

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 Agenda Thursday, December 7, 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 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

C1	Annotated Minutes - Planning Commission Meeting - November 2, 2023
File Number	PDD24-0144
Comm. Dist.	All
Recommendation	Approve

Public Hearings

- PC2 Zoning Amendment (Continuance) – Clinton Avenue MPUD Master Planned Unit Development – CC Waller Rev Trust– A Rezoning Request from an AR Agricultural-Residential District, R-2 Low Density Residential District, and R-1MH Single Family/Mobile Home District to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 399 Single Family Detached Units and Townhomes.
File Number PDD24-7655
Comm. Dist. 1
Recommendation Continuance Requested
- PC3 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
- PC4 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 – Southeast Corner of State Road 54 and Shaw Drive – Containing Approximately 0.86 Acre
File Number PDD24-7744
Comm. Dist. 1
Recommendation Continuance Requested
- PC5 Zoning Amendment (Continuance)- NexMetro IDS Corbett MPUD- Idsyas 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
- PC6 Zoning Amendment (Continuance) – Orange State MPUD Master Planned Unit Development - Orange State Enterprises, Inc. – A Substantial Modification to the Approved Orange State MPUD Master Planned Unit Development for the Addition of 3.07 Acres to Build an Additional 11 Single-Family Attached Dwelling Units.
File Number PDD24-7737
Comm. Dist. 2

Recommendation Continuance Requested

- PC7 Zoning Amendment (Continuance) – Thomas J Ambrose II and Jennifer Rae McNeal – Change in Zoning from an A-R Agricultural-Residential District, R-1 Rural Density Residential District, and R-2 Low Density Residential District to an MF-1 Multiple-Family Medium Density District – East Central Pasco County – On the Northwest Corner of Roberts Road and Fort King Road – Containing Approximately 7.00 Acres
File Number PDD24-7751
Comm. Dist. 1
Recommendation Continuance Requested
- PC8 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
- PC9 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
- PC10 Comprehensive Plan Amendment (Continuance) - CPA22(12) Omnibus EC Text Amendment; Providing For Text Amendments To The Future Land Use Element, Future Land Use Appendix, And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDD24-0011
Comm. Dist. ALL
Recommendation Continuance Requested

- PC11 Zoning Amendment (Consent) – BMC 31722 SR 52 LLC – Change in Zoning from a C-2 General Commercial District with Deed Restriction to a C-2 General Commercial District with Amended Deed Restriction – Central Pasco County – On the South Side of County Road 52 Approximately .50 Mile East of Mirada Boulevard – Containing Approximately 9.82 Acres
File Number PDD24-7752
Comm. Dist. 1
Recommendation Approve
- PC12 Zoning Amendment (Consent) – Irving D and Melody M Delgado – Change in Zoning from an A-C Agricultural District to an AR-5 Agricultural-Residential District – North Central Pasco County – West Side of Palomino Lake Drive, Approximately 610 Feet North of Johnston Road – Containing Approximately 12.87 Acres
File Number PDD24-7750
Comm. Dist. 1
Recommendation Approve
- PC13 Zoning Amendment (Consent) – Karli Properties LLC and Scotty Crockett – Change in Zoning from an A-C Agricultural District, C-1 Neighborhood Commercial District, and an I-1 Light Industrial Park District to an I-1 Light Industrial Park District – North West Pasco County – North of Greenfield Road, West of US 41 and East of the CSX Railroad – Containing Approximately 7.04 Acres
File Number PDD24-7753
Comm. Dist. 5
Recommendation Approve
- PC14 Zoning Amendment (Consent) – Land O Lakes 52-41 MPUD Master Planned Unit Development – Sandridge Commercial LLC and SR 52 Williams LLC. – A Rezoning Request from an MPUD Master Planned Unit Development and R-MH Mobile Home District to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 130,000 SF of Commercial/Office, 300 Multi-Family Dwellings Units and 50 Townhomes.
File Number PDD24-7725
Comm. Dist. 4
Recommendation Approval with Conditions
- PC15 Comprehensive Plan Amendment (Consent) – CPAS23(13) Chancey And SR 39 – Providing For A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 23) Changing From RES-9 (Residential-9 Du/Ga) To COM (Commercial) On Approximately 4.84 Acres Of Real Property Located At The Southwest Intersection Of Chancey Road And SR 39 (Paul S Buckman Hwy).
File Number PDD24-0001
Comm. Dist. 1

Recommendation Approve

- PC16 Comprehensive Plan Amendment (Consent)– CPAS23(14) Boger US 301 – Providing For A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 23) Changing From COM (Commercial) To PD (Planned Development) On Approximately 26.11 Acres Of Real Property Located East of US 301 At The Northeast Intersection Of US 301 (Gall Blvd) And Roanoke River Way; And A Text Amendment Creating Subarea Policy FLU 7.1.77 – 301 East; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(77) 301 East.

File Number PDD24-0002

Comm. Dist. 1

Recommendation Approve

- PC17 Comprehensive Plan Amendment (Consent) - CPAS23 (16) Chancey Road Townhomes CPAS II– Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 23) from RES-6 (Residential-6 Du/Ga) to RES-9 (Residential-9 Du/Ga) on Approximately 30.26 Acres of Real Property Located on the Southeast Intersection of Chancey Road and Diana Drive And Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.

File Number PDD24-0007

Comm. Dist. 1

Recommendation Approve

- PC18 Comprehensive Plan Amendment (Consent) – CPAS23(08) Hudson Family Trail - Providing for A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 04) Changing From RES-1 (Residential 1 Du/Ga) To RES-3 (Residential 3 Du/Ga) On Approximately 38.71 Acres Of Real Property Located North Of Hudson Avenue And 1.68 Miles West of Hays Road.

File Number PDD24-0009

Comm. Dist. 5

Recommendation Approve

- PC19 Comprehensive Plan Amendment (Consent) – CPAS23-20 SAV/Old Pasco Townhomes– Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 14) from RES-3 (Residential-3 Du/Ga) to RES-6 (Residential-6 Du/Ga) on Approximately 18.36 Acres of Real Property Located at the Northeast Corner of Old Pasco Road and Hadlock Drive; And An Amendment to the Future Land Use Map Series Map 2-13; Rural Areas Removing the Subject Parcel From the Rural Neighborhood Protection Area (Area 4); Providing For Additional Text Amendments as Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDD24-0038

Comm. Dist. 1
Recommendation Approve

PC20 Comprehensive Plan Amendment (Consent) - CPA23(01) Fletcher - Providing for a Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 12) Changing From RES-3 (Residential - 3 Du/Ga) And AG (Agricultural) To PD (Planned Development) On Approximately 100.8 Acres Of Real Property Located To The West of US Highway 41, South of Leland Avenue and 1.1 Miles North of S.R. 52 And A Text Amendment Creating Subarea Policy FLU 7.1.72 – Fletcher; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(72) Fletcher.

File Number PDD24-0024
Comm. Dist. 1
Recommendation Approve

PC21 Comprehensive Plan Amendment (Consent) - CPA23(02) Land O' Lakes 52-41- Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 12) Changing from ROR (Retail/Office/Residential), COM (Commercial), and RES-3 (Residential-3 du/ac) to PD (Planned Development) on Approximately 76.72 Acres of Real Property Located South of State Road 52 Approximately 900 Feet West of Land O' Lakes Boulevard; And a Text Amendment Creating Subarea Policy FLU 7.1.76 – Land O' Lakes 52-41; And a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(76) Land O' Lakes 52-41; And Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing For a Repealer, Severability, and an Effective Date.

File Number PDD24-0032
Comm. Dist. 4
Recommendation Approve

P22 Zoning Amendment (Regular) - Hudson Family Trail MPUD - HWHGC NGA LLC - A Petition for a Rezoning From an A-C Agricultural District to MPUD Master Planned Unit Development to Allow the Development of up to 116 Single Family Residential Units on Approximately 38.72 acres.

File Number PDD24-7732
Comm. Dist. 5
Recommendation Approval with Conditions

Walk-Ons

Adjourn