

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
Addendum Agenda
Thursday, October 5, 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 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 (Continuance) – Dawod Hany and Neamataud Nermeen – Change in Zoning from an R-3 Medium Density Residential District and C-1 Neighborhood Commercial District to a C-2 General Commercial District – Southeast Pasco County – Southwest Corner of State Road 54 and Shaw Drive – Containing Approximately 0.86 Acre
File Number PDD24-7744
Comm. Dist. 1
Recommendation Continuance Requested
- PC2 Zoning Amendment (Continuance) – Hamilton Oaks MPUD Master Planned Unit Development – Stephanie V. Benson, William D. Brown, et al. – A Rezoning Request from an A-C Agricultural District to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 240 Single Family Detached Dwelling Units
File Number PDD24-7669
Comm. Dist. 1
Recommendation Continuance Requested
- PC3 An Ordinance (Continuance) By The Pasco County Board of County Commissioners Amending the Pasco County Land Development Code Section 602, J. “Ben” Harrill Villages of Pasadena Hills Stewardship District, Revisions To Exhibits 602-A 602-B, 602-D and 602-E, And Amending Other Sections, As Necessary, For Internal Consistency, Providing for Applicability, Repealer, Severability, Inclusion Into The Land Development Code, And An Effective Date.
File Number PDD24-0040
Comm. Dist. 1
Recommendation Continuance Requested
- PC4 An Ordinance (Continuance) By The Pasco County Board Of County Commissioners Amending The Pasco County Comprehensive Plan; Providing For Map And Text Amendments To The Future Land Use Element Chapter 2 Goal Flu 6: J. “Ben” Harrill Villages Of Pasadena Hills To Expand The Boundaries Of The Special District, Amend The Boundary Of Village B And Village F In Figures Ph-1, Ph-2, Ph-3, Ph-4, Ph-4a, Ph-5, Ph-6, Ph-7, Ph-8 And Amend Tables Ph-2 And Ph-3; And Other Amendments As Necessary For Internal Consistency, Providing For Severability, And An Effective Date.
File Number PDD24-0039
Comm. Dist. 1
Recommendation Continuance Requested
- P5 Zoning Amendment (Regular) - Kenton CC-MPUD - Faza Myra and Joy Christopher Trust - A Rezoning Request From an A-C Agricultural District to a CC-MPUD Connected City Master Planned Unit Development to allow for 800

Multi-Family Dwelling Units and 106,286 Square Feet of Service-Ready Site Acreage Uses on Approximately 150 Acres.

File Number PDD24-7650

Comm. Dist. 1

Recommendation Approval with Conditions

- P6 Zoning Amendment (Regular) - Wildcat Bailes CC-MPUD - Wildcat Groves Inc. - A Rezoning Request From an E-R Estate Residential District to a CC-MPUD Connected City Master Planned Unit Development District to Allow for 1,275 Multi-Family Dwelling units, 155,000 Square Feet of Retail, 150,000 Square Feet of Office, 250,000 Square Feet of Medical Office, 365,000 Square Feet of Hospital, and 250 Hotel Rooms on Approximately 176 Acres.

File Number PDD24-7607

Comm. Dist. 1

Recommendation Approval with Conditions

- P7 Appeal of Planning and Development Director Approval (APPEAL-2023-00354) of Meadow Pointe West – Preliminary Site Plan/Construction Site Plan, Stormwater Management Plan and Report, Modification and Alternative Standards Request (SITEPLN-2022-00184; ALTSTD-2023-00019)

File Number PDD24-0010

Comm. Dist. 2

Recommendation Denial

Addendum

- APC8 An Ordinance Amending The Pasco County Comprehensive Plan: Providing For Text and Table Revisions For The Villages Of Pasadena Hills (VOPH) Comprehensive Plan Goal FLU 6: Allow Increase Of Land Area In Village Cores Of Villages B and C, Increase Maximum Residential Conversions, And Add Conditions To Transfer Unused Densities To Village Cores, And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDD24-0026

Comm. Dist. 1

Recommendation Approve

- AP9 Development Agreement (Regular) - Wildcat Groves, Inc. - To Design, Permit, Construct, Dedicate, and Convey a Certain Portion of the Realigned Mckendree/Boyette Road in Exchange for Transportation Development Fee Credits - Central Pasco - On the East Side of McKendree Road and North of Overpass Road - On Approximately 176 Acres.

File Number PDD24-0018

Comm. Dist. 1

Recommendation Approve

AP10 Zoning Amendment (Regular) - Crossways MPUD - Crossways 301 LLC - A Petition for a Rezoning From an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to Allow the Development of up to 176 Single Family Residential Units on Approximately 29.5 Acres Located East of Old Lakeland Highway, 0.2 Miles East and 0.1 Miles North of U.S. Highway 98

File Number PDD24-7683

Comm. Dist. 1

Recommendation Approval with Conditions

AP11 Small-Scale Comprehensive Plan Amendment (Regular) - CPAS22 (30) Green Energy Vehicle Service -Providing for a Small-Scale Comprehensive Plan Amendment to The Future Land Use Map (Map 2-15 And Sheet 16) from RES-1 (Residential-1 Du/Ga) to COM (Commercial) and IL (Industrial-Light) on Approximately 31.98 Acres of Real Property Located on North side of County Road 54; And Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.

File Number PDD24-0005

Comm. Dist. 1

Recommendation Denial

Presentation

12 Greater Lacoochee Community Plan - Presentation

File Number PDD24-0004

Comm. Dist. 1

Recommendation Other
Presentation Only

Walk-Ons

Adjourn