

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

Roy Mazur, 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, October 19, 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 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

PC1	Annotated Minutes - Planning Commission Meeting - July 20, 2023		
	File Number	PDD24-0061	
	Comm. Dist.	All	
	Recommendation	Approve	
PC2	Annotated Minutes - Planning Commission Meeting - August 24, 2023		
	File Number	PDD24-0062	

Comm. Dist. All
Recommendation Approve

Public Hearings

- PC3 Small-Scale Comprehensive Plan Amendment (Continuance) - CPAS22(15) Gowers Corners PD - Providing for A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 12) Changing From COM (Commercial) To PD (Planned Development) On Approximately 48.98 Acres Of Real Property Located At The Southwest Corner Of S.R. 52 And West Of Land O'Lakes Blvd; And A Map Amendment To The Future Land Use Map 2-9 Amending Subarea Map 2-9 (37) Tibbets Land; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDD24-0031
Comm. Dist. 4
Recommendation Continuance Requested
- PC4 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 Softwind Lane, West of Suncoast Parkway, Approximately 1,250 Feet South of Shady Hills Road – Containing Approximately 297.036 Acres
File Number PDD24-7696
Comm. Dist. 5
Recommendation Approve
- PC5 Development Agreement (Consent) – Renner MPUD Master Planned Unit Development – KB Homes LLC – Proposed is a Modification to the Development Agreement (DA) for the Renner MPUD
File Number PDD24-0056
Comm. Dist. 4
Recommendation Approve
- PC6 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 500 Zoning Standards, Section 525 Neighborhood Commercial District; Chapter 900 Development Standards, Section 907 On-Site Parking, Loading, Stacking, And Lighting Standards; Section 907.1 On-Site Parking; Appendix A Definitions; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.
File Number PDD24-0034
Comm. Dist. All
Recommendation Approve

- P7 Zoning Amendment (Regular) – Seven Diamonds Commerce Park MPUD – Seven Diamonds LLC - A Petition for a Rezoning from R-2 Low Density Residential District to MPUD Master Planned Unit Development District to Allow for the Development of Light Industrial and Limited Heavy Industrial Uses on Approximately 188.71 Acres Located on the West Side of US Hwy 41, approximately 4.5 miles North of State Road 52.
File Number PDD24-7649
Comm. Dist. 1
Recommendation Approval with Conditions

Addendum

- AP8 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 PDD24-7742
Comm. Dist. 5
Recommendation Approval with Conditions

Noted

- 9 REVISED Annotated Minutes - Planning Commission Meeting - July 6, 2023
File Number PDD24-0063
Comm. Dist. All
Recommendation No Action Required
- 10 REVISED Annotated Minutes - Planning Commission Meeting - August 3, 2023.
File Number PDD24-0064
Comm. Dist. All
Recommendation No Action Required
- 11 Information Only - 2024 Adopted Public Hearing Schedule - Board of County Commissioners and Planning Commission – Rezoning, Special Exception, Conditional Use, Variance and Solid Waste/Stormwater Management Public Hearings
File Number PDD24-0081
Comm. Dist. All
Recommendation No Action Required

Walk-Ons

Adjourn