

Planning Commission

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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 Agenda
Thursday, November 2, 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

C1	Annotated Minutes - Planning Commission Meeting - September 7, 2023
File Number	PDD24-0113
Comm. Dist.	All
Recommendation	Approve

Public Hearings

- PC2 Zoning Amendment (Continuance) - 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
File Number PDD24-7683
Comm. Dist. 1
Recommendation Continuance Requested
- PC3 Zoning Amendment (Continuance) – Ruben A and Maria J Sanchez – Change in Zoning from an A-R Agricultural-Residential District with conditions to an A-R Agricultural-Residential District – Northeast Pasco County – South of Pine Terrace, Approximately 650 Feet East of Barry Road – Containing Approximately 5.04 Acres
File Number PDD24-7697
Comm. Dist. 1
Recommendation Continuance Requested
- PC4 Appeal of Planning and Development Director Approval (APPEAL-2023-00354) of Meadow Pointe West (Continuance) – 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 Continuance Requested
- PC5 Zoning Amendment (Consent) – 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 – Southeast Corner of State Road 54 and Shaw Drive – Containing Approximately 0.86 Acre
File Number PDD24-7744
Comm. Dist. 1
Recommendation Approve
- PC6 Zoning Amendment (Consent) – Cherry Hills West MPUD Master Planned Unit Development – Veterans of Foreign Wars of US Major Francis E. Dade Post 4283 et al/ – A Rezoning Request from an A-R Agricultural Residential District to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 160 Single Family Detached Dwelling Units
File Number PDD24-7726
Comm. Dist. 1
Recommendation Approval with Conditions

- PC7 Zoning Amendment (Consent) – Clyde J Keys/Ehren Cutoff – Change in Zoning from an I-2 General Industrial Park District to an I-1 Light Industrial Park District and I-2 General Industrial Park District – Central Pasco County – Southwest Corner of State Road 52 and Ehren Cutoff – Containing Approximately 19.82 Acres
File Number PDD24-7747
Comm. Dist. 2
Recommendation Approve
- PC8 Zoning Amendment (Consent) – 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 Approval with Conditions
- PC9 Small-Scale Comprehensive Plan Amendment (Consent) – CPAS22(28) New River Houck - Providing for A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 22) Changing From RES-3 (Residential-3 Du/Ga) To RES-6 (Residential-6 Du/Ga) On Approximately 28.23 Acres Of Real Property Located At The Southeast Intersection of Ashton Oaks Boulevard and State Road 54.
File Number PDD24-0021
Comm. Dist. 2
Recommendation Approve
- PC10 Comprehensive Plan Amendment – CPA23(07) – An Ordinance 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 PDD24-0040
Comm. Dist. 1
Recommendation Approve
- PC11 An Ordinance 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 PDD24-0041

Comm. Dist. 1

Recommendation Approve

Walk-Ons

Adjourn