

Planning Commission

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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 Addendum Agenda
Thursday, October 3, 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

Public Hearings

- PC1 Zoning Amendment (Continuance) – Sandarben LLC – Change in Zoning from a A-C Agricultural District to a AR-5 Agricultural-Residential District – North Central Pasco County – Northwest Corner of Bellamy Bros Boulevard and Johnston Road – Containing Approximately 92.60 Acres
File Number PDE25-7824
Comm. Dist. 1
Recommendation Continuance Requested
- PC2 Zoning Amendment (Continuance) – 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 Lola Road
File Number PDE25-7738
Comm. Dist. 1
Recommendation Continuance Requested
- PC3 Comprehensive Plan Amendment (Continuance) - CPA24(05) Rural Area 4 and Urban Expansion Area Maps to Adjust Boundaries – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps 2-13 Rural Areas and Map 2-22 Urban Service Area; Providing For Additional Text Amendments as Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDE25-0018
Comm. Dist. ALL
Recommendation Continuance Requested
- P4 Conditional Use (Regular) – Cynthia M Barthle/Anthemnet, Inc./Verizon Wireless – 195-Foot Above-Ground-Level (AGL) Monopine Wireless Communications Facility (WCF) in an E-R Estate Residential District – North Central Pasco County – At the Northwest Corner of the Intersection of St Joe Road and Mt Zion Road
File Number PDE25-CU03
Comm. Dist. 1
Recommendation Approval with Conditions

Noted

- N5 Noted Item - 2025 Adopted Public Hearing Schedule - Board of County Commissioners and Planning Commission - Rezoning, Special Exception, Conditional Use, Variance, and Non-Ad Valorem and Special Assessments Public Hearings.
File Number PDE25-0023

Comm. Dist. All
Recommendation Not Applicable

Addendum

- APC6 Zoning Amendment (Consent) – Sitex NR Holding LLC – Change in Zoning from a A-R Agricultural-Residential District to a C-2 General Commercial District – South Central Pasco County – West Side of Ernest Drive, Approximately 200 Feet South of State Road 54 – Containing Approximately 1.06 Acres
File Number PDE25-7827
Comm. Dist. 2
Recommendation Approve
- APC7 Zoning Amendment (Consent) – Anodyne 54 LLC/Anodyne 54 LLC (East) – Change in Zoning from a C-1 Neighborhood Commercial District to a C-2 General Commercial District – Southeast Pasco County – Northeast Corner of the Intersection of State Road 54 and Point Cypress Boulevard – Containing Approximately 1.27 Acres
File Number PDE25-7823
Comm. Dist. 2
Recommendation Approve
- APC8 Zoning Amendment (Consent) – Old Pasco West MPUD Master Planned Unit Development – Mary Elaine Sharp and Maxine Green – A Rezoning Petition from MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development to Allow 99 Single Family Detached Dwelling Units on Approximately 76.55 Acres, Located South of State Road 52 and West of Old Pasco Road.
File Number PDE25-7816
Comm. Dist. 2
Recommendation Approval with Conditions

Adjourn