

Planning Commission

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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, June 20, 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 18, 2024
File Number	PEG24-0385
Comm. Dist.	All
Recommendation	Approve

Public Hearings

- PC2 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
- PC3 Special Exception (Consent) – R&J Properties of Pasco Inc/Disbrow Duplex – Special Exception for a Duplex in an R-4 High Density Residential District – Southwest Pasco County – North Side of Baumann Lane, Approximately 210 Feet West of Grand Boulevard – Containing Approximately 0.26 Acre
File Number PEG24-7797
Comm. Dist. 3
Recommendation Approval with Conditions
- PC4 Special Exception (Consent) – St Verena Coptic Orthodox Church Inc/St Verena Private K-5 School – Special Exception for a Private School in a C-2 General Commercial District and MF-1 Multiple-Family Medium Density District – Southwest Pasco County – West Side of US Highway 19, Approximately 700 Feet North of Old Baillies Bluff Road – Containing Approximately 3.90 Acres
File Number PEG24-7789
Comm. Dist. 3
Recommendation Approval with Conditions
- PC5 Zoning Amendment (Consent) – Bayonet Land LLC/Bayonet Gardens – Change in Zoning from an MF-1 Multiple-Family Medium Density District to an MF-3 Multiple-Family High Density District – Northwest Pasco County – Southeast Corner of the Intersection of Lakeshore Boulevard, Dallas Drive, and Community Court, Approximately 650 Feet West of Fivay Road – Containing Approximately 19.98 Acres
File Number PEG24-7790
Comm. Dist. 5
Recommendation Approve
- PC6 Zoning Amendment (Consent) – Shah Sachin K and Sarmila Shrestha – Change in Zoning from an AR-1 Agricultural-Residential District to a PO-1 Professional Office District – Southwest Pasco County – South Side of State Road 54, Approximately 400 Feet West of Meadowbrook – Containing Approximately 0.41 Acre
File Number PEG24-7792

Comm. Dist. 4
Recommendation Approve

- PC7 Zoning Amendment (Consent) – Sandhill Ridge MPUD Master Planned Unit Development – Habitat for Humanity of Pinellas County – Rezoning Request from an R-1MH Single-family/Mobile Home Zoning District to an MPUD Master Planned Unit Development District to Allow for the Development of 23 Single-family Detached Homes and Associated Infrastructure on Approximately 4.39 Acres Located in West Pasco

File Number PEG24-7777
Comm. Dist. 4
Recommendation Approval with Conditions

- PC8 Comprehensive Plan Amendment (Consent) - CPAS23(22) Ernest Drive - Providing for A Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 22) Changing from ROR (Residential /Office/Retail) and RES-3 (Residential-3 Du/Ga) to COM (Commercial) on Approximately 2.06 Acres of Real Property Located on the Southwest Corner of the Intersection of SR 54 and Ernest Drive

File Number PEG24-0218
Comm. Dist. 2
Recommendation Approve

- PC9 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 Approve

- PC10 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Amending Section 402.2, Zoning Amendment-MPUD Master Plan Unit Development, Submittal Requirements; Section 403.1, Preliminary Development Plans-Residential, Submittal Requirements; Section 403.2, Preliminary Development Plans-Nonresidential/Mixed Use, Submittal Requirements; Section 403.3, Preliminary Site Plans, Submittal Requirements; Section 403.7, Mass Grading, Submittal Requirements; Section 404.3, Mining Permits, Application Requirements; Section 404.4, Construction And Demolition Debris Disposal Facilities Operating Permits, Application Requirements; Section 404.6, Yard Trash

Processing Facilities, Application Requirements; Section 809.2, Cultural Resources, Generally; Section 809.4, Standards For Surveys And Analysis; Section 809.8, Historic Cemeteries, Specific Requirements; 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 PEG24-0320

Comm. Dist. All

Recommendation Approve

PC11 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Amending Section 1105. Self-Storage Facilities Design Standards; Section 1105.2 Applicability; Section 1105.4 Corridor Specific Design Standards; Section 1105.5 General Design Standards; 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 PEG24-0334

Comm. Dist. All

Recommendation Approve

Walk-Ons

Adjourn