Planning Commission	Charles Grey, Chairman Jaime Girardi, P.E., Vice Chairman Christopher B. Poole, CPG Jon Moody, P.E. Peter Hanzel, MS Derek Pontlitz, CRPC
School Board Representative	Chris Williams
Legal Counsel	David Goldstein, Chief Assistant County Attorney
Staff	Robert Marin, Interim 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 Nick Uhren, Engineering Services Director

Pasco County Planning Commission
Addendum Agenda
Thursday, July 20, 2023
1:30 PM

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

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 Annotated Minutes - Planning Commission Meeting - June 8, 2023

File Number	PDD23-0500
Comm. Dist.	All
Recommendation	Approve

Public Hearings

PC2 Zoning Amendment (Continuance) – Greenfield Place West LLP/Greenfield Place West Rezoning – Change in Zoning from an A-C Agricultural District to an I-1 Light Industrial Park District – Northwest Pasco County – East Side of the Intersection of Hudson Avenue and Softwind Lane – Containing Approximately 103.84 Acres

File Number PDD23-7696
Comm. Dist. 5
Recommendation Continuance Requested

PC3 Special Exception (Continuance) – Lutz Church of God, Inc. – Special Exception for a Church in a R-1 Rural Density Residential District – South Central Pasco County – West Side of School Road, At the Northernmost Intersection of Land O'Lakes Boulevard and School Road – Containing Approximately 8.50 Acres

File Number PDD23-7717
Comm. Dist. 4
Recommendation Continuance Requested

PC4 Site Development (Continuance) – Little Road Landings Commercial PDP – Review a Preliminary Development Plan (PDP) Request – West Central Pasco County – Northeast of the intersection of Little Road and Ross Lane – Containing Approximately 13.04 Acres

File Number PDD23-0469
Comm. Dist. 4
Recommendation Continuance Requested

PC5 Site Development (Continuance) – Little & Ross Commercial Phase 1 – Review a Preliminary Site Plan, Construction Plan, and Stormwater Management Plan and Report Request – West Central Pasco County – Northeast of the intersection of Little Road and Ross Lane – Containing Approximately 3.92 Acres

File Number PDD23-0451
Comm. Dist. 4
Recommendation Continuance Requested

PC6 Zoning Amendment (Consent) - 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 Approval with Conditions

PC7 Zoning Amendment (Consent) – Decubellis and Little MPUD Master Planned Unit Development– Little Gene D, Little Terry W, Little Peter A– A Rezoning From a C-2 General 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 a Maximum of 384 Multi-family Units and 21,000 Square Feet of Commercial/Retail on Approximately 17.99 Acres.

File Number PDD23-7667
Comm. Dist. 4
Recommendation Approval with Conditions

PC8 Zoning Amendment (Consent) – RBR Properties of West Florida LLC/RBR Properties – Change in Zoning from an R-1 Rural Density Residential District and C-2 General Commercial 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 Approve

PC9 Zoning Amendment (Consent) – Nguyen 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 Approve

PC10 Zoning Amendment (Consent) – Charles P Carson Rev TR & GTC LLLP – Change in Zoning from an R-1MH Single-Family/Mobile Home District to a C-2 General Commercial District – West Central Pasco County – Northwest Corner of Little Road and Blueberry Drive – Containing Approximately 0.37 Acre

File Number PDD23-7724
Comm. Dist. 4
Recommendation Approve

PC11 Conditional Use Request (Consent) – 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 Approval with Conditions

PC12 Special Exception (Consent) – Pasco County Facilities Management/Pasco County Fire and Rescue Station 19 – Special Exception for a Fire Station in a MF-2 Multiple Family High Density District – Southwest Pasco County – North End of Fire Station Drive, Approximately 540 Feet North of Cross Bayou Boulevard – Containing Approximately 10.75 Acres

File Number PDD23-7730
Comm. Dist. 5
Recommendation Approval with Conditions

PC13 Comprehensive Plan Amendment (Consent) - CPA22(04) Seven Diamonds Commerce Park PD - Providing For A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 05) From RES-1 (Residential-1 Du/Ga) To PD (Planned Development) On Approximately 188.7 Acres Of Real Property Located East Of U.S. Highway 41, South Of Seven Oak Trail, North Of Alabama Road; And A Text Amendment Creating Subarea Policy FLU 7.1.67 – Seven Diamonds Commerce Park PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(67) Seven Diamonds Commerce Park PD

File Number PDD23-0492
Comm. Dist. 1
Recommendation Approve

P14 Small-Scale Comprehensive Plan Amendment (Regular) - 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 Approve

P15 Zoning Amendment (Regular) – Dominium 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.

File Number PDD23-7703
Comm. Dist. 3
Recommendation Approval with Conditions

P16 Construction and Demolition Debris Disposal Facility Operating Permit and Conditional Use Amendment Request (Regular) – 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 Approval with Conditions

Addendum

A-PC17 Zoning Amendment (Consent) – 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 an Additional 168 Multi-Family Units.

File Number PDD23-7716
Comm. Dist. 5
Recommendation Approval with Conditions

Walk-Ons

Adjourn