

**PASCO COUNTY PLANNING COMMISSION
HYBRID VIRTUAL MEETING**

ANNOTATED AGENDA

OCTOBER 22, 2020

**PREPARED IN THE OFFICE OF
NIKKI ALVAREZ-SOWLES, Esq., CLERK & COMPTROLLER**

**THE MINUTES WERE PREPARED IN AGENDA ORDER
AS PUBLISHED AND NOT IN THE ORDER
IN WHICH THE ITEMS WERE HEARD**

1:30 P.M.

**WEST PASCO GOVERNMENT CENTER, BOARD ROOM, FIRST FLOOR
8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654**

Members:

Mr. Charles Grey, Chairman
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Michael J. Cox, CFP - **ABSENT**

Mr. Peter Hanzel, MS - **ABSENT**
Mr. Christopher Poole, CPG
Mr. Roberto Saez, MBA, CGC, AIA
- **ABSENT**

School Board Representative – Mr. Chris Williams – **Rep. by Richard Tonello**

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

CALL TO ORDER

Chairman Grey called the meeting to order at 1:30 p.m.

MOMENT OF SILENCE

A moment of silence was held in lieu of a prayer.

PLEDGE OF ALLEGIANCE

Chairman Grey led the Pledge of Allegiance to the Flag.

ROLL CALL

Ms. Allie Knupp, Records Clerk, called the roll. All members were present with exception of Mr. Saez, Mr. Cox, and Mr. Hanzel who were absent. Mr. Williams was represented by Mr. Richard Tonello.

SWEARING IN

Ms. Shannon Egbert, Deputy Clerk, swore in those who planned to present testimony.

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

Ms. Knupp noted proof of publication.

PUBLIC COMMENT

There was none.

CONSENT

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

The Commission approved the August 27, 2020 and the September 3, 2020 Planning Commission Minutes.

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

The Commission approved the August 27, 2020 and the September 3, 2020 Planning Commission Minutes.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included items 6, 7 and 8.

- 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

The item was withdrawn. No action was required.

- 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

The item was approved as part of the Public Hearing Consent Agenda.

- 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

The item was approved as part of the Public Hearing Consent Agenda.

- 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

The item was approved as part of the Public Hearing Consent Agenda.

- 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

The Commission approved the item per Staff's recommendation.

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

The item was noted.

ADJOURN

The Commission approved to adjourn the meeting.

The meeting adjourned at 1:53 p.m.

Prepared by: Allie Knupp, Records Clerk I, Board Records Division