

Planning Commission

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Pasco County Planning Commission

Addendum Agenda

Thursday, November 21, 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) – 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
- PC3 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
- PC4 Zoning Amendment (Continuance) – New York Ave Business Park LLC/Diagonal Road Business Park – Change in Zoning from a R-2 Low Density Residential District and C-2 General Commercial District to a I-1 Light Industrial Park District – Northwest Pasco County – Southeast Corner of the Intersection of Diagonal Road and New York Avenue – Containing Approximately 16.84 Acres
File Number PDE25-7785
Comm. Dist. 5
Recommendation Continuance Requested
- PC5 Zoning Amendment (Consent) – Rowan Rd LLC/Deeb Industrial – Change in Zoning from a PO-2 Professional Office District to a I-1 Light Industrial Park District – Southwest Pasco County – Southeast Corner of the Intersection of Rowan Road and Alderman Lane – Containing Approximately 1.80 Acres
File Number PDE25-7840
Comm. Dist. 4

Recommendation Approve

PC6 Comprehensive Plan Amendment (Consent) - CPAS24(03) Lake Park CPA - Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (MAP 2-15 and Sheet No. 03) Changing from COM (COMMERCIAL) to RES-6 (RESIDENTIAL 6 – Du/Ga) on Approximately 2.57 Acres of Real Property Located at the Northwest Corner of the Intersection of Hudson Ave and Hicks Road.

File Number PDE25-0046

Comm. Dist. 5

Recommendation Approve

P7 Mining Operating Permit and Conditional Use Amendment Request (Regular) – K&M Mine Expansion – Mining Operating Permit and Conditional Use Permit Amendment for an Existing Sand and Limerock Mine with No Blasting in A-C Agricultural and AR-1 Agricultural-Residential Zoning Districts- Northwest Pasco County, on the South Side of County Line Road Approximately 3,200 Feet West of the Suncoast, Containing Approximately 149.80 Acres.

File Number PDE25-CU06

Comm. Dist. 5

Recommendation Approval with Conditions

Addendum

AP8 Zoning Amendment (Consent) – Citrico Alliance LLC – Change in Zoning from a A-C Agricultural District and a C-2 General Commercial District to a A-C Agricultural District and a C-2 General Commercial District – West Central Pasco County – South Side of Ridge Road, Approximately One-quarter Mile East of Little Road – Containing Approximately 9.92 Acres

File Number PDE25-7841

Comm. Dist. 4

Recommendation Approve

AP9 Zoning Amendment (Consent) – Lake Park MPUD – Hudson Avenue Land Company - Rezoning Request from a C-2 General Commercial Zoning District and MPUD Master Planned Unit Development District to a New MPUD Master Planned Unit Development District to Allow for the Development of Up to 100 Single-Family Detached Dwelling Units and Associated Infrastructure on Approximately 57.40 Acres Located in Northwest Pasco County, Directly North of Hudson Avenue, and Directly West of Hicks Road

File Number PDE25-7794

Comm. Dist. 5

Recommendation Approval with Conditions

AP10 Development Agreement (Consent) -Hawk Longleaf, LLC. - To Design, Permit, and Construct Roadway Widening in Exchange for Cash Reimbursement –

West Pasco - On Starkey Boulevard from South of Marsha Drive to North of Fanning Springs Drive North

File Number TED25-0018

Comm. Dist. 3

Recommendation Approve

Walk-Ons

Presentation

11 Pasco County Sheriff's Office - Planning for New Development and Growth

File Number

Comm. Dist.

Recommendation

Adjourn