

Planning Commission

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School Board Representative

Chris Williams

Legal Counsel

David Goldstein, Chief Assistant County Attorney

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, September 5, 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 - July 25, 2024
File Number PDE24-0451
Comm. Dist. All
Recommendation Approve

Public Hearings

- PC2 Zoning Amendment (Continuance) – Northridge MPUD Master Planned Unit Development – Northridge 829, LLC - A Substantial Modification to Increase the Residential Density from 700 Units to 770 Units (Detached and Villas) on Approximately 178.15 Acres - Located South of and Abutting County Line Road North, 1.25 Miles Northwest of the Suncoast Parkway.
File Number PDE24-7795
Comm. Dist. 5
Recommendation Continuance Requested
- PC3 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 PDE24-0379
Comm. Dist. All
Recommendation Continuance Requested
- PC4 Zoning Amendment (Consent) – Evans County Line 80 MPUD Master Planned Unit Development – Evans Properties, Inc. – A Rezoning Petition from A-C Agricultural District to an MPUD Master Planned Unit Development to Allow 300 Multi-Family Units, and 1,500,000 Square Feet of Light Industrial Uses on Approximately 80 Acres, Located South of County Line Road North and East of Lake Iola Road
File Number PDE24-7738
Comm. Dist. 1
Recommendation Approval with Conditions
- PC5 Comprehensive Plan Amendment (Consent) – CPAS23(14) 301 East PD – 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 PD; And A Map Amendment to the Future Land

Use Map 2-9 Adding Subarea Map 2-9(77) 301 East PD.

File Number PDE24-0002

Comm. Dist. 1

Recommendation Approve

PC6 Zoning Amendment (Consent) - 301 East MPUD Master Planned Unit Development – 301 East, LLC – Rezoning Request from R-MH Mobile Home District and C-2 General Commercial District to an MPUD Master Planned Unit Development District 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 PDE24-7764

Comm. Dist. 1

Recommendation Approval with Conditions

Walk-Ons

Adjourn