

Planning Commission

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School Board Representative

Chris Williams

Legal Counsel

David Goldstein, Chief Assistant County Attorney

Staff

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

Pasco County Planning Commission Agenda

Thursday, December 10, 2020
1:30 PM, Hybrid Virtual Meeting



Historic Pasco County Courthouse
Historic Board Room, 2nd Floor
37918 Meridian Avenue
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 Board Room and other PC Members and County Staff participating through video conferencing, consistent with the requirements of Resolution 20-182.

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

Planning Commission 12/10/2020 Hybrid-Virtual Meeting Affidavit

PUBLIC COMMENT

CONSENT

PUBLIC HEARINGS

- PC1 ZONING AMENDMENT (CONTINUANCE) – Trust #7541207 Land Service Corporation Trustee– Change in Zoning from an A-R Agricultural-Residential District, A-C Agricultural District and a C-2 General Commercial District to a C-2 General Commercial District and I-1 Light Industrial Park District – Northcentral Pasco County – on the Northeast Corner of the Intersection of Interstate 75 and Blanton Road – Containing Approximately 89.074 Acres (PC: 12/10/20, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 1/12/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-7506
Comm. Dist. 1
Recommendation Continuance Requested
- PC2 VARIANCE REQUEST (CONSENT) - Pasco Ranch Inc/Floor & Decor - Increase in the Maximum Allowable Sign Structure Area for Walls Signage from 150 Square Feet to 442.74 Square Feet on the South Building Elevation in an MPUD Master Planned Unit Development District - South Central Pasco County - On the North Side of Sierra Center Boulevard, Approximately 1,400 Feet East of Grand Cypress Drive - Containing a One-Story 79,926 Square-Foot Retail Building

REFERENCES: VARNCE-2020-00015
File Number PDD21-2088
Comm. Dist. 2
Recommendation Approval with Conditions
- PC3 ZONING AMENDMENT (CONSENT) – 2GAAG LLC – Change in Zoning from a C-2 General Commercial District and a R-4 High Density Residential District to a C-2 General Commercial District – Northwest Pasco County – on the Northwest Corner of the Intersection of US Highway 19 and New York Avenue– Containing Approximately .61 Acres (PC: 12/10/20, 1:30 p.m.; DC Hybrid Virtual Meeting, BCC: 01/12/21, 1:30 p.m.; DC Hybrid Virtual Meeting)
File Number PDD21-7508
Comm. Dist. 5
Recommendation Approve
- P4 ZONING AMENDMENT (REGULAR) – Chelsea Acquisition LLC and Chelsea Acquisition II LLC – Change in Zoning from a R-4 High Density Residential District and a C-1 Neighborhood Commercial District to a MF-2 Multiple-Family High Density Residential District – Northwest Pasco County – East of Old Dixie Highway, North of Gulf Way – Containing Approximately 64.33 Acres (PC: 12/10/20, 1:30 p.m.; DC Hybrid Virtual Meeting , BCC: 1/26/21, 1:30 p.m.; DC Hybrid Virtual Meeting Continued from PC: 11/5/20, 1:30 p.m.; DC Hybrid Virtual Meeting , BCC: 11/17/20, 1:30 p.m.; DC Hybrid Virtual

Meeting)

File Number PDD21-7503

Comm. Dist. 5

Recommendation Approve

P5 CONDITIONAL USE REQUEST (REGULAR) – Adventist Health System Sunbelt Healthcare Corporation –Multiple-Family Dwellings in a C-2 General Commercial District – Southcentral Pasco County – on the West Side of Bruce B, Downs Boulevard, Approximately 350 feet South of Eagleston Boulevard – Containing Approximately 16.24 Acres (PC: 12/10/20; 1:30 p.m.; DC Hybrid Virtual Meeting and BCC: 1/12/21; 1:30 p.m.; DC Hybrid Virtual Meeting; Continued from PC: 11/5/20; 1:30 p.m.; DC Hybrid Virtual Meeting and BCC: 11/17/20; 1:30 p.m.; DC Hybrid Virtual Meeting)

File Number PDD21-CU08

Comm. Dist. 2

Recommendation Approval with Conditions

WALK-ONS

ADJOURN