

Planning Commission

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Denise Hernandez, Zoning Administrator
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

Pasco County Planning Commission

Agenda

Thursday, August 5, 2021

1:30 PM



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 PC Board Room. Attendees are given an opportunity to comment on listed agenda items, as well as non-agenda items during Public Comment.

Consent

Public Hearings

PC1 Zoning Amendment (Continuance) – Acorn 54 LLC/Acorn – MPUD Master Planned Unit Development District (Wyndfields) to a C-2 General Commercial District – South Central Pasco County – on the South Side of State Road 54, West of the Intersection of State Road 54 and River Glen Boulevard – Containing Approximately 9.235 Acres (PC: 8/5/21, 1:30 p.m.; DC, BCC: 9/13/21, 1:30 p.m.; DC)

File Number PDD21-7550

Comm. Dist. 2

Recommendation Continuance Requested

PC2 Zoning Amendment (Continuance) – 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 Acres (PC: 8/5/21, 1:30 p.m.; DC, BCC: 8/10/21, 1:30 p.m.; DC; Continued from PC 7/8/21; 1:30 p.m. DC)

File Number PDD21-7540

Comm. Dist. 3

Recommendation Continuance Requested

PC3 Special Exception (Continuance) – 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: 8/5/21, 1:30 p.m.; DC; Continued from PC 7/8/21; 1:30 p.m. DC)

File Number PDD21-7541

Comm. Dist. 3

Recommendation Continuance Requested

PC4 Zoning Amendment (Continuance) - Dayflower MPUD Master Planned Unit Development – Dayflower JV, LLC – A Rezoning Request from A-R, E-R and R-1 Zoning Districts to an MPUD Master Planned Unit Development District for the Development of a Maximum of 1,469 Single-Family Detached Homes, Villas and Townhomes on approximately 1,013.67 acres (Planning Commission: 8/5/2021: 1:30 p.m., DC).

REFERENCE: Land Development Code (LDC) Section 402.2, Zoning Amendment - MPUD; Section 522 - MPUD Zoning District

File Number PDD21-7467

Comm. Dist. 2

Recommendation Continuance Requested

PC5 Zoning Amendment (Consent) – Two Rivers MPUD Master Planned Unit

Development – Hickory Hills Land Company – Rezoning Request from A-C Agricultural District and A-R Agricultural Residential District to an MPUD Master Planned Unit Development District to Allow 6,400 Residential Dwelling Units, 1,335,000 Square Feet of Office/Target Industry, 1,355,000 Square Feet of Industrial, and 630,000 Square Feet of Retail Uses on Approximately 3,405 Acres – South East Pasco County, North of South County Line Road between Morris Bridge Road and U.S. Highway 301 (PC: 08/05/2021, 1:30 p.m.; DC and BCC: 09/15/2021, 1:30 p.m.; DC)

File Number PDD21-7512

Comm. Dist. 2

Recommendation Approval with Conditions

- PC6 Zoning Amendment (Consent) – 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: 8/5/21, 1:30 p.m.; DC, BCC: 8/10/21, 1:30 p.m. DC; Continued from PC 7/8/21; 1:30 p.m. DC; PC 7/22/21, 1:30 p.m.; NPR)

File Number PDD21-7546

Comm. Dist. 4

Recommendation Approve

- PC7 Zoning Amendment (Consent) – Patrick Sullivan – Change in Zoning from a A-R Agricultural-Residential District to a C-2 General Commercial District – Northwest Pasco County – on the Northeast Corner of the Intersection of Shady Hills Road and Helen K Drive – Containing Approximately 4.00 Acres (PC: 8/5/21, 1:30 p.m.; DC, BCC: 8/24/21, 1:30 p.m.; NPR)

File Number PDD21-7549

Comm. Dist. 5

Recommendation Approve

- PC8 Zoning Amendment (Consent) – Wade & Ernest Transue and Joanie Hooks – Change in Zoning from a A-C Agricultural District and A-R Agricultural-Residential District to a A-R Agricultural-Residential District– Southeast Pasco County – on the Southwest Corner of the Intersection of Sutorus Road and Underwood Lane – Containing Approximately 10.00 Acres (PC: 8/5/21, 1:30 p.m.; DC, BCC: 8/24/21, 1:30 p.m.; NPR)

File Number PDD21-7551

Comm. Dist. 1

Recommendation Approve

Walk-Ons

Adjourn