

Planning Commission

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David Goldstein, Chief Assistant County Attorney

Staff

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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 Agenda Thursday, August 3, 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

C1	Annotated Minutes - Planning Commission Meeting - June 22, 2023
File Number	PDD23-0521
Comm. Dist.	All
Recommendation	Approve

Public Hearings

- PC2 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
- PC3 Zoning Amendment (Consent) – Black Marlin Capital LLC/Fresco Lane Rezoning – Change in Zoning from an R-1MH Single-Family/Mobile Home District to a C-2 General Commercial District – Central Pasco County – North End of Fresco Lane Approximately 205 Feet East of Pasco Road – Containing Approximately 4.4 Acres
File Number PDD23-7731
Comm. Dist. 1
Recommendation Approve
- PC4 Conditional Use Request (Consent) – Orlando Health Inc/Orlando Health Wiregrass Ranch Hospital – Conditional Use for a Helicopter Pad in a MPUD Master Planned Unit Development District (Wiregrass Ranch) – South Central Pasco County – North Side of the Intersection of Wiregrass Ranch Boulevard and State Road 56 – Containing Approximately 47.030 Acres
File Number PDD23-CU26
Comm. Dist. 2
Recommendation Approval with Conditions
- PC5 Comprehensive Plan Amendment (Consent) - CPA23(08) Overpass at I-75 Subarea - Providing For A Large-Scale Comprehensive Plan Amendment To The Future Land Use Subarea Maps (Map 2-9 And 2-9(26)) Rescinding The Overpass at I-75 Subarea In Its Entirety Of Approximately 160.8 Acres Of Real Property Located North Of Overpass Road And To The East and West Of Interstate 75; And A Text Amendment Rescinding Subarea Policy FLU 7.1.26 – Overpass at I-75
File Number PDD23-0514
Comm. Dist. 1
Recommendation Approve
- PC6 Comprehensive Plan Amendment (Consent) - CPA21(07) Project Arthur Eco Corridor Boundary Mod/FLU Change - Providing For A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 12) From PD (Planned Development) to CON (Conservation Lands) On Approximately 1,517.89 Acres Of Real Property Located South Of State Road 52, North Of State Road 54, East Of The Suncoast Parkway, And West of A CSX Rail

Corridor in Land O' Lakes; And A Map Amendment To The Future Land Use Map 2-9 Amending Subarea Map 2-9 (43) Project Arthur; And A Map Amendment To The Conservation Map 3-4 Amending The North Pasco To Crossbar Critical Ecological Corridor And The North Pasco To Connerton Ecological Corridor; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDD23-0391

Comm. Dist. 4

Recommendation Approve

- PC7 Comprehensive Plan Amendment (Consent) – CPA22(07) Hines Krusen-Douglas-KD52 - Providing for a Text Amendment to the Future Land Use Element Appendix, a Map Amendment to the Future Land Use Map 2-9 Amending Subarea Map 2-9(22) Gateway Hub Subarea and Subarea Map 2-9(22a) Gateway Hub Subcategories

File Number PDD23-0497

Comm. Dist. 1

Recommendation Approve

- P8 Conditional Use (Regular) - BB Agritourism, LLC/1 Source Towers II, LLC/Verizon Wireless - 188-Foot Above-Ground-Level Monopole Wireless Communications Facility (WCF) in an A-C Agricultural District - North Central Pasco County - East Side of Bellamy Bros Boulevard, Approximately One-Quarter Mile North of the Intersection of Bellamy Bros Boulevard and St Joe Road

File Number PDD23-CU28

Comm. Dist. 1

Recommendation Approval with Conditions

- P9 Conditional Use (Regular) - Roland A and Anna F Dunlap/North American Towers, LLC/West Orange Wireless, LLC - 185- Foot Above-Ground-Level Unipole Wireless Communications Facility (WCF) in an A-R Agricultural-Residential District - North Central Pasco County - South Side of Bent Fork Road, Approximately 1,500 Feet West of Bellamy Bros Boulevard

File Number PDD23-CU29

Comm. Dist. 1

Recommendation Denial

Presentations

Walk-Ons

Adjourn