

Planning Commission

Charles Grey, Chairman
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Christopher B. Poole, CPG
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, P.E., County Engineer

Pasco County Planning Commission

Addendum Agenda

Thursday, February 22, 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

C1	Annotated Minutes - Planning Commission Meeting - December 7, 2023
File Number	PEG24-0272
Comm. Dist.	All
Recommendation	Approve

Public Hearings

- PC2 Zoning Amendment (Continuance) The Residences at Rolling Hills MPUD Master Planned Unit Development – Dan-Nico Properties, LLC – A Rezoning Petition from MF - 1 Multi-Family Medium District to an MPUD Master Planned Unit Development to Allow 132 Multi-family Units, 104 Senior Apartments and 3,600 Square Feet of Medical Offices.
File Number PEG24-7740
Comm. Dist. 5
Recommendation Continuance Requested
- PC3 Conditional Use Request (Continuance) – Word of Life Fellowship/Word of Life GLA – Conditional Use for a Group Living Arrangement in an A-C Agricultural District – Northwest Pasco County – South Side of Hudson Avenue, Approximately 1,500 Feet West of Hays Road – Containing Approximately 471.40 Acres
File Number PEG24-CU13
Comm. Dist. 5
Recommendation Continuance Requested
- PC4 Comprehensive Plan Amendment (Continuance) - CPAS23(24) Diagonal Road Business Park - Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 03) Changing from ROR (Retail/Office/Residential) to IL (Industrial-Light) on Approximately 16.84 Acres of Real Property Located at the Southeast Corner of the Intersection of Diagonal Road and New York Avenue.
File Number PEG24-0179
Comm. Dist. 5
Recommendation Continuance Requested
- PC5 Zoning Amendment (Consent) – Brenna M Hicks / Brenna Hicks Rezoning – Change in Zoning from an R-MH Mobile Home District to a PO-1 Professional Office District – Southwest Pasco County – On the Southeast Corner of Ogden Loop and State Road 54 – Containing Approximately 0.51 Acre
File Number PEG24-7770
Comm. Dist. 3
Recommendation Approve
- PC6 Development Agreement (Consent) – Crela Estates LLC/Crela Estates – Development Agreement for the Construction of the Multi-Use Path and for the Award of Mobility Fee Credits for the Design, Permitting and Construction of the Off-Site Portion of the Multi-Use Path and for the Difference Between the Cost of the Required Five (5) Foot Sidewalk On-Site and the Constructed Multi-Use Path – Northwest Pasco County – North Side of Shady Hills Road, East of Softwind Lane – Containing Approximately 19.231 Acres
File Number PEG24-0171

Comm. Dist. 5
Recommendation Approve

PC7 Variance Request (Consent) – Shepherd Parcel Non-conforming lot/Travis Shepherd – Reduction in the Required Minimum Lot Area from 1 Acre to 0.536 Acre in an A-R Agricultural-Residential District – North Central Pasco County – On the North Side of Bosley Drive Approximately 0.5 Mile west of Lawless Road – Containing Approximately 0.536 Acre

File Number PEG24-2106
Comm. Dist. 5
Recommendation Approval with Conditions

P8 Zoning Amendment (Regular) - Beacon Woods East MPUD - Lowman Links, Inc. - A Modification to the MPUD Master Plan (Map H) and Conditions of Approval to Set Forth Passive Uses, and Regulations Regarding the Same, That May Occur in Specific Golf Course Areas

File Number PEG24-7742
Comm. Dist. 5
Recommendation Approval with Conditions

Addendum

P9 Zoning Amendment (Regular) – Ja-Mar Palms MPUD Master Planned Unit Development – Caleb and Angela Miller – A Rezoning Request from an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 250 Platted Townhomes and Villas.

File Number PEG24-7734
Comm. Dist. 5
Recommendation Approval with Conditions

Walk-Ons

Adjourn