

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 Addendum Agenda
Thursday, October 17, 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 PDE25-7807
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 PDE25-7783
Comm. Dist. 5
Recommendation Continuance Requested
- PC3 Zoning Amendment (Continuance) – KT Mark II LLC – Change in Zoning from an R-MH Mobile Home District to A-R Agricultural-Residential District – Northwest Pasco County – South Side of County Line Road, Approximately 0.5 Mile West of Suncoast Parkway – Containing Approximately 38.50 Acres
File Number PDE25-7828
Comm. Dist. 5
Recommendation Continuance Requested
- PC4 Zoning Amendment (Continuance) – 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 PDE25-7806
Comm. Dist. 5
Recommendation Continuance Requested
- PC5 Special Exception (Consent) – 9912 Little Rd LLC/ BoldAge Pace – Special Exception for an Adult Daycare Center in a E-R Estate-Residential District – West Central Pasco County – Southeast Corner of Little Road and Grove Drive – Containing Approximately 7.99 Acres
File Number PDE25-7829
Comm. Dist. 4
Recommendation Approval with Conditions
- PC6 Waiver Request (Consent) – Hudson Holdings LLC/Tin Can Cafe Distance

Waiver – Specific Distance Limitation of 1,000 Feet from a Place of Religious Worship for the Consideration of an Administrative Use Permit for the Sale of Alcoholic Beverages for On-Premises Consumption – Northwest Pasco County – Northwest Corner of Saltwater Boulevard and US Highway 19 – Containing Approximately 0.54 Acre

File Number PDE25-0025

Comm. Dist. 5

Recommendation Approve

- PC7 Zoning Amendment (Consent) – 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 PDE25-7818

Comm. Dist. 5

Recommendation Approve

- PC8 Zoning Amendment (Consent) – 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 PDE25-7779

Comm. Dist. 3

Recommendation Approve

- PC9 Zoning Amendment (Consent) – Patricia S Deremer/ Massachusetts Commercial – Change in Zoning from a C-2 General Commercial District Specific Use for a Commercial Nursery and MF-1 Multiple-Family Medium Density District to a C-2 General Commercial District – Southwest Pasco County – South Side of Massachusetts Avenue, Approximately 960 Feet West of Rowan Road – Containing Approximately 2.80 Acres

File Number PDE25-7821

Comm. Dist. 4

Recommendation Approve

- PC10 Zoning Amendment (Consent) – Coastal Life Investments LLC – Change in Zoning from a MF-2 Multiple-Family High Density District to a R-4 High Density Residential District – Northwest Pasco County – West Side of the Intersection of Marina Drive and New Jersey Avenue – Containing Approximately 0.97 Acre

File Number PDE25-7830

Comm. Dist. 5

Recommendation Approve

- PC11 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 PDE25-7810

Comm. Dist. 4

Recommendation Approve

- PC12 Comprehensive Plan Amendment (Consent) - CPAS24(11) Deeb Industrial – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 18) Changing from RES-6 (Residential 6 – Du/Ga) to IL (Industrial-Light) on Approximately 1.80 Acres of Real Property Located at the Southeast Corner of the Intersection of Alderman Lane and Rowan Road.

File Number PDE25-0380

Comm. Dist. 4

Recommendation Approve

Addendum

- APC13 Zoning Amendment (Consent) – 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 Approve

- APC14 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 PDE25-0011

Comm. Dist. 4

Recommendation Approve

Walk-Ons

Adjourn