

Planning Commission

Charles Grey, Chairman
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David Goldstein, Chief Assistant County Attorney

Staff

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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, March 7, 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 - November 16, 2023
 File Number PEG24-0285
 Comm. Dist.
 Recommendation Approve
- C2 Annotated Minutes - Planning Commission Meeting - January 18, 2024
 File Number PEG24-0286
 Comm. Dist. All
 Recommendation Approve

Public Hearings

- PC3 Zoning Amendment (Continuance) – Anclothe River Resort MPUD Master
 Planned Unit Development – Substantial Modification – Anclothe River Resort,
 LLC – A Rezoning Request from A-R Agricultural-Residential District to an
 MPUD Master Planned Unit Development District to Incorporate 2.57 Acres to
 the Existing Anclothe River Resort MPUD.
 File Number PEG24-7702
 Comm. Dist. 3
 Recommendation Continuance Requested
- PC4 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 PEG24-7683
 Comm. Dist. 1
 Recommendation Continuance Requested
- PC5 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 PEG24-7737
 Comm. Dist. 2
 Recommendation Continuance Requested
- PC6 Zoning Amendment (Continuance) – Thomas Lee and Kimberly Anne
 Samonek – Change in Zoning from an A-R Agricultural-Residential District to a
 C-2 General Commercial District – Southeast Pasco County – On the
 Southwest Corner of State Road 54 and Ryals Road – Containing
 Approximately 3.22 Acres

- File Number** PEG24-7775
Comm. Dist. 1
Recommendation Continuance Requested
- PC7 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 PEG24-7765
Comm. Dist. 2
Recommendation Approve
- PC8 Zoning Amendment (Consent) – Serene Preserve MPUD Master Planned Unit Development – EC Willow Bend LLC. – A Rezoning Request from E-R Estate Residential to MPUD Master Planned Unit Development to Allow for the Development of 37 Single-Family Detached Units
File Number PEG24-7743
Comm. Dist. 4
Recommendation Approval with Conditions
- PC9 Zoning Amendment (Consent) 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 PEG24-7639
Comm. Dist. 1
Recommendation Approval with Conditions
- PC10 Comprehensive Plan Amendment (Consent) - CPA23(11) Sandarben, LLC - Providing for A Large-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 04) Changing From AG (Agricultural) To AG/R (Agricultural/Rural) On Approximately 92.6 Acres Of Real Property Located On Bellamy Brothers Boulevard.
File Number PEG24-0124
Comm. Dist. 5
Recommendation Approve
- PC11 Comprehensive Plan Amendment (Consent) – CPA22(12) CPA Omnibus Text Amendment - An Ordinance Amending The Pasco County Comprehensive Plan; Providing For Text Amendments To The Future Land Use Element Pertaining To Industrial Compatibility Adjacent To Wetlands, Commercial Infill Development, And Commercial Location Limitations; Providing For Text Amendments To The Future Land Use Element Appendix Sections FLU-A 4, Calculations Of Residential Densities, And FLU-A 6, The Official Land Use

Map; Providing For Text Amendments To The Conservation Element
Pertaining To Industrial Compatibility Adjacent To Wetlands.

File Number PEG24-0011

Comm. Dist. ALL

Recommendation Approve

Addendum

APC12 Comprehensive Plan Amendment (Consent) – CPAS24(19) Finlay
Commercial Center (Consent) – Providing for a Small-Scale Comprehensive
Plan Amendment to the Future Land Use Maps (2-15 and Sheet 01)
Amending the Land Use Classification from RES-6 (Residential-6 DU/GA) to
COM (Commercial) on Approximately 3.49 Acres of Real Property Located on
the East Side of US Highway 301 Approximately 750 Feet South of US-98.

File Number PEG24-0068

Comm. Dist. 1

Recommendation Approve

Walk-Ons

Adjourn