

Planning Commission:

Charles Grey, Chairman
Jaime Girardi, P.E., Vice Chairman
Michael J. Cox, CFP
Peter Hanzel, MS
Christopher B. Poole, CPG
Roberto Saez, MBA, CGC, AIA

School Board Representative:

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
Joaquin Servia, Assistant Director of Planning and Development
Denise Hernandez, Zoning Administrator
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

Pasco County Planning Commission Agenda

September 03, 2020

1:30 PM, Hybrid Virtual Meeting

Historic Pasco County Courthouse
37918 Meridian Avenue, 2nd Floor Board Room
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 this meeting will be held as a Hybrid Virtual Meeting with a quorum of the Planning Commission (PC) Members physically in attendance at the Historic Pasco County Courthouse and other PC Members and County Staff participating through video conferencing, consistent with the requirements of Resolution 20-182.

BCC Board Room will remain closed to the public.

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 appeal able. 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

CONSENT

Planning Commission Final Approved Hybrid - Virtual Meeting Minutes July 23, 2020

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

- PC1** **CONDITIONAL USE AND OPERATING PERMIT (CONTINUANCE)** - Cypress Preserve 841 LLC - Land Excavation in a MPUD Master Planned Unit Development District - West Central Pasco County - On the West Side of Land O'Lakes Boulevard, Approximately 600 Feet South of Keene Road.
Memorandum PDD20-CU36
Comm. Dist. 2,
Recommendation: Continue to the 9/17/20 PC Meeting at 1:30 p.m. in New Port Richey
- PC2** **ZONING AMENDMENT (CONSENT)** – SunCoast Retail Gunn Hwy and SR54 MPUD Master Planned Unit Development – Huntley Properties, LLC - A Rezoning Request from an MPUD Master Planned Unit Development District to an MPUD Master Planned Unit Development District to Allow a Maximum of 150,000 Square Feet of Commercial / Retail on Approximately 38.62 Acres
Memorandum PDD20-7481
Comm. Dist. 3
Recommendation: Approval with conditions
- PC3** **ZONING AMENDMENT (CONSENT)** – Paul F. and Beverley A. Rhinesmith – Change in Zoning from MPUD Master Planned Unit Development District to A-R Agricultural-Residential District – Northeast Pasco County – at the North End of Skyline Drive, .25 Miles North of St. Joe Road – Containing Approximately 7.24 Acres
Memorandum PDD20-7494
Comm. Dist. 1
Recommendation: Approve
- PC4** **ZONING AMENDMENT (CONSENT)** – Earl J. Bartholomew – Change in Zoning from A-R Agricultural-Residential District, A-C Agricultural District, and C-2 General Commercial District to C-2 General Commercial District – Southcentral Pasco County – at the Northeast Corner of the Intersection of George Road and Old Cypress Creek Road – Containing Approximately 1.715 Acres
Memorandum PDD20-7495
Comm. Dist. 2
Recommendation: Approve
- PC5** **ZONING AMENDMENT (CONSENT)** – Martin F. and Donna L. Aulbach – Change in Zoning From A-R Agricultural-Residential District to R-MH Mobile Home District – Southeast Pasco County – on the East Side of Morris Bridge Road, Approximately 1,600 Feet North of State Road 56 – Containing Approximately 26.91 Acres
Memorandum PDD20-7497
Comm. Dist. 2
Recommendation: Approve

- PC6** ZONING AMENDMENT (CONSENT) – Brandon Ray Sotomayor – Change in Zoning from A-C Agricultural District to A-R Agricultural-Residential District – Northcentral Pasco County – on the North Side of St. Joe Road, Approximately 1,860 feet East of Interstate 75 – Containing Approximately 4.9 Acres
Memorandum PDD20-7498X
Comm. Dist. 1
Recommendation: Approve
- PC7** ALTERNATIVE STANDARD (CONSENT) - Target Corp. - Mitchell Ranch - Alternative Standard from the Requirements of the Land Development Code, Section 406.1 Signs, to Increase the Maximum Allowable Height of One Monument Sign from 11 feet to 20 feet in Exchange for an Overall Reduction in the Total Signage on the Property in a C-2 General Commercial District. - Southwest Pasco County - on the East Side of Little Road, Approximately 1,500 Feet South of State Road 54
Memorandum PDD20-2085
Comm. Dist. 3
Recommendation: Approval with conditions
- PC8** TRANSPORTATION CORRIDOR MANAGEMENT (CONSENT) - West Coast Collision Center - Reduction in the Right-of-Way Dedication Requirement from 71 Feet to 62 Feet from Roadway Centerline along Alternate US 19 Highway - Southwest Pasco County - the East of Alt. US 19 and South of Pappas Road
Memorandum PDD20-0737
Comm. Dist. 3
Recommendation: Approval with conditions
- PC9** LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (CONSENT) - CPAL20(09) Trinity Corporate Center - Providing for a Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 19) Changing from IL (Industrial - Light) to PD (Planned Development) on Approximately 65 Acres of Real Property; and a Text Amendment Creating Subarea Policy FLU 7.1.55 - Trinity Corporate Center; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(55) Trinity Corporate Center
Memorandum PDD20-0738
Comm. Dist. 2
Recommendation: Approve

PUBLIC HEARING AT 1:30 P.M.

- P10** LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (REGULAR) - CPAL 20(06) I-75/Blanton – Providing for a Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 and Sheet 07) Changing from EC (Employment Center) and AG (Agricultural) to IL (Industrial-Light) and COM (Commercial) on Approximately 90.09 Acres of Real Property, located on the Northeast Corner of I-75/Blanton Road Interchange Extending Northerly Along I-75 to the Hernando County Line
- Memorandum** PDD20-0277
- Comm. Dist.** 1
- Recommendation:** Approve

NOTED ITEMS

NOTED ITEM (SCRIVENER'S ERROR): PDD20-0640 The Southland Corporation/7-Eleven, Inc. – Correction of a Scrivener's Error in the Agenda Memo Presented to the Planning Commission on August 6, 2020 – Parcel ID Nos. 31-26-16-0010-06200-0050 and 31-26-16-0010-06200-0060 Were Inadvertently Not Included in the Agenda Memo – All Visual Exhibits Did Indicate These Parcel ID Nos. – No Action Required

Recommendation: No Action Required

ADJOURN