

Planning Commission

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REVISED
Pasco County
Planning Commission Agenda
Thursday, February 20, 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 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
- PC2 Conditional Use Request (Continuance) – C&M Lowe Limited Partnership and Port Hudson Marina LLC/Old Dixie Hwy Marina – Conditional Use for a Marina in a C-2 General Commercial District – Northwest Pasco County – North and South Side of the Intersection of Harbor Drive and Old Dixie Highway – Containing Approximately 3.18 Acres
File Number PDE25-CU01
Comm. Dist. 5
Recommendation Continuance Requested
- PC3 Special Exception (Consent) – 52 Property LLC/Tropicare Board and RV Storage SR 52 – Free-Standing Recreational Vehicle/Boat Storage in a I-1 Light Industrial Park District – Central Pasco County – South Side of State Road 52, Approximately 340 Feet East of Bellamy Brothers Boulevard – Containing Approximately 1.59 Acres
File Number PDE25-7848
Comm. Dist. 2
Recommendation Approval with Conditions
- PC4 Zoning Amendment (Consent) – Gustavo A and Angela Trejos/Land O Lakes Retail – Change in Zoning from a A-R Agricultural-Residential District to a C-2 General Commercial District – South Central Pasco County – North Side of State Road 54 and Approximately 1,020 Feet West of Wilson Road – Containing Approximately 1.59 Acres
File Number PDE25-7855
Comm. Dist. 4
Recommendation Approve
- PC5 Comprehensive Plan Amendment (Consent) - CPAS23(23) Little Road – 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 PD (Planned Development) on Approximately 7.83 Acres of Real Property Located 500 feet North of the intersection of Little Road and Jasmine Blvd; and a Text Amendment Creating Subarea Policy FLU 7.1.82- Little Road PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(82) Little Road PD.

File Number PDE25-0054
Comm. Dist. 4
Recommendation Approve

- PC6 Zoning Amendment (Consent)- Little Road MPUD Master Planned Unit Development-Nguyen Thien- A Rezoning Petition from E-R Estate Residential District to MPUD Master Planned Unit Development to allow for 23 Townhomes and 32,452 Square Feet (SF) of Commercial uses on 7.83 Acres, Located on the East Side of Little Road approximately 550 feet North of the intersection of Little Road and Jasmine Boulevard.

File Number PDE25-7721
Comm. Dist. 4
Recommendation Approval with Conditions

- PC7 Comprehensive Plan Amendment (Consent) – CPA24(02) HCA-Bayonet Point PD – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 03) Changing from ROR (Retail/Office/Residential) and RES-6 (Residential-6DU/GA) to PD (Planned Development) on Approximately 62.98 Acres of Real Property Located on the East and West side of Fivay Road at the Southeast Corner of the Intersection of Fivay Road and Hudson Ave, and a Text Amendment Creating Subarea Policy FLU 7.1.83 – HCA-Bayonet Point PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(83) HCA-Bayonet Point PD.

File Number PDE25-0070
Comm. Dist. 5
Recommendation Approve

- PC8 Zoning Amendment (Consent) – HCA Bayonet Point MPUD Master Planned Unit Development – HCA Health Services of Florida, Inc. – A Rezoning Request from C-1 Neighborhood Commercial, MF-2 Multiple-family High Density, and MPUD Master Planned Unit Development Zoning Districts to an MPUD Master Planned Unit Development to Allow for the Development of 600,000 Square-Feet of Hospital, 200,000 Square-Feet of Medical Office and 50,000 Square-Feet of Retail Uses on Approximately 62.98 Acres in the West Market Area

File Number PDE25-7796
Comm. Dist. 5
Recommendation Approval with Conditions

- PC9 Zoning Amendment (Consent) – 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 Approval with Conditions

- P10 Special Exception (Regular) – BDI Properties US LLC/TLE Wells Roads – Day-care Center and Veterinarian Clinic in a A-R Agricultural-Residential District – Central Pasco County – Southwest Corner of the Intersection of Wells Road and Curley Road – Containing Approximately 2.08 Acres

File Number PDE25-7845

Comm. Dist. 1

Recommendation Approval with Conditions

- P11 Land Development Code Amendment (Regular) - An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 503 A-C Agricultural District; Section 504 AC-1 Agricultural District; Section 505 A-R Agricultural-Residential District; Section 506 AR-1 Agricultural-Residential District; Section 507 AR-5 Agricultural-Residential District; Section 509 E-R Estate Residential District; Section 510 ER-2 Estate Residential District; Section 512 R-1MH Single-Family/Mobile Home District; Section 514 R-1 Rural Density Residential District; Section 515 R-2 Low Density Residential District; Section 516 R-3 Medium Density Residential District; Section 517 R-4 High Density Residential District; Section 530.3 Construction of Accessory Buildings and Structures; Creating New Section 530.24 Accessory Dwelling Units; 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 PDE25-0103

Comm. Dist. All

Recommendation Approve

Walk-Ons

Adjourn