

**PASCO COUNTY PLANNING COMMISSION
HYBRID VIRTUAL REGULAR MEETING**

ANNOTATED AGENDA

DECEMBER 10, 2020

**PREPARED IN THE OFFICE OF
NIKKI ALVAREZ-SOWLES, Esq., CLERK & COMPTROLLER**

**THE MINUTES WERE PREPARED IN AGENDA ORDER
AS PUBLISHED AND NOT IN THE ORDER
IN WHICH THE ITEMS WERE HEARD**

1:30 P.M.

**HISTORIC PASCO COUNTY COURTHOUSE BOARD ROOM 2ND FLOOR
37918 MERIDIAN AVENUE, DADE CITY, FL 33525**

Members:

Mr. Charles Grey, Chairman- **Absent**
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Michael J. Cox, CFP

Mr. Peter Hanzel, MS – **Absent**
Mr. Christopher Poole, CPG
Mr. Roberto Saez, MBA, CGC, AIA

School Board Representative – Mr. 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
Denise Hernandez, Zoning Administrator
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

CALL TO ORDER

Vice-Chairman Girardi 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

Vice-Chairman Girardi led the Pledge of Allegiance to the Flag.

ROLL CALL

Ms. Katie McCormick, Deputy Clerk, called the roll. All members were present with the exception of Chairman Grey and Mr. Hanzel. Mr. Cox attended the meeting virtually.

SWEARING IN

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

PROOF OF PUBLICATION

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

Ms. McCormick noted proof of publication.

PUBLIC COMMENT

There was none.

CONSENT

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included Agenda Items PC2 and PC3 by roll call vote.

- 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

The Commission approved the continuance of the item to January 7, 2021, in Dade City.

- 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

The item was approved as part of the Public Hearing Consent Agenda.

- 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

The item was approved as part of the Public Hearing Consent Agenda.

- 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

The Commission approved the item per Staff's recommendation by a roll call vote.

- 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

The Commission approved the item per Staff's recommendation by a roll call vote with Mr. Saez voting nay.

WALK-ONS

There were none.

ADJOURN

The Commission approved to adjourn the meeting.

The meeting adjourned at 2:30 p.m.

Prepared by: Katie McCormick, Records Clerk II
Board Records Division

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