

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

September 03, 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 Historic Pasco County Courthouse**

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

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. Shannon Egbert, Deputy Clerk, called the roll. All members were present with the exception of Mr. Roberto Saez who was absent. Mr. Jamie Girardi and Mr. Michael Cox attended the meeting virtually.

Chairman Grey reviewed the procedures to be followed.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Egbert noted proof of publication.

PUBLIC COMMENT

There was none.

CONSENT

The commission approved the July 23, 2020 Planning Commission Minutes by a roll call vote.

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

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

The commission approved The Public Hearing Consent Agenda which included items PC2, PC3, PC4, PC6, PC7, and PC 8 by a roll call vote.

- 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
Recommendation: Continue to the 9/17/20 PC Meeting at 1:30 p.m. in New Port
Richey

Continued to the September 17, 2020 Planning Commission Meeting at 1:30 p.m. in New Port Richey by a roll call vote.

- 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
Recommendation: Approval with conditions

The item was approved as part of the Public Hearing Consent Agenda by a roll call vote.

- 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
Recommendation: Approve

The item was approved as part of the Public Hearing Consent Agenda by a roll call vote.

- 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
Recommendation: Approve

The item was approved as part of the Public Hearing Consent Agenda by a roll call vote.

- 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
Recommendation: Approve

Continued to the October 8, 2020 Planning Commission meeting at 1:30 p.m. in Dade City by a roll call vote.

- 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
Recommendation: Approve

The item was approved as part of the Public Hearing Consent Agenda by a roll call vote.

- 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
Recommendation: Approval with conditions

The item was approved as part of the Public Hearing Consent Agenda by a roll call vote.

- 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
Recommendation: Approval with conditions

The item was approved as part of the Public Hearing Consent Agenda by a roll call vote.

- 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
Recommendation: Approve

The Commission approved the item per Staff's recommendation by a roll call vote with Mr. Jamie Girardi abstaining from the vote due to a conflict of interest.

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
Recommendation: Approve

The Commission sitting as the Local Planning Agency approved Staff's recommendation by a roll call vote.

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

The item was noted.

ADJOURN

The Commission approved to adjourn the meeting.

The meeting adjourned at 2:35 p.m.

Prepared by: Allie Knupp, Records Clerk I, Board Records Division