

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

August 08, 2019

**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
<ADDRESS>**

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

Called the meeting to order at 1:30 p.m.

MOMENT OF SILENCE

A moment of silence was held in lieu of the Invocation.

PLEDGE OF ALLEGIANCE

Chairman Grey led the Pledge of Allegiance to the Flag.

ROLL CALL

Ms. Jessica Rodriguez, Deputy Clerk, called the roll. All members were present with the exception of Mr. Peter Hanzel, Mr. Jaimie Girardi, and Mr. Chris William who were absent.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Rodriguez noted the proof of publication.

PUBLIC COMMENT

There was none.

CONSENT

No items.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included items PC1, PC3, PC4, PC5, PC8, PC9, and PC10.

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
Recommendation: Approval with conditions

Approved as part of the Public Consent Agenda.

- 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
 Recommendation: Approve

The Commission sitting as the Local Planning Agency approved the item per Staff's recommendation.

- 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
 Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
 Recommendation: Continuance Requested

Approved as part of the Public Hearing Consent Agenda.

- 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
 Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

- 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
 Recommendation: Approve

The Commission approved to receive and file a document submitted by Mr. Art Woodworth.

The Commission approved to continue the item to the September 5, 2019 Planning Commission meeting at 1:30 p.m. in Dade City.

- 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
Recommendation: Approve

The Commission approved the item per Staff's recommendation.

- 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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

PUBLIC HEARING AT 1:30 P.M.

- P11 CONDITIONAL USE REQUEST (CONTINUANCE) - 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
Recommendation: Continue to the 9/5/19 PC Meeting at 1:30 p.m. in DC

The Commission approved to continue the item to the September 5, 2019 Planning Commission meeting at 1:30 p.m. in Dade City.

Discussion regarding the reappointment of Mr. Grey and Mr. Ryman by the BCC and the appeal of the Baseball/Softball Private School that was approved by the BCC with modified conditions.

ADJOURN

The meeting adjourned at 3:01 p.m.

Prepared by: Jessica Rodriguez, Records Clerk III, Board Records Division.