PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

January 10, 2018

**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
PAULA S. O'NEIL, CLERK & COMPTROLLER**

1:30 PM

**Historic Pasco County Courthouse, Board Rm, 2nd Fl
37918 Meridian Avenue, Dade City, Florida 33525**

Planning Commission:
Charles Grey, Chairman, District 5
Calvin Branche, Vice Chairman, District 5
Art Woodworth Jr., District 1
Kevin Ryman, District 1
Dennis Smith, District 2
Peter Hanzel, District 2
John Motley, District 3
Jim Goodchild, District 3
Jaimie Girardi, District 4
Christopher Chittum, District 4

School Board Representative: Richard Tonello

Staff: David Goldstein, Chief Assistant County Attorney
Kristen M. Hughes, Planning and Development Administrator
Michael LaSala, AICP, Planner I, Planning and Development Department

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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. Mr. Christopher Chittum, Mr. John Motley and Mr. Richard Tonello were absent.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Egbert noted proof of publication.

Chairman Grey reviewed the procedures that would be followed.

PUBLIC COMMENT

There was none.

CONSENT

No Items.

PUBLIC HEARINGS

PUBLIC HEARING AT 1:30 P.M.

The Board approved the Consent Agenda which included P2 and P4.

P1 SPECIAL EXCEPTION (CONSENT) - Shady Hills Power Company, LLC - Power Generating Facility Expansion for Essential Public Services in an A-C Agricultural District - on the east side of Merchant Energy Way, approximately 950 feet north of Hudson Avenue - Section 25, Township 24 South, Range 17 East - Containing 10 acres M.O.L. - No Funding Required
Memorandum PDD18-7295
Recommendation: Approval with conditions

Ms. Denise Hernandez, Planning and Development, requested that the item be pulled from the Consent Agenda and she reviewed the request. Page 2 of the Agenda Memo in the applicant's description would read "nominal 550 megawatt" instead of "normal 550 megawatt." Condition 5 was stricken and Condition 7 would read "and associated and

ancillary equipment for generation to occur."

The applicant was present and was in agreement with the modified conditions.

Chairman Grey asked if there were any objections. There were none.

The Board approved the item per Staff's recommendation with the modified conditions.

P2 CONDITIONAL USE (CONSENT) - Pasco Ranch, Inc./Chuy's - Sale of Alcoholic Beverages (4COP-SFS): Beer, Wine, and Liquor; On-Premises Consumption, in Conjunction with the Operation of a Restaurant with Outside Seating and Service of Alcoholic Beverages on a Patio in a MPUD Master Planned Unit Development District - South Central Pasco County - On the Northwest Corner of the Intersection of S.R. 56 and Marshbend Way, Extending Northerly to Sierra Center Boulevard - Section 27, Township 26 South, Range 19 East - Containing a 7,282 Square-Foot Restaurant with a 605 Square-Foot Patio for a Total of 7,887 Square Feet
Memorandum PDD18-CU13
Recommendation: Approve with conditions

Ms. Denise Hernandez, Planning and Development, reviewed the request.

The applicant was present and was available if the members had questions.

Chairman Grey asked if there were any objections. There were none.

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

P3 ZONING AMENDMENT (CONSENT) - James E. and Ellen Kay Niblett-Change in an A-C Agricultural District to an A-R Agricultural Residential District - South Central Pasco County - On the West Side of Bluefield Road, Approximately 650 feet North of Pasco-Hillsborough County Line Road-Section 36, Township 26 South, Range 17 East - Containing 10 Acres M.O.L. - No Funding Required
Memorandum PDD18-7293
Recommendation: Approve

Ms. Denise Hernandez, Planning and Development, noted that the applicant requested a continuance to February 7, 2018 in New Port Richey.

Chairman Grey noted the applicant was not in attendance. He asked if there were any objections. There were none.

The Board continued the item to February 7, 2018 in New Port Richey.

P4 ZONING AMENDMENT (CONSENT) - Ten Ten, Inc. - Change in Zoning from an MPUD Master Planned Unit Development District to a PO-1 Professional Office District - South Central Pasco County - On the East Side of Collier Parkway, Approximately 400 Feet North of Willow Park Drive - Section 31, Township 26 South, Range 19 East - Containing 1.8 Acres More

Or Less (M.O.L) - No Funding Required (PC: 1/10/18, 1:30 p.m.; DC; BCC: 1/23/18, 1:30 p.m.; NPR)
Memorandum PDD18-7294
Recommendation: Approve

Ms. Denise Hernandez, Planning and Development, reviewed the request.

The applicant was present and would comment if there were any objections.

Chairman Grey asked if there were any objections. There were none.

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

ADJOURN

The meeting adjourned at 1:40 p.m.

Prepared by: Shannon Egbert, Records Clerk I, Board Records Division