

Planning Commission

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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, January 4, 2024
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 - October 5, 2023
File Number	PDD24-0197
Comm. Dist.	All
Recommendation	Approve

Public Hearings

- PC2 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
- PC3 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
- PC4 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
- PC5 Zoning Amendment (Continuance) Timber Ridge MPUD Master Planned Unit Development – Timber Ridge Dade City, LLC – A Rezoning Petition from R-3 Medium Density Residential District to an MPUD Master Planned Unit Development to Allow a Maximum of 190 Single-Family Detached Units on Approximately 48.42 Acres.
File Number PDD24-7639
Comm. Dist. 1
Recommendation Continuance Requested
- PC6 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

- PC7 Zoning Amendment (Consent) – 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 Approval with Conditions

- PC8 Zoning Amendment (Consent) – JI-Parana LLC – Change in Zoning from a C-2 General Commercial District to an I-1 Light Industrial Park District – Northeast Pasco County – Southwest Corner of the Intersection of Long Avenue and US Highway 301 – Containing Approximately 7.72 Acres

File Number PDD24-7761
Comm. Dist. 1
Recommendation Approve

- PC9 Zoning Amendment (Consent) – 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 Approve

- PC10 Special Exception (Consent) – Brian Post and Kerry Matthew/Townsend Road Industrial – Special Exception for a Free-Standing Recreational Vehicle/Boat Storage in an I-1 Light Industrial Park District – East Central Pasco County – Northeast Corner of Townsend Road and Old Lakeland Highway – Containing Approximately 5.00 Acres

File Number PDD24-7757
Comm. Dist. 1
Recommendation Approval with Conditions

- PC11 Comprehensive Plan Amendment (Consent) – CPA23(10) Grace and Truth ELAMP– Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 5) from RES-1 (Residential-1 Du/Ga) and AG-R (Agricultural/Rural) to CON (Conservation Lands) on Approximately 318 Acres of Real Property Located north of SR 52 and between the Suncoast Parkway

and US Highway 41.

File Number PDD24-0065

Comm. Dist. 5

Recommendation Approve

P12 Zoning Amendment (Regular) – Carlton E & Elsie V Ellison Tr – Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District – East Central Pasco County – South Side of Curley Road, Approximately 850 Feet Northeast of the Intersection of Curley Road and State Road 54 – Containing Approximately 4.423 Acres

File Number PDD24-7758

Comm. Dist. 1

Recommendation Approve

Walk-Ons

Miscellaneous Business

13 Pasco County Utilities Briefing

File Number UT24-001

Comm. Dist. All

Recommendation Presentation Only

Adjourn