

Planning Commission

Charles Grey, Chairman
Jaime Girardi, P.E., Vice Chairman
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 Agenda
Thursday, March 21, 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 - January 4, 2024
File Number	PEG24-0299
Comm. Dist.	All
Recommendation	Approve

Public Hearings

- PC2 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
- PC3 Zoning Amendment (Continuance) - KD-52 MPUD Master Planned Unit Development – Mulandco Liquidating Company LLC Et Al. – Rezoning Request from A-C Agricultural District, R-1MH Single Family/Mobile Home District, and C-2 General Commercial District to MPUD Master Planned Unit Development District to Allow for the Development of 190,000 Square Feet of Retail/Commercial, 3,000,000 Square Feet of Light Industrial, 500,000 Square Feet of Office, 250 Room Hotel, 1,550 Multi-Family Apartments, 150 Townhomes, 600 Single Family Homes, and 27 Single Family Estate Homes, and Associated Infrastructure on Approximately 785 Acres Located North of State Road 52, West Of Interstate 75.
File Number PEG24-7712
Comm. Dist. 1
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 Special Exception (Consent) – Hope Youth Ranch Inc./Hope Youth Ranch – Special Exception for a Private School in an R-2 Low Density Residential District – Northwest Pasco County – East Side of East Road, Approximately 95 Feet North of Nokota Avenue – Containing Approximately 1.00 Acre
File Number PEG24-7767
Comm. Dist. 5
Recommendation Approval with Conditions
- PC6 Zoning Amendment (Consent) – Douglas and Kelly Meidling / Meidling Rezoning – Change in Zoning from an A-C Agricultural District to an A-R Agricultural-Residential District – Northwest Pasco County – On the North Side

of Hudson Avenue, Approximately 270 Feet West of Delbell Road – Containing Approximately 4.74 Acres

File Number PEG24-7771

Comm. Dist. 5

Recommendation Approve

- PC7 Zoning Amendment (Consent) – Sandra Marie Brown, Stefanie F. and Derek L. Pontlitz – Change in Zoning from an A-C Agricultural District to an R-4 High Density Residential District – Southwest Pasco County – On the North Side of Dusty Lane, Approximately 830 Feet East of Little Road – Containing Approximately 19.841 Acres

File Number PEG24-7763

Comm. Dist. 4

Recommendation Approve

- PC8 Zoning Amendment (Consent) – 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 Approve

- PC9 Conditional Use Request (Consent) – 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 Approval with Conditions

- PC10 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 304.1 Types Of Public Notice, Table 304-1 Required Public Notice For Development Approval Applications; Section 402.1.B Zoning Amendments – Euclidean, Submittal Requirements; Section 404.3.D Mining Operating Permits, Application Requirements; Section 404.4.D Construction And Demolition Debris Disposal Facilities Operating Permits, Application Requirements; Section 404.6.C Yard Trash Processing Facilities, Application Requirements; Section 406.1.6 Permanent Signs Exempt From Obtaining Sign Permits And Temporary Signs; Section 406.5.D Right-Of-Way Use Permit, Application Requirements; Section 406.8.D Garden Plan Permits, Application Requirements; Section 511.6 R-MH Mobile Home District, Yard Regulations; Section 511.8 R-MH Mobile Home District, Streets And Roads; Section 803.2

Listed Species, Impacts To Listed And Protected Species; Section 901.3.E Access Management, Access Management Analysis/Traffic Impact Study; 901.3 Access Management, Sample Problem No. 1; 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 PEG24-0281

Comm. Dist. All

Recommendation Approve

P11 Zoning Amendment (Regular) Blackwell MPUD Master Planned Unit Development – Gary L. Blackwell Investments, Inc. – A Rezoning Request from A-R Agricultural-Residential District and A-C Agricultural District to an MPUD Master Planned Unit Development to Allow a Maximum of 321 Single-Family Detached Units on Approximately 107.24 Acres.

File Number PEG24-7733

Comm. Dist. 5

Recommendation Approval with Conditions

Walk-Ons

Adjourn