

Planning Commission

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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 19, 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 Comprehensive Plan Amendment (Withdraw) – CPA24(01) Hudson Industrial Park – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 04) Changing from RES-3 (Residential-3 Du/Ga), RES-9 (Residential-9 Du/Ga), and P/SP (Public/Semipublic) To IL (Industrial-Light) and IH (Industrial-Heavy) on Approximately 190.26 Acres of Real Property Located at the Southeast Corner of the Intersection of Hicks Road and Bolton Avenue; and a Map Amendment to the Transportation Corridor Preservation Map 7-35, and to the Highway Vision Plan and Functional Class Map 7-36 adding Bolton Avenue as a County Collector. Additionally, a Text Amendment to Chapter 7, Transportation Element, Table 7-2, Corridor Preservation Table.
File Number PDE24-0440
Comm. Dist. 5
Recommendation Withdraw
- 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 PDE24-7783
Comm. Dist. 5
Recommendation Continuance Requested
- PC3 Zoning Amendment (Continuance) – HCM Hospitality LLC – Change in Zoning from a C-2 General Commercial District and MF-1 Multiple-Family Medium Density District to an MF-1 Multiple-Family Medium Density District – West Central Pasco County – East Side of US Highway 19, Approximately 950 Feet South of State Road 52– Containing Approximately 4.44 Acres
File Number PDE24-7818
Comm. Dist. 1
Recommendation Continuance Requested
- PC4 Zoning Amendment (Continuance) – Siddiqui Rafat Ali – Change in Zoning from a C-1 Neighborhood Commercial District to a C-2 General Commercial District – South Central Pasco County – Southwest Corner of the Intersection of Black Lake Road and Geneva Drive – Containing Approximately 0.57 Acre
File Number PDE24-7779
Comm. Dist. 3
Recommendation Continuance Requested

- PC5 Special Exception (Consent) – Lake Thomas Plaza LLC – Special Exception for a Self-Storage Facility in a C-1 Neighborhood Commercial District – South Central Pasco County – West Side of Land O’ Lakes Boulevard, Approximately 185 Feet South of Darter Road – Containing Approximately 2.1887 Acres
File Number PDE24-7819
Comm. Dist. 4
Recommendation Approval with Conditions
- PC6 Zoning Amendment (Consent) – 52 Realty LLC/SR 52 Realty – Change in Zoning from an A-R Agricultural-Residential District to A-R Agricultural-Residential District, PO-2 Professional Office, and C-2 General Commercial District – West Central Pasco County – South Side of State Road 52, Approximately 1/2 Mile West of Land O Lakes Boulevard – Containing Approximately 8.84 Acres
File Number PDE24-7810
Comm. Dist. 4
Recommendation Approve
- PC7 Zoning Amendment (Consent) – Anodyne 54 LLC – Change in Zoning from a C-1 Neighborhood Commercial District to a C-2 General Commercial District – Southeast Pasco County – Northwest Corner of the Intersection of State Road 54 and Point Cypress Boulevard – Containing Approximately 1.31 Acres
File Number PDE24-7817
Comm. Dist. 2
Recommendation Approve
- PC8 Zoning Amendment (Consent) – 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 Approval with Conditions
- PC9 Zoning Amendment (Consent) – Suncoast Lakes MPUD Master Planned Unit Development – Pasco County Planning Services Division – A Modification to the Previously Approved Master Plan and Conditions of Approval to Reflect and Memorialize Subsequent Revisions Thereto on Approximately 483.5 Acres in the South and Central Market Areas
File Number PDE24-7826
Comm. Dist. 4
Recommendation Approval with Conditions
- PC10 Comprehensive Plan Amendment (Consent) – CPAS23(24) Diagonal Road

Business Park – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 03) Changing from ROR (Retail/Office/Residential) to IL (Industrial-Light) on Approximately 16.84 Acres of Real Property Located at the Southeast Corner of the Intersection of Diagonal Road and New York Avenue.

File Number PDE24-0179

Comm. Dist. 5

Recommendation Approve

- PC11 Comprehensive Plan Amendment (Consent) - CPAS24(06) Massachusetts Commercial – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 18) Changing from RES-12 (Residential-12 DU/GA) to COM (Commercial) on Approximately 3.05 Acres of Real Property Located South of Massachusetts Avenue Approximately 1,300 Feet West of the Intersection of Massachusetts Avenue and Rowan Road: and Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.

File Number PDE24-0340

Comm. Dist. 4

Recommendation Approve

- PC12 Comprehensive Plan Amendment (Consent) - CPAS24(07) Little Road Commercial - Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 10) Changing from RES-1 (Residential-1 DU/GA) to COM (Commercial) on Approximately 3.02 Acres of Real Property Located at the Northeast Corner of the Intersection of Jasmine Blvd and Little Road.

File Number PDE24-0387

Comm. Dist. 4

Recommendation Approve

- PC13 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 204.1.A Planning Commission; Section 304.2.D Public Notice; Section 305.2.B Neighborhood Meeting Coordination And Notice; Section 307 Continuance Procedures; Section 310 Performance Security; Section 311 Defect Security; Section 403.5 Construction Plans; Section 406.1.6.B.1 And 3 Temporary Signs; Section 406.1.9.A Additional Standards For Permanent Signs In Residential Districts; Section 406.1.10.B, C, And E Additional Standards For Signs In Nonresidential Districts, Ground Signs, Wall Signs, And Regulations For Marquee, Canopy, And Awning Signs; Section 1003.1 Gates, Fences, And Walls, General Requirements; Section 1003.4 Gates, Fences, And Walls, Non-Residential Requirements; Section 1203.4 Nonconforming Signs; Section 1302.1.D Uniform Procedures And Provisions, Reduction Of Mobility Fees And Waivers Of School Impact

Fees; 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 PDE24-0442

Comm. Dist. All

Recommendation Other

Walk-Ons

Adjourn