

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

June 04, 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

Chairman Grey called the meeting to order at 1:31 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

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

PROOF OF PUBLICATION

Ms. Floyd noted the proof of publication.

PUBLIC COMMENT

There was none.

Chairman Grey reviewed the procedures to be followed.

CONSENT

Approved the December 12, 2019, the December 19, 2019, the January 9, 2020, the January 23, 2020, the February 6, 2020, the February 27, 2020, the March 5, 2020, the April 23, 2020, and the May 7, 2020 Planning Commission meeting minutes by roll call vote.

PC 12-12-2019 Final Approved Meeting Minutes

PC 12-19-2019 Final Approved Meeting Minutes

PC 01-09-2020 Final Approved Meeting Minutes

PC 01-23-2020 Final Approved Meeting Minutes

PC 02-06-2020 Final Approved Meeting Minutes

PC 02-27-2020 Final Approved Meeting Minutes

PC 03-05-2020 Final Approved Meeting Minutes

PC 04-23-2020 Final Approved Virtual Meeting Minutes

PC 05-07-2020 Final Approved Virtual Meeting Minutes

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

Approved the Public Hearing Consent Agenda which included items PC2, PC3, PC5, and PC6 by roll call vote.

- PC1 ZONING VARIANCE (CONSENT) - HB Rubicon LLC - Reduction in the Required Minimum Front Setback From 25 Feet to 10 Feet in a C-2 General Commercial District - Southwest Pasco County - on the North and West Sides of Mercy Way, Approximately 1/4 Mile East of Little Road
Memorandum PDD20-2083
Recommendation: Approval with conditions

Approved Staff's recommendation including the added condition that the variance would not run with the land and would only apply to the project by roll call vote.

- PC2 CONDITIONAL USE REQUEST (CONSENT) – Cracker Barrel Old Country Store, Inc. – Sale of Alcoholic Beverages (2COP): Beer and Wine Only; On-Premises Consumption and Package Sales; in Conjunction with the Operation of a Restaurant in a C-2 General Commercial District – South Central Pasco County – on the South Side of Oakley Boulevard, Approximately 650 Feet East of the Intersection of Wesley Grove Boulevard and Oakley Boulevard
Memorandum PDD20-CU28
Recommendation: Approval with conditions

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

- PC3 CONDITIONAL USE REQUEST (CONSENT) – PSM South Branch, LLC/Publix -The Preserve Marketplace – Sale of Alcoholic Beverages (2COP): Beer and Wine Only; On-Premises Consumption and Package Sales in Conjunction with the Operation of a Marketplace in a MPUD Master Planned Unit Development District – South Central Pasco County – East of South Branch Boulevard, Approximately 400 Feet North of State Road 54
Memorandum PDD20-CU29
Recommendation: Approval with conditions

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

- PC4 ZONING AMENDMENT (CONSENT) - FAM LLC/Moon Lake Acres -
Change in Zoning from E-R Estate Residential District to MF-1 Multiple
Family Medium Density District - West Central Pasco County - on the West
Side of Moon Lake Road, Approximately 1.25 Miles South of State Road 52
- Containing Approximately 45.03 Acres
Memorandum PDD20-7477
Recommendation: Approve

Approved Staff's recommendation by roll call vote.

- PC5 ZONING AMENDMENT (CONSENT) – Jonathan Ash – Change in Zoning
from C-2 General Commercial District to R-3 Medium Density Residential
District – South Central Pasco County – on the East Side of Land O' Lakes
Boulevard, Approximately .5 Miles North of State Road 54 – Containing
Approximately 2.51 Acres
Memorandum PDD20-7480
Recommendation: Approve

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

- PC6 ZONING AMENDMENT (CONSENT) – Daniel J. and Bonita G. Jones and
Richard Mark – Change in Zoning from A-C Agricultural District to C-2
General Commercial District – Southeast Pasco County – on the East Side
of Eiland Boulevard, Approximately 675 Feet North of State Road 54 –
Containing Approximately 2.58 Acres
Memorandum PDD20-7482
Recommendation: Approve

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

ADJOURN

Ms. Hernandez confirmed that the June 18, 2020 Planning Commission would be held virtually.

Approved to adjourn the meeting at 2:12 p.m.

Prepared by: Jessica L Floyd, Records Clerk I, Board Records Division