

**PASCO COUNTY PLANNING COMMISSION  
HYBRID VIRTUAL REGULAR MEETING**

**ANNOTATED AGENDA**

**AUGUST 5, 2021**

**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.**

**HISTORIC PASCO COUNTY COURTHOUSE BOARD ROOM 2<sup>ND</sup> FLOOR  
37918 MERIDIAN AVENUE, DADE CITY, FL 33525**

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**Members:**

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

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

School Board Representative – Mr. Chris Williams

**Legal Counsel:**

David Goldstein, Chief Assistant County Attorney

**Staff:**

Sally Sherman, Assistant County Administrator, Development Services  
Nectaros Pittos, AICP, Director of Planning and Development  
Denise Hernandez, Zoning Administrator  
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

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**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. Carolyn Mendez, Deputy Clerk, called the roll. All members were present.

## **SWEARING IN**

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

## **PROOF OF PUBLICATION**

Ms. Mendez noted proof of publication.

Chairman Grey reviewed the procedures to be followed.

## **PUBLIC COMMENT**

There was none.

## **CONSENT**

There was none.

## **PUBLIC HEARINGS**

**The Commission approved** the Public Hearing Consent Agenda which included Agenda items PC6, PC7, and PC8.

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

**The Commission approved** to continue the item to the November 4, 2021 Planning Commission meeting at 1:30 p.m. in Dade City.

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

**The Commission approved** to continue the item to a date uncertain.

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 areasouth 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 PC7/8/21; 1:30 p.m. DC)  
**File Number**                PDD21-7541  
**Comm. Dist.**                3  
**Recommendation** Continuance Requested

**The Commission approved** to continue the item to a date uncertain.

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).

**File Number**           PDD21-7467  
**Comm. Dist.**           2  
**Recommendation**   Continuance Requested

**The Commission approved** to continue the item to a date uncertain.

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

**The Commission approved** the item per Staff's recommendation.

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

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

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

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

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

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

## **WALK-ONS**

There was none.

## **ADJOURN**

**The Commission approved** to adjourn the meeting.

The meeting adjourned at 2:13 p.m.

Prepared by: Carolyn Mendez, Records Clerk I, Board Records Division