

Planning Commission:

Charles Grey, Chairman
Jaime Girardi, P.E., Vice Chairman
Michael J. Cox, CFP
Peter Hanzel, MS
Christopher B. Poole, CPG
Roberto Saez, MBA, CGC, AIA

School Board Representative:

Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff: Todd J. Bayley, Interim Assistant County Administrator, Development Services
Nectaros 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

July 09, 2020

1:30 PM, Hybrid Virtual Meeting

Historic Pasco County Courthouse
37918 Meridian Avenue, 2nd Floor Board Room
Dade City, FL 33525



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 Historic Pasco County Courthouse and other PC Members and County Staff participating through video conferencing, consistent with the requirements of Resolution 20-182.

BCC 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

PUBLIC COMMENT

CONSENT

Planning Commission Final Approved Virtual Meeting Minutes June 4, 2020

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

- PC1** **CONDITIONAL USE REQUEST (CONTINUANCE) - CNRV Enterprises, LLC/T-Mobile/Reliant Towers - 160 Foot Above Ground Level Monopole Wireless Communications Facility (WCF) in a C-2 General Commercial District - Southwest Pasco County - On the West Side of Lucas Street, Approximately 130 Feet North of Louis Avenue.**
Memorandum PDD20-CU20
Comm. Dist. 3
Recommendation: Continue to the 8/27/2020 PC Meeting at 1:30 p.m. in NPR
- PC2** **CONDITIONAL USE REQUEST (CONSENT) – Grand Trinity Plaza, LLC/Suncoast Wine and Liquor – Sale of Alcoholic Beverages (3PS): Beer, Wine, and Liquor; Package Sales Only; in Conjunction with the Operation of a Liquor Store in a C-2 General Commercial District – Southwest Pasco County – at the Northeast Intersection of Little Road and Villa Entrada**
Memorandum PDD20-CU31
Comm. Dist. 4
Recommendation: Approval with conditions
- PC3** **ZONING AMENDMENT (CONSENT) – Pasco Office Park, LLC – Change in Zoning from E-R Estate Residential District to PO-1 Professional Office District– Southcentral Pasco County – on the Northwest Side of Old Pasco Road, Approximately 330 Feet Southwest of Boom Boom Drive – Containing Approximately 1.85 Acres**
Memorandum PDD20-7478
Comm. Dist. 2
Recommendation: Approve
- PC4** **ZONING AMENDMENT (CONSENT) – Anderson Richard B. Revocable Living Trust – Change in Zoning From C-1 Neighborhood Commercial District to R-2 Low Density Residential District – Southwest Pasco County – on the North Side of Main Street, Approximately 260 Feet East of Congress Street – Containing Approximately .46 Acres**
Memorandum PDD20-7488
Comm. Dist. 4
Recommendation: Approve
- PC5** **ZONING AMENDMENT (CONSENT) – 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– Central Pasco County – on the East Side of US Highway 41, Approximately .5 Miles North of State Road 52 – Containing Approximately 43.9 Acres**
Memorandum PDD20-7489
Comm. Dist. 2
Recommendation: Approve

PC6 LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (CONSENT) - CPAL 20(02) Colony Road – Large Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and sheet 04) Changing from RES-3 (RESIDENTIAL – 3 DU/GA) to RES-6 (RESIDENTIAL – 6 DU/GA) on Approximately 37.77 Acres of Real Property, Located on the East Side of Colony Road, South of Fairwinds Road, Approximately Half a Mile North of S.R. 52; with Associated Subarea Policy FLU 7.1.54 – Colony Road; and an Amendment to the Future Land Use Subarea Map 2-9(54) – Colony Road.

Memorandum PDD20 0586

Comm. Dist. 5

Recommendation: Approve

PC7 ZONING AMENDMENT (CONSENT) - Hays Road MPUD Master Planned Unit Development - Hays Road Project, LLC - Rezoning Request from A-C Agricultural District to an MPUD Master Planned Unit Development District to Allow for 99 Single-Family Detached Units on Approximately 29 Acres - North West Pasco County, on the West Side of Hays Road Approximately Half a Mile South of Hudson Avenue - No Funding Required

Memorandum PDD20-7468

Comm. Dist. 5

Recommendation: Approval with conditions

PUBLIC HEARING AT 1:30 P.M.

P8 ZONING AMENDMENT (REGULAR) – Wesley Chapel Owner, LLC - Change in Zoning from MF-2 Multiple Family High Density District to MF-2 Multiple Family High Density District -South Central Pasco County - on the East Side of Old Pasco Road, Approximately 600 feet North of Oakley Boulevard - Containing Approximately 48.08 Acres

Memorandum PDD20-7484

Comm. Dist. 1

Recommendation: Approve

NOTED ITEMS

Board of County Commissioners Policy Directive on Criteria for Review of Multi-Family Residential Rezoning and Land-Use Amendments

Recommendation: Not Applicable

ADJOURN