

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 16, 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 - September 21, 2023
File Number PDD24-0129
Comm. Dist. All
Recommendation Approve

Public Hearings

PC2 Zoning Amendment (Continuance)- NexMetro IDS Corbett MPUD- Idsydes LLC, et al. - A Rezoning Request from a PUD Planned Unit Development District and R-2 Low Density Residential District to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 221 Multi-Family Dwelling Units on Approximately 22.9 Acres
File Number PDD24-7711
Comm. Dist. 4
Recommendation Continuance Requested

PC3 Zoning Amendment (Continuance) NexMetro Little and Ross MPUD Master Planned Unit Development – Citrico Alliance, LLC – A Rezoning Petition from C – 2 General Commercial Residential District and A – C Agricultural District to an MPUD Master Planned Unit Development to Allow a Maximum of 205 Multi-Family Built to Rent Unit on Approximately 26.19 Acres.
File Number PDD24-7698
Comm. Dist. 4
Recommendation Continuance Requested

PC4 Small-Scale Comprehensive Plan Amendment (Continuance) - CPAS22 (33) NexMetro Corbett IDS Property– Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 20) from RES-6 (Residential-6 Du/Ga) to RES-12 (Residential-12 Du/Ga) on Approximately 22.95 Acres of Real Property Located on the North Side of Lake Patience Road Approximately 500 feet West of U.S. 41; And Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.
File Number PDD24-0060
Comm. Dist. 4
Recommendation Continuance Requested

PC5 Small-Scale Comprehensive Plan Amendment (Continuance) - CPAS22(23) Pine Ridge Little/Ross – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 10) From COM (Commercial) And RES-9 (Residential-9 Du/Ga) to RES-9 (Residential-9 Du/Ga) on Approximately 26.20 Acres of Real Property Located on the North Side of Ross Lane Approximately 0.18 Miles East of the Little Road and Ross Lane intersection.

- File Number** PDD24-0023
Comm. Dist. 4
Recommendation Continuance Requested
- PC6 Zoning Amendment (Consent) – Pasco Pipe Supply Inc. – Change in Zoning from an R-2 Low Density Residential District to a C-2 General Commercial District – Northwest Pasco County – Approximately 230 Feet East of US Highway 19, Approximately 320 Feet South of Rhodes Road – Containing Approximately 2.996 Acres
File Number PDD24-7746
Comm. Dist. 5
Recommendation Approve
- PC7 Zoning Amendment (Consent) – State Road 52 Industrial LLC – Change in Zoning from an I-1 Light Industrial Park District and a C-2 General Commercial District to a C-2 General Commercial District – West Central Pasco County – North Side of State Road 52 East and west of Rhombus Court – Containing Approximately 3.69 Acres
File Number PDD24-7745
Comm. Dist. 5
Recommendation Approve
- PC8 Special Exception (Consent) – Esther’s School, Inc./Esther’s School – Special Exception for a Private School in an R-4 High Density Residential District – East Central Pasco County – South Side of State Road 52, Approximately 165 Feet East of Meadow Drive – Containing Approximately 5.96 Acres
File Number PDD24-7748
Comm. Dist. 5
Recommendation Approval with Conditions
- P9 Conditional Use (Regular) - Joan E. Patterson/Anthemnet, Inc./Verizon Wireless - 155-Foot, Above Ground Level (AGL) Monopine Wireless Communications Facility (WCF) in an A-R Agricultural-Residential District - Southwest Pasco County - On the East Side of the Terminus of Rowland Drive, Approximately 600 Feet North of Balough Road
File Number PDD24-CU03
Comm. Dist. 3
Recommendation Approval with Conditions
- P10 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 100 General Provisions; Section 108.12 Enforcement; Chapter 300 Procedures, Section 305 Neighborhood Meeting; Chapter 400 Permit Types And Applications, Section 403.7 Mass Grading; Section 403.10 Landscape Plan; Section 407.2. Variances; Section 407.5 Alternative Standards; Chapter 500 Zoning, Section 522 MPUD Master Planned Unit Development District; Chapter 600 Overlay

And Special Districts, Section 604 Northeast Rural Protection Overlay District; Chapter 800 Natural And Cultural Resource Protection; Section 805 Wetlands; Chapter 900 Development Standards, Section 901.2 Transportation Corridor Management; Section 901.6 Street Design And Dedication; Section 904 Fire Protection; Section 907 On-Site Parking, Loading, Stacking And Lighting Standards; Chapter 1000 Miscellaneous Structure Regulations; Section 1002 Wireless Communications Facilities; Section 1003 Gates, Fences And Walls; Chapter 1300 Concurrency And Impact Fees; Section 1302.2 Mobility Fees; Section 1302.3 School Impact Fees; Section 1302.4 Parks And Recreation Impact Fees; Section 1302.5 Library Impact Fees; Section 1302.6 Fire Combat And Rescue Service Impact Fees; 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 PDD24-0088

Comm. Dist. All

Recommendation Approve

Walk-Ons

Adjourn