

Planning Commission

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Nectarios Pittos, AICP, 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, July 8, 2021 1:30 PM, Hybrid Virtual Meeting



Historic Pasco County Courthouse
Historic Board Room, 2nd Floor
37918 Meridian Avenue
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, public participation for this meeting will be held through communications media technology (WebEx). In addition, the Board Room will be open to the public.

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

Due to COVID-19 operations and to safeguard the wellbeing and safety of our community and staff, citizens are given an opportunity to comment on items listed on the Agenda by participating via WebEx during the meeting or by sending comments via e-mail. A pre-registration process has been published on the Agenda and Minutes page and must be completed to participate by WebEx. Citizens may also comment on items listed on the Agenda in person inside the Board Room. The Board will take Public Comment on items on this agenda.

Consent

Public Hearings

- PC1 Transportation Corridor Management (Withdrawn) – Dollar General - Reduction in the Right-of-Way Dedication Requirement from 117.5 Feet to 102 Feet from Roadway Centerline along US 301 – Northeast Pasco County – the Northwest Corner of US 301 and Payne Road. (PC: 7/8/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-0457
Comm. Dist. 1
Recommendation Withdraw
- PC2 Transportation Corridor Management (Withdrawn) – Little Road ALF - Reduction in the Right-of-Way Dedication Requirement from 83 Feet to 62 Feet from Roadway Centerline along Little Road – Northwest Pasco County – the Northwest Corner of Little Road and Hudson Avenue. (PC: 7/8/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-0458
Comm. Dist. 5
Recommendation Withdraw
- PC3 Zoning Amendment (Continuance) – Seven Oaks MPUD Master Planned Unit Development Parcel S-19 – SB Associates Limited Partnership - A Rezoning Request from an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development to Modify the Master Plan to Allow the Conversion of Retail/Commercial Entitlements to Multi-family Entitlements on Parcel S-19 – No Funding Required (Planning Commission (PC): July 8, 2021; 1:30 p.m.; DC Hybrid Virtual)
File Number PDD21-7507
Comm. Dist. 2
Recommendation Continuance Requested
- PC4 Zoning Amendment (Continuance) – Wesley Chapel Lakes MPUD Master Planned Unit Development – M/I Homes of Tampa, LLC – A Substantial Modification Request to Propose Entitlements for Vacant Parcels Within the MPUD (Planning Commission (PC): 7/8/21; 1:30 p.m.; DC, Hybrid Virtual)
File Number PDD21-7530
Comm. Dist. 2
Recommendation Continuance Requested

- PC5 Zoning Amendment (Continuance) - Pulte Law MPUD Master Planned Unit Development - Pulte Home Company, LLC - Rezoning Request from an A-R Agricultural Residential District to a MPUD Master Planned Unit Development District to Allow for 240 Single-Family Detached Units on Approximately 79.76 acres - South Central Pasco County, at the Southwest Corner of the Intersection of Lake Patience Road and Perdew Drive (PC: 07/08/2021, 1:30 p.m.; DC Hybrid Virtual Meeting and BCC: 08/10/2021, 1:30 p.m.; DC Hybrid Virtual Meeting)
- File Number** PDD21-7520
Comm. Dist. 4
Recommendation Continuance Requested
- PC6 Zoning Amendment (Continuance) – Y Smith Properties LLC – Change in Zoning from a C-2 General Commercial District to a I-1 Light Industrial Park District – West Central Pasco County – on the East Side of Leo Kidd Avenue, Approximately 200 Feet North of Pine Hill Road – Containing Approximately 1.19 Acres (PC: 7/8/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 8/10/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
- File Number** PDD21-7546
Comm. Dist. 4
Recommendation Continuance Requested
- PC7 Comprehensive Plan Amendment (Continuance)- CPAL21(04) Chapter 7 Transportation Element - Providing For Text Amendments To Chapter 7, Transportation Element, Table 7-2a, Corridor Preservation And Repealing Table 7-2b; Providing For Map Amendments To The Highway Vision Plan And Functional Class (Map 7-36) And The Transportation Corridor Preservation Map (Map 7-35); And Providing For Additional Text Amendments As Necessary For Internal Consistency
- File Number** PDD21-0432
Comm. Dist. ALL
Recommendation Continuance Requested
- PC8 Zoning Amendment (Consent) – Cole Trust, Jeffery A Cole Trustee/Dollar General 301 & Payne – Change in Zoning from a R-1MH Single-Family/Mobile Home District to a C-2 General Commercial District – Northeast Pasco County – on the Northwest Corner US 301 and Payne Road – Containing Approximately 0.71 Acre (PC: 7/8/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 8/10/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
- File Number** PDD21-7544
Comm. Dist. 1
Recommendation Approve

- PC9 Zoning Amendment (Consent) – Helen Cuoco – Change in Zoning from a R-2 Low Density Residential District to a C-2 General Commercial District – Southwest Pasco County – on the Southwest Corner Rowan Road and Indiana Avenue – Containing Approximately 3.77 Acres (PC: 7/8/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 8/10/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-7545
Comm. Dist. 4
Recommendation Approve
- PC10 Zoning Amendment (Consent) – Lake Como Co-Op Inc. – Change in Zoning from a A-C Agricultural District to a A-R Agricultural-Residential District – South Central Pasco County – on the South Side of Leonard Road Approximately .5 mile South on Cot Road Area South of the Intersection of South Grove Loop and Dee Way– Containing Approximately 13.42 Acre (PC: 7/8/21, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 8/10/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-7540
Comm. Dist. 3
Recommendation Approve
- PC11 Special Exception (Consent) – Lake Como Co-Op Inc. – Special Exception for a 57-space Travel Trailer/Recreational Vehicle Park in a A-R Agricultural-Residential District – South Central Pasco County – on the South Side of Leonard Road Approximately .5 mile south on Cot road area south of the intersection of South Grove Loop and Dee Way – Containing Approximately 13.42 Acres (PC: 7/8/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-7541
Comm. Dist. 3
Recommendation Approval with Conditions
- PC12 Small-Scale County Comprehensive Plan Amendment (Consent) - CPAS 21-06 Acorn 54 – Small-Scale Comprehensive Plan Amendment To The Future Land Use Maps (Map 2-15 and Sheet 22) From RES-3 (RESIDENTIAL-3 DU/GA) To COM (COMMERCIAL) On Approximately 9.24 Acres Of Real Property, Located To The South Of State Road 54 And River Glen Boulevard. (Public Hearings: LPA: 07/08/2021 at 1:30 p.m., DC/Hybrid; BCC: 8/10/2021 at 1:30 pm., DC/Hybrid)
File Number PDD21-0431
Comm. Dist. 2
Recommendation Approve

Walk-Ons

Adjourn