

Planning Commission

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Patricia Crist Yingling, Planning Commission Agenda Coordinator
Nick Uhren, P.E., County Engineer

Pasco County Planning Commission

Addendum Agenda

Thursday, January 23, 2025

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) – Meares Four LLC – Change in Zoning from an A-R Agricultural-Residential District and C-3 Commercial/Light Manufacturing District to a C-3 Commercial/Light Manufacturing District – Northwest Pasco County – Southeast Corner of the Intersection of Suncoast Parkway and Shady Hills Road – Containing Approximately 9.1 Acres
File Number PDE25-7769
Comm. Dist. 5
Recommendation Continuance Requested
- PC4 Zoning Amendment (Continuance) – Anclote TH MPUD – Lennar Homes LLC – Rezoning Request from A-C Agricultural and A-R Agricultural-Residential Zoning District to MPUD Master Planned Unit Development District to Allow for the Development of 190 Townhome Dwelling Units and Associated Infrastructure on Approximately 46.03 Acres Located in Southwestern Pasco
File Number PDE25-7813
Comm. Dist. 3
Recommendation Continuance Requested
- PC5 Conditional Use Amendment Request (Consent) – Spanish Lakes Land Company LLC/ Spanish Lakes CU – Conditional Use Amendment to Remove Height Limitation for Previously Approved Multifamily Dwellings in a C-2 General Commercial District – West Central Pasco County – Approximately 150 Feet North of State Road 52, East of Deerbook Boulevard – Containing Approximately 18.65 Acres
File Number PDE25-CU05
Comm. Dist. 5

Recommendation Approval with Conditions

PC6 Zoning Amendment (Consent) - Sakelson Hudson MPUD Master Planned Unit Development - DRB Group - A Rezoning Request from an A-R Agricultural-Residential District to an MPUD Master Planned Unit Development to Allow for the Maximum Development of 63 Single-Family Detached Homes and Associated Infrastructure on Approximately 34.24 acres.

File Number PDE25-7831

Comm. Dist. 5

Recommendation Approval with Conditions

PC7 Development Agreement (Consent) – Hamilton Oaks MPUD Master Planned Unit Development –Stephanie V. Benson, William D Brown, et al. – Proposed is a Development Agreement (DA) for Hamilton Oaks MPUD

File Number PDE25-0082

Comm. Dist. 1

Recommendation Approve

Addendum

APC8 Zoning Amendment - Substantial Modification (Consent) - Pristine Lake Preserve MPUD - Walker Development Company - A Rezoning Request to Substantially Modify the Pristine Lake Preserve MPUD to Amend the Pristine Lake Preserve MPUD Uses and to Allow for the Development of a 7,500 Square-Foot Office Building

File Number PDE25-7799

Comm. Dist. 2

Recommendation Approval with Conditions

Walk-Ons

Adjourn