

**Planning Commission**

Charles Grey, Chairman  
Jaime Girardi, P.E., Vice Chairman  
Christopher B. Poole, CPG  
Jon Moody, P.E.  
Matthew Munz, P.E.  
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, May 2, 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**

## **Oath of Office** - Matthew Munz, P.E.

## **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 22, 2024 |
| <b>File Number</b>    | PEG24-0336                                                          |
| <b>Comm. Dist.</b>    | All                                                                 |
| <b>Recommendation</b> | 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) - 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
- PC4      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 Development of a Maximum of 300 Multi-Family Dwelling Units, 7,000 Square Feet of Office, and 7,000 Square Feet of Retail OR 160,000 Square Feet of Commercial on approximately 14.55 acres  
**File Number**            PEG24-7694  
**Comm. Dist.**            1  
**Recommendation**    Continuance Requested
- PC5      Comprehensive Plan Amendment (Continuance) - CPAS23(25) 52 Realty Commercial – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 12) Changing from RES-3 (Residential-3 DU/GA) to COM (Commercial), OF (Office), and CON (Conservation) on Approximately 8.84 Acres of Real Property located on the Southern Side of State Road 52 Approximately 3,300 feet West of Land O' Lakes Boulevard.  
**File Number**            PEG24-0262  
**Comm. Dist.**            4  
**Recommendation**    Continuance Requested
- PC6      Zoning Amendment (Consent) – Tochas LLC – Change in Zoning from a C-2 General Commercial District to an 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** PEG24-7788

**Comm. Dist.** 5

**Recommendation** Approve

PC7

Zoning Amendment (Consent) – Trust 12304 / Happy Hill – Change in Zoning from an R-2 Low Density Residential District to a PO-2 Professional Office District – East Central Pasco County – Southwest Corner of Happy Hill Road and Lakeview Drive, North of County Road 52 – Containing Approximately 0.66 Acre

**File Number** PEG24-7787

**Comm. Dist.** 1

**Recommendation** Approve

PC8

Conditional Use Request (Consent) - Beverly and Vesta James Elliott/Coral Towers, LLC/Verizon Wireless - 199 Foot Above-Ground-Level Monopole Wireless Communications Facility (WCF) in an R-2 Low Density Residential District - North Central Pasco County - On the North Side of Spring Valley Road, Approximately 870 Feet West of Adela Street

**File Number** PEG24-CU14

**Comm. Dist.** 1

**Recommendation** Approval with Conditions

**Walk-Ons**

**Adjourn**