

**Planning Commission**

Charles Grey, Chairman  
Jaime Girardi, P.E., Vice Chairman  
Christopher B. Poole, CPG  
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**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, September 21, 2023  
1:30 PM**



West Pasco Government Center  
Board Room, 1st 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 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

- PC1      Annotated Minutes - Planning Commission Meeting - July 6, 2023  
          **File Number**            PDD23-0620  
          **Comm. Dist.**           All  
          **Recommendation**   Approve
- PC2      Annotated Minutes - Planning Commission Meeting - August 3, 2023  
          **File Number**            PDD23-0621  
          **Comm. Dist.**           All  
          **Recommendation**   Approve

## Public Hearings

- PC3      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
- PC4      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 Sowftwind Lane – Containing Approximately 103.84 Acres  
          **File Number**            PDD23-7696  
          **Comm. Dist.**            5  
          **Recommendation**   Continuance Requested
- PC5      Zoning Amendment (Consent) – Roggers 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 a Half Mile North of Hudson Avenue – Containing Approximately 10.00 Acres  
          **File Number**            PDD23-7692  
          **Comm. Dist.**            5  
          **Recommendation**   Approve
- PC6      Zoning Amendment (Consent) –Schrader 52 CC - MPUD Master Planned Unit Development– Mary Burke and Thomas Schrader– A Rezoning from an R-1 Rural Density Residential and A-R Agricultural Residential District to an MPUD Master Planned Unit Development District to Allow the Development of 625 Multi-family Units and 106, 686 square-feet of Commercial Uses on Approximately 57.49 Acres.

**File Number** PDD23-7679  
**Comm. Dist.** 1  
**Recommendation** Approval with Conditions

PC7 Conditional Use (Consent) - District School Board of Pasco County/Vertex Development, LLC/Verizon Wireless - 154-Foot-Above-Ground-Level (AGL) Close- Mount Monopole Wireless Communications Facility (WCF) in a MPUD Master Planned Unit Development District - West Central Pasco County - Northeast Side of Angeline School Way, Approximately One-Half Mile North of Ridge Road

**File Number** PDD24-CU01  
**Comm. Dist.** 4  
**Recommendation** Approval with Conditions

P8 Zoning Amendment (Regular) - Beacon Woods East MPUD - Lowman Links, Inc. - A Modification to the MPUD Master Plan (Map H) and Conditions of Approval to Set Forth Passive Uses, and Regulations Regarding the Same, That May Occur in Specific Golf Course Areas

**File Number** PDD23-7742  
**Comm. Dist.** 5  
**Recommendation** Approval with Conditions

#### **Addendum**

APC9 Comprehensive Plan Amendment (Consent) - CPAS23(10) Dobies County Line Road - Providing For A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 04) Changing From RES-1 (Residential-1 Du/Ga) To COM (Commercial) On Approximately 3.35 Acres Of Real Property Located On The South Side Of County Line Road With Hernando At The Southeast Intersection Of Long Lake Drive And County Line Road.

**File Number** PDD23-0450  
**Comm. Dist.** 5  
**Recommendation** Approve

APC10 Comprehensive Plan Amendment (Consent) - CPAS23(09) Karli Greenfield Road Industrial - Providing For A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 05) Changing From ROR (Retail/Office/Residential) And AG/R (Agricultural/Rural) To IL (Industrial-Light), On Approximately 7.04 Acres Of Real Property Located At The Northwest Intersection Of US Highway 41 And Greenfield Road.

**File Number** PDD23-0445  
**Comm. Dist.** 5  
**Recommendation** Approve

**Presentation**

|                       |                                                      |
|-----------------------|------------------------------------------------------|
| 11                    | Pasco 2050 - Public Engagement Feedback Presentation |
| <b>File Number</b>    | PDD23-0607                                           |
| <b>Comm. Dist.</b>    | All                                                  |
| <b>Recommendation</b> | Presentation Only                                    |

**Walk-Ons**

**Adjourn**