

Planning Commission

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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

Addendum Agenda

Thursday, August 24, 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 the [Pasco TV](#), [YouTube Live](#), Frontier Channel 42 and Spectrum Channel 643 (only for residents living 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 appeal able. 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 | Zoning Amendment (Withdrawn) – DCH West LLC – Change in Zoning from a from A-C Agricultural District to a MF-1 Multiple-Family Medium Density District – Southwest Pasco County – On the North Side of Plathe Road, Approximately 260 Feet West of Rowan Road – Containing Approximately 9.881 Acres |
|-----|--|

- | | | |
|--|-----------------------|------------|
| | File Number | PDD23-7581 |
| | Comm. Dist. | 4 |
| | Recommendation | Withdraw |
- PC2 Conditional Use Request (Withdrawn) - Hajka and Mirsad Kucevic – Multiple-Family Dwellings in a C-2 General Commercial District – Southwest Pasco County – At the Northeast Corner of the Intersection of Grand Boulevard and Olympia Street – Containing Approximately .28 Acre
- | | | |
|--|-----------------------|------------|
| | File Number | PDD23-0529 |
| | Comm. Dist. | 3 |
| | Recommendation | Withdraw |
- PC3 Special Exception (Consent) – 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 | Approval with Conditions |
- PC4 Zoning Amendment (Consent) – Abbey Crossings CC - MPUD Master Planned Unit Development– Jeffrey Hust and Margaret Hust– A Rezoning from an A-C Agricultural District to an MPUD Master Planned Unit Development District to Allow the Development of 1,000 Multi-family Units and 800,000 square-feet of light industrial, 400,000 square-feet of office, and 400,000 square-feet of commercial/retail on 245.24 acres.
- | | | |
|--|-----------------------|--------------------------|
| | File Number | PDD23-7668 |
| | Comm. Dist. | 1 |
| | Recommendation | Approval with Conditions |
- PC5 Zoning Amendment (Consent) – Catholic Charities Housing Inc./Catholic Charities Multi-Family Housing – Change in Zoning from an R-1MH Single-Family/Mobile Home District to an MF-1 Multiple-Family Medium Density District – Northwest Pasco County – North Side of Maryland Avenue, Approximately 315 Feet West of US Highway 19 – Containing Approximately 0.95 Acre
- | | | |
|--|-----------------------|------------|
| | File Number | PDD23-7728 |
| | Comm. Dist. | 5 |
| | Recommendation | Approve |
- PC6 Zoning Amendment (Consent) – Dignity Funeral Services Inc/Michels and Lundquist – Change in Zoning from an MF-1 Multiple-Family Medium Density District and C-2 General Commercial District to a C-2 General Commercial District – Southwest Pasco County – South Side of Trouble Creek Road, Approximately a Quarter Mile West of Grand Boulevard – Containing Approximately 2.62 Acres

File Number PDD23-7701
Comm. Dist. 3
Recommendation Approve

PC7 Zoning Amendment (Consent) – 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 Sowftwind Lane – Containing Approximately 103.84 Acres

File Number PDD23-7696
Comm. Dist. 5
Recommendation Approve

PC8 Zoning Amendment (Consent) – Legends Pointe Phase 3 MPUD Master Planned Unit Development – KB Homes – A Rezoning Request from a C-3 Commercial Light Manufacturing Zoning District, R-4 High Density Residential Zoning District ,and AC Agricultural District to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 275 Single Family Dwelling Units.

File Number PDD23-7644
Comm. Dist. 5
Recommendation Approval with Conditions

PC9 Site Development – 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 Approval with Conditions

PC10 Site Development – 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 Approval with Conditions

Addendum

A-PC11 Small-Scale Comprehensive Plan Amendment (Consent) – CPAS22(22) Moon Lake Road Commercial – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 11) from RES-6 (Residential - 6 du/ga) to COM (Commercial) on Approximately 3.39 Acres of Real Property Located on the West Side of Moon Lake Road, Two Miles South

of SR 52

File Number PDD23-0094

Comm. Dist. 4

Recommendation Approve

A-PC12 Small-Scale Comprehensive Plan Amendment (Continuance) - CPAS23 (05)
The Crossings at Sunlake - Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 12) from IL (Industrial Light) to COM (Commercial) on approximately 3.69 acres of real property located on the north side of SR-52 at the intersection of Sunlake Boulevard Extension and SR-52.

File Number PDD23-0401

Comm. Dist. 5

Recommendation Continuance Requested

Walk-Ons

Adjourn