

Planning Commission

Charles Grey, Chairman
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School Board Representative

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Legal Counsel

David Goldstein, Chief Assistant County Attorney

Staff

JP Murphy, Interim 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 16, 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 - April 4, 2024
File Number	PEG24-0350
Comm. Dist.	All
Recommendation	Approve

Public Hearings

- PC2 Special Exception (Withdraw) – John Azouki – Special Exception for Duplexes in an R-4 High Density Residential District – West Central Pasco County – South Side of Smokey Drive Approximately 125 Feet West of Blue Pine Circle – Containing Approximately 7.06 Acres
File Number PEG24-7768
Comm. Dist. 5
Recommendation Withdraw
- PC3 Zoning Amendment (Continuance) – Fletcher MPUD – Mary L Fletcher Rev. Trust and Richard D. Fletcher – Rezoning Request from an A-C Agricultural District and an R-1MH Single-Family/Mobile Home District to an MPUD Master Planned Unit Development District to Allow for the Development of 350 Multi-family Dwelling Units, 160 Townhome Dwelling Units, and 50,000 Square Feet of Commercial and Associated Infrastructure on Approximately 100.6 Acres Located in North Central Pasco
File Number PEG24-7739
Comm. Dist. 1
Recommendation Continuance Requested
- PC4 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Creating Section 1106, Car Wash Facilities Standards; Amending Section 525.4, C-1 Neighborhood Commercial District, Special Exception Uses; Section 526.2, C-2 General Commercial District, Permitted Uses; Section 907.3, Stacking Spaces And Drive-Through Facilities; 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 PEG24-0336
Comm. Dist. All
Recommendation Continuance Requested
- PC5 Zoning Amendment (Consent) – Dejan and Gordana Vujinovic – Change in Zoning from an A-R Agricultural-Residential District with conditions to an A-R Agricultural-Residential District – Northwest Pasco County – On the Northwest Corner of Seabiscuit Lane and Giddyup Lane – Containing Approximately 5.07 Acres
File Number PEG24-7783
Comm. Dist. 5
Recommendation Approve
- PC6 Zoning Amendment (Consent) – William J and Brent A Norwood, Norwood Irrevocable Trust, and Norwood Workshop LLC/ Norwood Irrevocable Trust – Change in Zoning from an R-1MH Single-Family/Mobile Home District and C-2

General Commercial District with Conditions to a C-2 General Commercial District – West Central Pasco County – Southwest Corner of Edna Avenue and Watterson Street – Containing Approximately 1.12 Acres

File Number PEG24-7784

Comm. Dist. 5

Recommendation Approve

- PC7 Zoning Amendment (Consent) – Wilson Jader and Matthew Hernandez – Change in Zoning from an MPUD Master Planned Unit Development District to an A-R Agricultural-Residential District – Southwest Pasco County – On the North Side of Dogpatch Lane, Approximately 400 Feet West of Joy Drive – Containing Approximately 1.00 Acre

File Number PEG24-7786

Comm. Dist. 4

Recommendation Approve

- PC8 Comprehensive Plan Amendment (Consent) – CPAS23(17) Hudson Commercial – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet No. 03) Changing from IL (Industrial Light) to COM (Commercial) on Approximately 4.82 Acres of Real Property Located on the North side of New York Avenue.

File Number PEG24-0098

Comm. Dist. 1

Recommendation Approve

- PC9 Comprehensive Plan Amendment (Consent) - 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 Approve

- PC10 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code To Address Invasive Vegetation By Amending Section 403.1.B.6, Preliminary Development Plans-Residential (PDP-R), Submittal Requirements, Studies And Other Required Submittals; Section 403.2.B.6, Preliminary Development Plans-Nonresidential/Mixed Use (PDP-NR/MU), Submittal Requirements, Studies And Other Required Submittals; Section 403.3.B.6, Preliminary Site Plans (PSP), Submittal Requirements, Studies And Other Required Submittals; Section 403.4.C, Stormwater Management Plan And Report, Submittal Requirements; Section 403.5.B, Construction Plans, Submittal Requirements; Section 403.6.D, Fill, Prohibitions And Requirements; Section 403.7.B.6, Mass

Grading, Submittal Requirements, Studies And Other Required Submittals; Section 403.10.C.6, Landscape Plan, Submittal Requirements, Studies And Other Required Submittals; Section 404.1.G, Minor Land Excavation, Prior To Excavation Activity; Section 404.2.K, Land Excavation Operating Permits, Prior To Excavation Activity And On-Going Monitoring; Section 404.3.K, Mining Operating Permits, Prior To Mining Activity; Section 404.4.I, Construction And Demolition Debris Disposal Facilities (CDDDF) Operating Permit, Approval Form, Permit Time Limits, And Activities Required Prior To Commencement; Section 404.5.G, Land Spreading Operating Permits, Operational Standards; Section 404.6.K, Yard Trash Processing Facilities, Operational Standards; Section 406.5.H.2 Right-Of-Way Use Permit, Activity Pursuant To Permit, Restoration And Maintenance Standards; Section 406.8.D.2.C, Garden Plan Permits, Application Requirements, General Information, Garden Management; Section 530.23.G, Community Gardens, Market Gardens And Community Farms, Community Gardens On Public Land; Section 604.4.C.1, Scenic Roadway Corridor Preservation And Enhancement, Corridor Buffer; Section 804.8.B, Ecological Corridors, Permitted Uses With Specific County Approval; Section 901.2.F, Transportation - Corridor Management, Interim Uses; Section 901.3.R, Access Management, Maintenance; Section 901.4.E, Substandard Roadway Analysis And Mitigation, Submittal Information; Section 901.6.D, Street Design And Dedication Requirements, Design And Construction; Section 901.6.E, Street Design And Dedication Requirements, Roadside Design; Section 901.7.D, Bicycle Facilities, Construction; Section 901.8, Pedestrian Facilities; 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	DRD24-0036
Comm. Dist.	All
Recommendation	Approve

Walk-Ons

Adjourn