

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

July 09, 2020

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

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

1:30 PM

**Historic Pasco County Courthouse, Board Room, 2nd
Historic Pasco County Courthouse
Historic Board Room, 2nd Floor
37918 Meridian Avenue Historic Pasco County Courthouse**

Planning Commission:

Michael J. Cox, CFP
Jaime Girardi, P.E.
Charles Grey
Peter Hanzel
Roberto Saez, MBA, CGC, AIA

School Board Representative:

Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

Nectarios Pittos, AICP, Director of Planning and Development
Ernest D. Monaco, Assistant Director of Planning and Development
Joaquin Servia, Assistant Director of Planning and Development
Denise Hernandez, Zoning Administrator/Special Projects Manager
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

CALL TO ORDER

Chairman Grey called the meeting to order at 1:34 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. Shannon Egbert, Deputy Clerk, called the roll. All members were present with the exception of Mr. Michael Cox and Mr. Peter Hanzel who were absent. Mr. Roberto Saez attended the meeting virtually.

SWEARING IN

Ms. Egbert swore in those who planned to present testimony.

PROOF OF PUBLICATION

Ms. Egbert noted proof of publication.

PUBLIC COMMENT

There was none.

Chairman Grey reviewed the procedures to be followed.

CONSENT

Planning Commission Final Approved Virtual Meeting Minutes June 4, 2020

The Commission approved the June 4, 2020 Planning Commission Meeting Minutes by a roll call vote.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included items PC2, PC4, and PC7 by a roll call vote.

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
Recommendation: Continue to the 8/27/2020 PC Meeting at 1:30 p.m. in NPR

The Commission approved to continue the item to the August 27, 2020 Planning Commission Meeting at 1:30 p.m. in New Port Richey by a roll call vote.

- 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
Recommendation: Approval with conditions

The item was approved as part of the Public Hearing Consent Agenda by a roll call vote.

- 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
Recommendation: Approve

The Commission approved the item per Staff's recommendation by a roll call vote with Mr. Christopher Poole abstaining from the vote due to a conflict of interest.

- 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
Recommendation: Approve

The item was approved as part of the Public Hearing Consent Agenda by a roll call vote.

- 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
Recommendation: Approve

The Commission denied Staff's recommendation based on Condition 1 - "the proposed change is not consistent with the existing land use pattern in the area" by a roll call vote.

- 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
Recommendation: Approve

The Commission sitting as the Local Planning Agency approved Staff's recommendation by a roll call vote.

- 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
Recommendation: Approval with conditions

The item was approved as part of the Public Hearing Consent Agenda by a roll call vote.

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
Recommendation: Approve

The Commission denied Staff's recommendation based on "the number of units in the area, the traffic impacts to the area, adverse effect on living conditions, and the result of lower property values in the area" as stated by Mr. Roberto Saez, by a roll call vote with Mr. Jaime Girardi and Mr. Christopher Williams voting nay.

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

The meeting adjourned at 4:10 p.m.

Prepared by: Shannon Egbert, Operations Lead, Board Records Division