

Planning Commission:

Charles Grey, Chairman
Kevin Ryman, Vice Chairman
Michael J. Cox, CFP
Jaime Girardi, P.E.
Peter Hanzel
Roberto Saez, MBA, CGC, AIA

School Board Representative:

Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff: Don L. Rosenthal, MBA, CPM, Assistant County Administrator, Development Services
Nectaros Pittos, AICP, 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

Pasco County Planning Commission Agenda August 08, 2019 1:30 PM, Dade City, FL 33525



"Bringing Opportunities Home"

Historic Pasco County Courthouse, Board Room, 2nd
37918 Meridian Avenue, Dade City, FL 33525

All cellular phones and pagers must be turned off while in the Board Room.

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. Within five working days of your receipt of this notice, please contact the, Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, FL 34654; (727) 847-8030 (v) in New Port Richey; (352) 523-2411, Ext. 8030 (v) in Dade City; and (727) 847-8949 if you are hearing impaired.

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

CONSENT

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

PC1 **SPECIAL EXCEPTION (CONSENT) – Kevin Seagriff – Vehicle Repair Shop and**

Vehicle Storage Facility in a C-1 Neighborhood Commercial District – West Central Pasco County – On the South Side of Massachusetts Avenue, Approximately 900 Feet West of Osteen Road, Extending Southerly to Belah Avenue – Containing Approximately .32 Acre

Memorandum PDD19-7427

Comm. Dist. 4

Recommendation: Approval with conditions

- PC2** LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (CONSENT) – CPAL19(05) Aiken Mixed-Use – Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 21) Changing from RES-3 (RESIDENTIAL-3 DU/GA) to PD (PLANNED DEVELOPMENT) on Approximately 25.37 Acres of Real Property Located North of SR 54 Approximately 1400 Feet West of Cypress Creek Road; and a Text Amendment Creating Subarea Policy FLU 7.1.50 – Aiken Mixed-Use; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(50) Aiken Mixed Use

Memorandum PDD19-0920

Comm. Dist. 2

Recommendation: Approve

- PC3** ZONING AMENDMENT (CONSENT) – Boyette Oaks Phase II MPUD Master Planned Unit Development – JLP Property Investments, LLP – A Rezoning Request From MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development to Allow 22 Single-Family Detached Dwelling Units on Approximately 24.08 Acres - Parcel ID Nos. 05-26-20-0000-00400-0020 and 05-26-20-0000-00100-0021

Memorandum PDD19-7421

Comm. Dist. 1

Recommendation: Approval with conditions

- PC4** ZONING AMENDMENT (CONSENT) – Gulf Coast Estates, LLC – Change In Zoning From a C-2 General Commercial District to a C-3 Commercial/Light Manufacturing District – Northwest Pasco County – On the East Side of Harris Loop, Approximately 170 Feet South of Craig Loop – Containing Approximately 1.8 Acres

Memorandum PDD19-7419

Comm. Dist. 5,

Recommendation: Continuance Requested

- PC5** ZONING AMENDMENT (CONSENT) – Joshua, LLC – Change In Zoning From an A-C Agricultural District to a C-2 General Commercial District – Central Pasco County – On the South Side of Warder Road, Approximately 450 Feet West of Emmaus Cemetery Road – Containing Approximately .576 Acre

Memorandum PDD19-7424

Comm. Dist. 1

Recommendation: Approve

- PC6** ZONING AMENDMENT (CONSENT) – Massey Partners, Ltd. – Change In Zoning From an A-C Agricultural District to an AR-5 Agricultural-Residential

District – North Central Pasco County – On the Northwest Corner of Trilby Road and Dowling Lake Road – Containing Approximately 211.63 Acres

Memorandum PDD19-7425

Comm. Dist. 1

Recommendation: Approve

PC7 ZONING AMENDMENT (CONSENT) – Edward B. Karlander – Change In Zoning From an A-R Agricultural-Residential District to an MF-1 Multiple Family Medium Density District – Southwest Pasco County – On the North Side of Darlington Road Opposite Santiago Drive, Extending Northerly to Sunray Drive – Containing Approximately 17.15 Acres

Memorandum PDD19-7426

Comm. Dist. 3

Recommendation: Approve

PC8 CONDITIONAL USE REQUEST (CONSENT) – Pasco Ranch, Inc./Bonefish Grill - 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 an MPUD Master Planned Unit Development District – South Central Pasco County – On the South Side of Sierra Center Boulevard and the Northeast Intersection of Wesley Chapel Boulevard and State Road 56

Memorandum PDD19-CU46

Comm. Dist. 2

Recommendation: Approval with conditions

PC9 CONDITIONAL USE REQUEST (CONSENT) – Pasco Ranch, Inc./Carrabba's Italian Grill - 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 an MPUD Master Planned Unit Development District – South Central Pasco County – On the South Side of Sierra Center Boulevard, Approximately 250 Feet Northeast of the Intersection of Wesley Chapel Boulevard and State Road 56

Memorandum PDD19-CU47

Comm. Dist. 2

Recommendation: Approval with conditions

PC10 CONDITIONAL USE REQUEST (CONSENT) – Pasco Ranch, Inc./Aussie Grill - 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 an MPUD Master Planned Unit Development District – South Central Pasco County – On the South Side of Sierra Center Boulevard, Approximately 400 Feet Northeast of the Intersection of Wesley Chapel Boulevard and State Road 56

Memorandum PDD19-CU48

Comm. Dist. 2,

Recommendation: Approval with conditions

PUBLIC HEARING AT 1:30 P.M.

P11 CONDITIONAL USE REQUEST (REGULAR) - Arthur J. and Doree D. Vizzi -
Private Skeet Shooting Range in an A-C Agricultural District - North Central
Pasco County - On the West Side of Bellamy Brothers Boulevard, Approximately
1/2 Mile South of Johnston Road - Containing Approximately 53.06 Acres

Memorandum PDD19-CU40

Comm. Dist. 1

Recommendation: Approval with conditions

ADJOURN