

Planning Commission

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School Board Representative

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Staff

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David Engel, MCRP, AICP, Director Planning, Development and Economic Growth
Nectarios Pittos, AICP, Director Planning Services
Patrick Dutter, AICP, Assistant Director Planning Services
Denise Hernandez, Zoning Administrator
Nick Uhren, P.E., County Engineer

Pasco County Planning Commission Agenda Thursday, August 22, 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 Appeal (Withdrawn) - Lowman Links, Inc. - Appeal of the Determination of October 8, 2021 that Tree Farm, Timber Use, and/or Other Agricultural Activities are Not Principal Permitted Uses in the Beacon Woods MPUD/DRI, nor in the R-4 High Density Residential District - Northwest Pasco County - Generally located on the North Side of Hudson Avenue at Morning View Drive
File Number PEG24-0433
Comm. Dist. 5
Recommendation Withdraw
- PC2 Zoning Amendment (Continuance) - 301 East MPUD – 301 East LLC– Rezoning Request from RMH Residential Mobile Home and 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 of Commercial on Approximately 29.01 Acres Located in the East Market Area
File Number PEG24-7764
Comm. Dist. 1
Recommendation Continuance Requested
- PC3 Comprehensive Plan Amendment (Continuance) – CPAS23(14) 301 East– Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 23) Changing From COM (Commercial) to PD (Planned Development) on Approximately 29.01 Acres of Real Property Located East of US 301 at the Northeast And Southeast Corners of the Intersection of US 301 (Gall Blvd) and Roanoke River Way; and a Text Amendment Creating Subarea Policy FLU 7.1.77 – 301 East; And A Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(77) 301 East.
File Number PEG24-0002
Comm. Dist. 1
Recommendation Continuance Requested
- PC4 Comprehensive Plan Amendment (Consent) - 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 Approve
- PC5 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 Approve

Walk-Ons

Adjourn