

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

May 07, 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**

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

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. Jessica Floyd, Deputy Clerk, called the roll. All members were present virtually.

SWEARING IN

There was none.

PROOF OF PUBLICATION

Ms. Floyd noted the proof of publication.

PUBLIC COMMENT

There was none.

Chairman Grey reviewed the procedures to be followed.

CONSENT

There were no items.

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

Approved the Public Hearing Consent Agenda which included items PC2, PC3, PC4, PC5, PC6, and PC7. Agenda Item PC1 was withdrawn and PC8 was pulled from the Consent Agenda.

PC1 CONDITIONAL USE REQUEST (WITHDRAWN) - CKB Development
 LLC/WaterGrass Promenade Business Centre - Sale of Alcoholic

Beverages: Beer, Wine and Liquor; On-Premises Consumption and Package Sales in Conjunction with the Operation of a Business Center in a MPUD Master Planned Unit Development District - Central Pasco County - at the Northeast and Southeast Corner of the Intersection of Overpass Road and Curley Road

Memorandum PDD20-CU23

Recommendation: Approval with conditions

Withdrawn.

- PC2 ZONING AMENDMENT (CONSENT) – PTA Rentals, Inc. – Change in Zoning from A-R Agricultural-Residential District to C-2 General Commercial District – Southeast Pasco County – on the South Side of State Road 54, Approximately 440 Feet West of Ryals Road – Containing Approximately 1.03 Acres
Memorandum PDD20-7473
Recommendation: Approve

Approved the item as part of the Public Hearing Consent Agenda by roll call vote.

- PC3 ZONING AMENDMENT (CONSENT) - JDR Investments, Inc, - Change in Zoning From C-2 General Commercial District to I-1 Light Industrial Park District - East Central Pasco County - At the Northwest Corner of US Highway 98 and Old Lakeland Highway - Containing Approximately 10.14 Acres
Memorandum PDD20-7474
Recommendation: Approve

Approved the item as part of the Public Hearing Consent Agenda by roll call vote.

- PC4 ZONING AMENDMENT (CONSENT) – Helen Gleason Revocable Trust/WCB Townhomes Phase 2 – Change in Zoning from A-C Agricultural District to MF-1 Multiple Family Medium Density District – South Central Pasco County – on the West Side of Hay Road Approximately .5 Miles South of Wesley Chapel Boulevard – Containing Approximately 10.25 Acres
Memorandum PDD20-7479
Recommendation: Approve

Approved the item as part of the Public Hearing Consent Agenda by roll call vote.

- PC5 CONDITIONAL USE REQUEST (CONSENT) – Thornwood Associates LLC/Chapel Crossings – Sale of Alcoholic Beverages: Beer, Wine, and Liquor; On-Premises Consumption and Package Sales in Conjunction with the Operation of a Commercial Center in a MPUD Master Planned Unit Development District – South Central Pasco County – on the North Side of State Road 54 West of Jireh Road – Containing approximately 74.96 Acres
Memorandum PDD20-CU24
Recommendation: Approval with conditions

Approved the item as part of the Public Hearing Consent Agenda by roll call vote.

- PC6 CONDITIONAL USE REQUEST (CONSENT) - Pulte Home Company, LLC/Bexley PUD Amenity Center - Sale of Alcoholic Beverages (2COP): Beer and Wine Only for On-Premises Consumption and Package Sales in Conjunction with the Operation of an Amenity Center in a MPUD Master Planned Unit Development District - Southwest Pasco County - on the Southwest Corner of the Intersection of Sea Glass Circle and Del Webb Boulevard
Memorandum PDD20-CU25
Recommendation: Approval with conditions

Approved the item as part of the Public Hearing Consent Agenda by roll call vote.

- PC7 ZONING VARIANCE (CONSENT) - Land O' Lakes Lodge No 1903 Loyal Order of Moose Inc. - Reduction in the Required Minimum Building Setback of 50 Feet From All Property Lines for a Fraternal Lodge to a Setback of 25 Feet from the Front Property Line, 10 Feet From the Side Property Lines, and 30 Feet From the Rear Property Line in a C-2 General Commercial District - West Central Pasco County - On the West Side of Land O'Lakes Boulevard, Approximately ¼ Mile North of Asbel Road - Containing Approximately 1.97 Acres.
Memorandum PDD20-2082
Recommendation: Approval with conditions

Approved the item as part of the Public Hearing Consent Agenda by roll call vote.

- PC8 LAND EXCAVATION OPERATING PERMIT AND CONDITIONAL USE REQUEST (CONSENT) – Sandhill Flats, LLC - Land Excavation Operating Permit to Allow Approximately 500,000 Cubic Yards of Soil to be Excavated and Exported from the Site on Approximately 30.0 Acres of the overall 59.10 Acres. – On the South Side of Tyndall Road, Approximately ¾ Mile West of the intersection of Tyndall Road and Curley Road
Memorandum PDD20-CU26
Recommendation: Approval with Conditions

Approved Staff's recommendation by roll call vote.

ADJOURN

The meeting adjourned at 1:53 p.m.

Prepared by: Tiffany Linville, Records Clerk I, Board Records Division

