

Planning Commission

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Nick Uhren, Engineering Services Director

Pasco County Planning Commission

Addendum Agenda

Thursday, January 18, 2024

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 [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

PC1	Annotated Minutes - Planning Commission Meeting - October 5, 2023
File Number	PDD24-0222
Comm. Dist.	All
Recommendation	Approve

Public Hearings

- PC2 Zoning Amendment (Continuance) – Karli Properties LLC – Change in Zoning from an MF-1 Multiple-Family Medium Density District to an I-1 Light Industrial Park District – Northwest Pasco County – On the South Side of New York Avenue Approximately 680 feet East of Utica Drive – Containing Approximately 10.00 Acres
File Number PDD24-7722
Comm. Dist. 5
Recommendation Continuance Requested
- PC3 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
- PC4 Zoning Amendment (Continuance) – SN Hillside LLC/Kuka Lane Development – Change in Zoning from an A-R Agricultural-Residential District to an I-1 Light Industrial Park District – North Central Pasco County – On the Northeast Corner of Bowmen Road and Milestone Drive – Containing Approximately 119.10 Acres
File Number PDD24-7754
Comm. Dist. 5
Recommendation Continuance Requested
- PC5 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 (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
- PC7 Variance Request (Continuance) – Dawn Shurley – Increase in the Maximum Fence Height Along a Secondary Front from 4 Feet to 6 Feet in an R-4 High Density Residential District – Southwest Pasco County – On the Southwest Corner of the Intersection of Strauber Memorial Highway and Rock Royal Drive – Containing Approximately 0.12 Acre
File Number PDD24-2104
Comm. Dist. 3
Recommendation Continuance Requested
- PC8 Variance Request (Continuance) – Tochas LLC/15921 Breakwater Ln – Reduction in the Required Lot Size and Density to Allow the Parcel to be Rezoned Back to A-R Agricultural-Residential District – Northwest Pasco County – On the North side of Breakwater Lane Approximately 180 Feet West of Shady Hills Road – Containing Approximately 0.69 Acre
File Number PDD24-2105
Comm. Dist. 5
Recommendation Continuance Requested
- PC9 Zoning Amendment (Consent) – EFH Holdings LLC/Elite Pavers – Change in Zoning from an A-C Agricultural District and a C-2 General Commercial District to a C-2 General Commercial District – Central Pasco County – On the West Side of Land O’ Lakes Boulevard Approximately 1,500 feet North of Gator Lane – Containing Approximately 3.778 Acres
File Number PDD24-7759
Comm. Dist. 4
Recommendation Approve
- PC10 Comprehensive Plan Amendment (Consent) - CPAS22(15) Gowers Corners PD - Providing for A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 12) From COM (Commercial) To PD (Planned Development) On Approximately 48.98 Acres Of Real Property Located At The Southwest Corner Of The Intersection Of S.R. 52 And Land O’Lakes Blvd; And A Text Amendment Amending Subarea Policy FLU 7.1.37: - Tibbets Land At Gowers Corner Subarea Policy; 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 Approve
- PC11 Zoning Amendment (Consent) – Tibbetts Land at Gowers Corner MPUD – Tibbetts Land LLC - A Petition for a Rezoning from MPUD Master Planned Unit

Development District to MPUD Master Planned Unit Development District to Allow for 300,000 Square Feet of Retail and Office and Up to 400 Multi-Family Apartments on Approximately 48.98 Acres Located at the Southwest Corner of the Intersection of State Road 52 (SR-52) and US Hwy 41.

File Number PDD24-7699

Comm. Dist. 4

Recommendation Approval with Conditions

- PC12 Comprehensive Plan Amendment (Consent) - CPAS23(01) The Corwyn at Wesley Hills - Providing for A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 23) Amending From RES-6 (Residential-6 Du/Ga) To PD (Planned Development) On Approximately 25.57 Acres Of Real Property Located On The West Side Of Eiland Boulevard Approximately 1,836 Feet North of SR-54; And a Text Amendment Creating Subarea Policy FLU 7.1.71 – The Corwyn At Wesley Hills PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9 (71) The Corwyn At Wesley Hills PD; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDD24-0042

Comm. Dist. 2

Recommendation Approve

- PC13 Zoning Amendment (Consent) – The Corwyn at Wesley Hills MPUD Master Planned Unit Development – Stanley Hilton – A Rezoning Request from an AC Agricultural District to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 350 Multi-Family Units, 7,500 Square-Feet of Office and 7,500 Square-Feet of Commercial/Retail on Approximately 24.42 Acres.

File Number PDD24-7719

Comm. Dist. 2

Recommendation Approval with Conditions

- PC14 Conditional Use Request (Consent) – Vincent Academy Adventure Coast Inc/Vincent House Academy – Conditional Use for a Group Living Arrangement in an A-R Agricultural-Residential District – Northwest Pasco County – North Side of Denton Avenue, Approximately 1 ½ miles East of Little Road – Containing Approximately 9.43 Acres

File Number PDD24-CU04

Comm. Dist. 5

Recommendation Approval with Conditions

- PC15 Conditional Use (Consent) – Karen K Scheublein Family Trust/Anthemnet, Inc./Verizon Wireless – 195-Foot, Above-Ground-Level (AGL) Close-Mount Monopole Wireless Communications Facility (WCF) in an A-C Agricultural District – West Central Pasco County – On the East Side of the CSX Railroad

Line, Approximately 1,050 Feet South of the Future Ridge Road Extension and Approximately 800 Feet West of the Terminus of Falcon Crest Boulevard.

File Number PDD24-CU05

Comm. Dist. 4

Recommendation Approval with Conditions

- PC16 Comprehensive Plan Amendment (Consent) – CPA23(12) Pasco County Peril of Flood Amendment - Amending the Pasco County Comprehensive Plan; Providing for Text Amendments to Chapter 2, Future Land Use Element; Repealing of Future Land Use Map Series Map 2-2 Coastal High Hazard and Evacuation Zones and Replacing with Map 2-2 Coastal High Hazard Area and Adaptation Action Area; Text Amendments to Chapter 4, Coastal Management Element; Repealing Coastal Management Element Map 4-1 Coastal Area / Coastal High Hazard Area.

File Number PDD24-0115

Comm. Dist. ALL

Recommendation Approve

Addendum

- PC17 Comprehensive Plan Amendment (Consent) – CPAS23(12) Lonestar Shady Hills – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 4) Changing from RES-1 (Residential-1 Du/Ga) to COM (Commercial) on Approximately 4.00 Acres of Real Property Located at the Northwest Corner of the Intersection of Shady Hills Road and Helen K. Drive; And Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.

File Number PDD24-0003

Comm. Dist. 5

Recommendation Approve

Walk-Ons

Adjourn