

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
Addendum Agenda
Thursday, April 4, 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 - February 8, 2024
File Number	PEG24-0309
Comm. Dist.	All
Recommendation	Approve

Public Hearings

- PC2 Zoning Amendment (Consent) – Russell K and Leann Finlay – Change in Zoning from an A-C Agricultural District to a C-2 General Commercial District – Northeast Pasco County – East Side of US Highway 301, Approximately 200 Feet North of Marka Drive – Containing Approximately 3.49 Acres
File Number PEG24-7780
Comm. Dist. 1
Recommendation Approve
- PC3 Zoning Amendment (Consent) - 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, 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 Approval with Conditions
- PC4 Zoning Amendment (Consent) – Orange State MPUD Master Planned Unit Development - Orange State Enterprises, Inc. – A Substantial Modification to the Approved Orange State MPUD Master Planned Unit Development to Allow the Development of 11 Townhomes on Approximately 3.07 acres.
File Number PEG24-7737
Comm. Dist. 2
Recommendation Approval with Conditions
- PC5 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
- PC6 Development Agreement (Consent) – Chapel Crossings MPUD Master Planned Unit Development – Thornwood Associates LLC – Proposed is a Modification to the Development Agreement (DA) for the Chapel Crossings MPUD
File Number PEG24-0295

Comm. Dist. 1
Recommendation Approve

Addendum

PC7 Zoning Amendment (Continuance) – SR 54 and Lake Crystal MPUD Master Planned Unit Development – Interstate Homes LLC.,et al. – A Rezoning Request from a C-2 General Commercial District to an Master Planned Unit Development District to Allow for the Maximum Development of 300 Multi-Family Dwelling Units, 7,000 SF of Office, and 7,000 SF of Retail OR 160,000 SF of Commercial on approximately 14.55 acres

File Number PEG24-7694

Comm. Dist. 1

Recommendation Continuance Requested

PC8 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 130 Single Family Residential Units on Approximately 29.5 Acres Located East of Old Lakeland Highway, 0.2 Miles East and 0.1 Miles North of U.S. Highway 98

File Number PEG24-7683

Comm. Dist. 1

Recommendation Continuance Requested

Walk-Ons

Adjourn