approximately 700 feet North of County Road 52
File Number PDD23-7623
Comm. Dist. 1
Recommendation Approval with Conditions

Presentations

Walk-Ons

Adjourn