

**Planning Commission:**

Charles Grey, Chairman  
Kevin Ryman, Vice Chairman  
Michael J. Cox, CFP  
Jaime Girardi, P.E.  
Peter Hanzel, MS  
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 September 05, 2019 1:30 PM, Dade City, FL 33525



*"Bringing Opportunities Home"*

Historic Pasco County Courthouse, Board Room, 2nd  
Historic Pasco County Courthouse  
Historic Board Room, Second Floor  
37918 Meridian Avenue

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**      **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  
**Comm. Dist.**            1,  
**Recommendation:**    Continue to the 10/10/19 PC Meeting at 1:30 p.m. in DC
- PC2**      **SCHOOL DEVELOPMENT PLAN CONSISTENCY (CONSENT)** – Starkey K-8 School (Project No. 19-048) District School Board of Pasco County – A Request For Approval of a Preliminary/Construction Plan/Stormwater Management Plan and Report for 117,700 Square Foot K-8 School on Approximately 25.60 Acres - Parcel ID Nos. 28-26-17-0000-00400-0030, 0040 and 28-26-17-0000-00100-0100.  
**Memorandum**            PDD19-1157  
**Comm. Dist.**            4  
**Recommendation:**    Approval with conditions
- PC3**      **SPECIAL EXCEPTION (CONSENT)** – St. Verena Coptic Orthodox Church – Daycare Center in an A-C Agricultural District – Southwest Pasco County – At the Southwest Corner of Perrine Ranch Road and Olde Farm Road, Extending Southerly to Outrider Road – Containing Approximately 18.8 Acres  
**Memorandum**            PDD19-7433  
**Comm. Dist.**            3  
**Recommendation:**    Approval with conditions
- PC4**      **SPECIAL EXCEPTION (CONSENT)** - Chancey Road Christian Church (Independent), Inc. - Five Space Private Recreational Vehicle Site in an A-R Agricultural-Residential District - Southeast Pasco County - On the North Side of Chancey Road, Approximately 200 Feet West of Lanier Road - Containing Approximately 4.48 Acres  
**Memorandum**            PDD19-7434  
**Comm. Dist.**            2  
**Recommendation:**    Approval with conditions
- PC5**      **ZONING AMENDMENT (CONSENT)** - SKF Property Holdings, Inc. - Change In Zoning From C-2 General Commercial and R-4 High Density Residential Districts to a C-2 General Commercial District - Southwest Pasco County - On the West Side of Valencia Drive approximately 130-feet North of State Road 54 - Containing Approximately 0.22 Acre  
**Memorandum**            PDD19-7430  
**Comm. Dist.**            3  
**Recommendation:**    Approve
- PC6**      **ZONING AMENDMENT (CONSENT)** – Lucas and Charlotte Hutchison – Change In Zoning From an AR-1 Agricultural-Residential District to an A-R Agricultural

Residential District – Northwest Pasco County – At the Southern Terminus of Danube Drive, Approximately 300 Feet South of Ferrera Avenue – Containing Approximately 10 Acres

**Memorandum** PDD19-7431

**Comm. Dist.** 1

**Recommendation:** Approve

- PC7** ZONING AMENDMENT (CONSENT) - Emmett Lionel Thompson - Change In Zoning From an A-R Agricultural-Residential District to an R-1 Rural Density Residential District - South Central Pasco County - On the West Side of Henley Road, Approximately 450 Feet North of Bluebird Meadow Drive - Containing Approximately 1.61 Acres

**Memorandum** PDD19-7432

**Comm. Dist.** 3

**Recommendation:** Approve

- PC8** MINING OPERATING PERMIT AND CONDITIONAL USE AMENDMENT REQUEST (CONSENT) – Seven Diamonds, LLC – Mining Operating Permit and Conditional Use Permit Amendment for an Existing Sand and Limerock Mine With Blasting in A-C Agricultural and C-2 General Commercial Districts – Central Pasco County – On the West Side of US Highway 41 at the Intersection of Holland Lane and US Highway 41 – Containing Approximately 345 Acres

**Memorandum** PDD19-CU34

**Comm. Dist.** 1

**Recommendation:** Approval with conditions

**PUBLIC HEARING AT 1:30 P.M.**

- P9** ZONING AMENDMENT (CONSENT) – Aiken MPUD Master Planned Unit Development – Annette McBrayer, Trustee of the Lena Ruth Aiken Revocable Trust – A Rezoning Request From an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development to Allow Mixed Use Development on Approximately 25.365 Acres.

**Memorandum** PDD19-1211

**Comm. Dist.** 2

**Recommendation:** Approval with conditions

- P10** AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE; SECTION 530.22 DONATION BINS; PROVIDING FOR APPLICABILITY; REPEALER; PROVIDING FOR SEVERABILITY; INCLUSION INTO THE LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.

**Memorandum** PDD19-1281

**Comm. Dist.** ALL

**Recommendation:** Approve

- P11** ZONING AMENDMENT (REGULAR) – 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

**ADJOURN**