

Planning Commission

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School Board Representative

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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 Agenda
Thursday, June 6, 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 - March 21, 2024
 File Number PEG24-0372
 Comm. Dist. All
 Recommendation Approve
- C2 Annotated Minutes - Planning Commission Meeting - May 2, 2024
 File Number PEG24-0373
 Comm. Dist. All
 Recommendation Approve

Public Hearings

- PC3 Zoning Amendment (Continuance) - 301 East MPUD – 301 East LLC – Rezoning Request from C-2 General Commercial Zoning District to MPUD Master Planned Unit Development to Allow for the Development of 200 Townhomes and 36,000 Square Feet (SF) of Commercial on Approximately 26.12 Acres Located in the East Market Area
 File Number PEG24-7764
 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 a MPUD Master Planned Unit Development District to Allow for the Development of a Maximum of 300 Multi-Family Dwelling Units (DU), 7,000 Square Feet (SF) of Office, and 7,000 Square Feet of Commercial or 160,000 Square Feet of Commercial on approximately 14.55 acres
 File Number PEG24-7694
 Comm. Dist. 1
 Recommendation Continuance Requested
- PC5 Zoning Amendment (Consent) – Rubrecht Ronald C and Patsy M Living Trust – Change in Zoning from an MPUD Master Planned Unit Development District to an A-C Agricultural District – Southwest Pasco County – On the West Side of Joy Drive, Approximately 650 Feet North of Dogpatch Lane – Containing Approximately 40.00 Acres
 File Number PEG24-7791
 Comm. Dist. 4
 Recommendation Approve
- PC6 Zoning Amendment (Consent) – 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 Approve

- PC7 Zoning Amendment (Consent) - Crossways MPUD - Crossways 301 LLC - Rezoning Request from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to Allow for the Development of Up to 130 Single-Family Detached Dwelling Units and Associated Infrastructure on Approximately 29.5 Acres Located in East Pasco Approximately 29.5 Acres 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 Approval with Conditions

- PC8 Conditional Use (Consent) - Southern One LLC/Coral Towers LLC/Verizon Wireless - 185 Foot Above-Ground-Level Monopole Wireless Communications Facility in an A-R Agricultural-Residential District - North Central Pasco County - On the North Side of St. Joe Road, Approximately One-Half Mile West of Roberts Barn Road

File Number PEG24-CU15

Comm. Dist. 1

Recommendation Approval with Conditions

- PC9 Comprehensive Plan Amendment (Consent)– CPAS24(04) Ed’s Food Truck Park– Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet No. 22) Changing from RES-6 (Residential-6 DU/GA) to COM (Commercial) on Approximately 0.71 Acres of Real Property Located on the South Side of State Road 54 approximately 200 feet west of Shelly Lane.

File Number PEG24-0301

Comm. Dist. 2

Recommendation Approve

Walk-Ons

Adjourn