

Planning Commission

Charles Grey, Chairman
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Jon Moody, P.E.
Vacant
Derek Pontlitz, CRPC

School Board Representative

Chris Williams

Legal Counsel

David Goldstein, Chief Assistant County Attorney

Staff

Roy Mazur, Assistant County Administrator, Development Services
David Engel, MCRP, AICP, Director Planning and Economic Growth
Nectarios Pittos, AICP, Director Planning Services
Denise Hernandez, Zoning Administrator
Nick Uhren, Engineering Services Director

**Pasco County
Planning Commission Agenda
Thursday, February 8, 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 [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 19, 2023
File Number	PDD24-0246
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) 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
- PC4 Special Exception (Continuance) – Harvester United/ Methodist Church Inc. – Special Exception for a Daycare Center in an AR-1 Agricultural-Residential District – South Central Pasco County – East Side of Collier Parkway Approximately .5 Mile North of State Road 54 – Containing Approximately 10.00 Acres
File Number PDD24-7766
Comm. Dist. 2
Recommendation Continuance Requested
- PC5 Zoning Amendment (Consent) – Dempsey and Daughters Inc/ Dempsey and Daughters – Change in Zoning from an R-2 Low Density Residential District and a C-2 General Commercial District to a C-2 General Commercial District – South Central Pasco County – On the Northeast Corner of Tupper Road and State Road 54 – Containing Approximately 1.95 Acres
File Number PDD24-7765
Comm. Dist. 2
Recommendation Approve
- PC6 Zoning Amendment (Consent) – New River LTD Pasco, Houck Corporation/New River Houck – Change in Zoning from a C-2 General Commercial District to an MF-1 Multiple-Family Medium Density District – South Central Pasco County – On the Southeast Corner of the Intersection of State Road 54 and Ashton Oaks Boulevard – Containing Approximately 28.10 Acres
File Number PDD24-7756
Comm. Dist. 2

Recommendation Approve

- PC7 Comprehensive Plan Amendment (Consent) - CPAS23(15) Happy Hill Road & Lakeview Drive - Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 15) Changing from RES-6 (Residential-6 DU/GA) to OF (Office) on Approximately 0.66 Acre of Real Property Located at the Southeast Corner of the Intersection of Happy Hill Road and Lakeview Drive.
File Number PDD24-0018
Comm. Dist. 1
Recommendation Approve
- PC8 Comprehensive Plan Amendment (Consent) - CPAS23 (21) Land O' Lakes Retail – 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 COM (Commercial) and CON (Conservation) on Approximately 7.12 Acres of Real Property Located on the North Side of State Road 54 Approximately One Mile West of Land O' Lakes Boulevard.
File Number PDD24-0100
Comm. Dist. 4
Recommendation Approve
- PC9 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 500 Zoning Standards, Section 525 Neighborhood Commercial District; Chapter 900 Development Standards, Section 907 On-Site Parking, Loading, Stacking, And Lighting Standards; Section 907.1 On-Site Parking; Appendix A Definitions; 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 PDD24-0223
Comm. Dist. All
Recommendation Approve
- PC10 Variance Request (Consent) – Dawn Shurley – Increase in the Maximum Fence Height Along the East Front Property Line Facing Rock Royal Drive 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 Approval with Conditions
- PC11 Variance Request (Consent) – 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 Approval with Conditions

P12 Zoning Amendment (Regular) – 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

Walk-Ons

Adjourn