

Planning Commission

Charles Grey, Chairman
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School Board Representative

Chris Williams

Legal Counsel

David Goldstein, Chief Assistant County Attorney

Staff

Sally Sherman, Assistant County Administrator, Development Services
Nectarios Pittos, AICP, Director of Planning and Development
Joaquin Servia, Assistant Director of Planning and Development
Denise Hernandez, Zoning Administrator
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

Pasco County Planning Commission Agenda Thursday, October 22, 2020 1:30 PM, Hybrid Virtual Meeting



West Pasco Government Center
Board Room, First Floor
8731 Citizens Drive
New Port Richey, FL 34654

This meeting will be broadcasted live on the [County's website](#), [Facebook](#), [YouTube Live](#), Frontier Channel 42, and Spectrum Channel 643 (only for residents living in Pasco

County).

Due to COVID-19 this meeting will be held as a Hybrid Virtual Meeting with a quorum of the Planning Commission (PC) Members physically in attendance at the West Pasco Government Center Board Room and other PC Members and County Staff participating through video conferencing, consistent with the requirements of Resolution 20-182.

Board Room will remain closed to the public.

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 appeal able. 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

1	Planning Commission - 10-22-2020 Hybrid Virtual Meeting Affidavit
File Number	PDD21-001
Comm. Dist.	ALL
Recommendation	No Action Required

- 2 Colony Road Project LLC/Colony Road MPUD (#RZ-7496) Affidavit
File Number PDD21-002
Comm. Dist. ALL
Recommendation No Action Required

PUBLIC COMMENT

CONSENT

- 3 Annotated Minutes - Planning Commission Hybrid - Virtual Meeting - August 27, 2020
File Number PDD21-M01
Comm. Dist. ALL
Recommendation Approve
- 4 Annotated Minutes - Planning Commission Hybrid - Virtual Meeting - September 3, 2020
File Number PDD21-M02
Comm. Dist. ALL
Recommendation Approve

PUBLIC HEARINGS

- 5 CONDITIONAL USE REQUEST (WITHDRAWN) – Tampa Bay Portfolio Holdings/Delish Gourmet Cafe – Sale of Alcoholic Beverages (2COP): Beer and Wine Only; On-Premises Consumption, in Conjunction with the Operation of a Café with Outside Seating and Service of Alcoholic Beverages on a Patio in a MPUD Master Planned Unit Development District – Southwest Pasco County –North of Trinity Boulevard, West of Tamarind Boulevard (PC: 10/22/20; 1:30 p.m.; NPR Hybrid Virtual Meeting and BCC: 11/17/20; 1:30 p.m.; DC Hybrid Virtual Meeting, Continued from PC: 10/08/20; 1:30 p.m.; DC Hybrid Virtual Meeting and BCC: 10/20/20; 1:30 p.m.; NPR Hybrid Virtual Meeting)
File Number PDD21-CU04
Comm. Dist. 3
Recommendation Withdraw
- 6 ZEPHYR EGG COMPANY FUNDING AGREEMENT AMENDMENT (CONSENT) — AMENDMENT TO FUNDING AGREEMENT BETWEEN PASCO COUNTY AND ZEPHYR EGG COMPANY, A FLORIDA CORPORATION FOR CONSTRUCTION OF A PORTION OF A 6.13 MILE SEGMENT OF S.R. 56, FROM MEADOWPOINTE BOULEVARD TO U.S. 301
File Number PDD21-0020
Comm. Dist. 4

Recommendation Approve

- 7 ZONING AMENDMENT (CONSENT) – Colony Road MPUD Master Planned Unit Development – Colony Road Project, LLC – Rezoning Request from A-R Agricultural Residential District to an MPUD Master Planned Unit Development District to Allow 162 Single-Family Detached Units on Approximately 36.7 Acres – North West Pasco County, on the Southeast Corner of the Intersection of Colony Road and Fairwinds Road (PC: 10/22/2020, 1:30 p.m.; NPR Hybrid Virtual Meeting and BCC: 11/17/2020, 1:30 p.m.; DC Hybrid Virtual Meeting)

File Number PDD21-7496

Comm. Dist. 5

Recommendation Approval with Conditions

- 8 VARIANCE REQUEST (CONSENT) - Bruce W. Clark - Reduction in the Required Minimum Rear Yard Setback From 5 Feet to 1.5 Feet from the rear Property Line and a Reduction in the Required Setback from 15 Feet From the Mean High Water Line to 1.9 Feet From the Mean High Water Line for a Screened Pool Enclosure on Waterfront Property in an R-4 High Density Residential District - Northwest Pasco County - On the East Side of Southwind Drive, Approximately 265 Feet South of the North End of Southwind Drive - Containing Approximately .18 Acre

REFERENCE: VARNCE-2020-00009

File Number PDD21-2084

Comm. Dist. 5

Recommendation Approval with Conditions

- 9 CONDITIONAL USE REQUEST (REGULAR) - District School Board of Pasco County/Vertex Development LLC/Verizon Wireless - 140-Foot Above-Ground- Level (AGL), Close-Mount Monopole Wireless Communications Facility (WCF) in an MPUD Master Planned Unit Development District - Southwest Pasco County - On the North Side of Budd Bexley Parkway, Approximately 860 Feet East of the Intersection of Ballantrae Boulevard and Budd Bexley Parkway (Hybrid Virtual PC: 10/22/20; 1:30 p.m.; NPR and Hybrid Virtual BCC: 11/17/20; 1:30 p.m.; DC) - Continued From Hybrid Virtual PC 10/8/20; 1:30 p.m. ; DC and Hybrid Virtual BCC: 10/20/20; 1:30 p.m.; NPR

REFERENCE: CONUSE-2020-00034

File Number PDD21-CU01

Comm. Dist. 4

Recommendation Approval with Conditions

NOTED ITEMS

- 10 NOTED ITEM (NO ACTION REQUIRED) - Planning Commission Update on BCC Final Action on Rezoning 7489 - Truman D. and Margaret G. Campbell and Truman Don Campbell Revocable Trust Change in Zoning From C-2 General Commercial District to R-MH Mobile Home District with Voluntarily Agreed Upon Deed Restriction Stating that the Nearest Residential Lot to the Eastern Boundary of the Property Shall be a Minimum of 200 Feet, Limiting the Site to a Maximum of 109 Single-Family Detached Site-Built Dwelling Units, Prohibiting Mobile/Manufactured/Modular Homes, and Stating that a Provision Will Be Included in all Sales Contracts Disclosing that an Existing Public Airport is Located Near the Eastern Boundary of the Property.

File Number PDD21-00022

Comm. Dist. 2

Recommendation Not Applicable

ADJOURN