

Planning Commission

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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, July 25, 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

Public Hearings

- PC1 Special Exception (Continuance) – Lakeshore Blvd LLC – Freestanding Commercial and Recreational Vehicle and Boat Storage Facility in a C-1 Neighborhood Commercial District – Northwest Pasco County – West Side of Lakeshore Boulevard, Approximately 233 Feet Southwest of Fivay Road – Containing Approximately 3.62 Acres
File Number PEG24-7807
Comm. Dist. 5
Recommendation Continuance Requested
- PC2 Zoning Amendment (Continuance) – 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 Continuance Requested
- PC3 Zoning Amendment (Continuance) – Pasco Window and Door Plus More LLC – Change in Zoning from an R-1MH Single-Family/Mobile Home District and C-2 General Commercial District to a C-2 General Commercial District – Southwest Pasco County – South Side of Trouble Creek Road, Approximately 475 Feet West of Madison Street – Containing Approximately 0.98 Acre
File Number PEG24-7800
Comm. Dist. 3
Recommendation Continuance Requested
- PC4 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 100,000 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
- PC5 Comprehensive Plan Amendment (Continuance) - CPAS24(09) Wrage Parcel – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 and Sheet 14) Changing from RES-3 (Residential-3 DU/GA) to RES-1 (Residential-1 DU/GA) on Approximately 41 Acres of Real Property Located 1.5 Miles North of the Intersection of State Road 52 and Bellamy Brothers Boulevard; and An Amendment to Maps 2-13, Rural Areas, and 2-21,

Market Area V North Market Area Adding the Subject Parcel; and An Amendment to Maps 2-18, Market Area II South Market Area and 2-22, Urban Service Area and Urban Expansion Area Removing the Subject Parcel.

File Number PEG24-0354

Comm. Dist. 1

Recommendation Continuance Requested

- PC6 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 604 Northeast Pasco Rural Protection Overlay District; Figure 604-1 Northeast Pasco Rural Protection Overlay District Boundary; Figure 604-2 Northeast Pasco Rural Scenic Roadways; Figure 604-4 Limits To Topographic Alterations; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer, Severability; Inclusion Into The Land Development Code, And An Effective Date.

File Number PEG24-0413

Comm. Dist. All

Recommendation Continuance Requested

- PC7 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

- PC8 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 802 Tree Preservation And Replacement; 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 PEG24-0379

Comm. Dist. All

Recommendation Continuance Requested

- PC9 Zoning Amendment (Consent) – Affordable Secure Storage – Change in Zoning from an I-1 Light Industrial Park District to a C-2 General Commercial District – Northwest Pasco County – North Side of New York Avenue, Approximately 320 Feet East of Utica Drive – Containing Approximately 4.824

Acres

File Number PEG24-7801

Comm. Dist. 5

Recommendation Approve

- PC10 Zoning Amendment (Consent) – Anthony Gaeto – Change in Zoning from an A-C Agricultural District to an I-1 Light Industrial Park District – West Central Pasco County – North Side of Orchid Lake Road, Approximately 780 Feet East of Congress Street – Containing Approximately 2.43 Acres

File Number PEG24-7804

Comm. Dist. 4

Recommendation Approve

- PC11 Zoning Amendment (Consent) – Hudson Group Partners LLC/SR 52 Storage/Retail – Change in Zoning from an MF-1 Multiple-Family Medium Density District to a C-2 General Commercial District – West Central Pasco County – South Side of State Road 52, Approximately 620 Feet West of Colony Lake Boulevard – Containing Approximately 1.12 Acres

File Number PEG24-7802

Comm. Dist. 4

Recommendation Approve

- PC12 Zoning Amendment (Consent) – L S McAmis/Blue Sky Storage – Change in Zoning from an R-MH Mobile Home District to a C-2 General Commercial District – West Central Pasco County – Northwest Corner of the Intersection of Moon Lake Road and Boatswain Drive – Containing Approximately 2.4318 Acres

File Number PEG24-7805

Comm. Dist. 4

Recommendation Approve

- PC13 Zoning Amendment (Consent) – Lakeshore Blvd LLC – Change in Zoning from PO-2 Professional Office and MF-2 Multiple Family High Density Districts to a C-1 Neighborhood Commercial District – Northwest Pasco County – West Side of Lakeshore Boulevard, Approximately 233 Feet Southwest of Fivay Road – Containing Approximately 3.62 Acres

File Number PEG24-7806

Comm. Dist. 5

Recommendation Approve

- PC14 Zoning Amendment (Consent) – Residences at Rolling Hills MPUD Master Planned Unit Development - Dan-Nico Properties, LLC – A Rezoning Petition from MF-1 Multi-Family Medium Density District to an MPUD Master Planned Unit Development to Allow 132 Multi-Family Units, 104 Senior Apartments, 3,600 Square Feet of Medical Offices and a Minimum of 3,000 Square Feet of Retail Uses on Approximately 9.87 Acres, Located on the Southwest Corner of

the Little Road and Denton Avenue Intersection.

File Number PEG24-7740

Comm. Dist. 5

Recommendation Approval with Conditions

PC15 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Providing For Amendments To Section 1302.3, School Impact Fees, To Make Such Section Consistent With The 2024 School Impact Fee Study And To Adopt Such Study; To Increase The Amount Of School Impact Fees; Providing For Additional Amendments As Necessary To Ensure Internal Consistency; Providing For Applicability, Repealer, Severability, Inclusion Into The Land Development Code, Modification And An Effective Date.

File Number PEG24-0396

Comm. Dist. All

Recommendation Approve

Walk-Ons

Adjourn