

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

September 05, 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
Historic Pasco County Courthouse
Historic Board Room, Second Floor
37918 Meridian Avenue**

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 1:31 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. Jessica Rodriguez, Deputy Clerk, called the roll. All members were present with the exception of Mr. Kevin Ryman, and Mr. Roberto Saez 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.

Agenda/Schedule (1:30 pm - Prior to Public Hearings)

1:30 p.m. Selection of New Vice Chairman

Public Hearings at 1:30 p.m. or as soon thereafter as possible

Approved to appoint Mr. Gerardi as the Vice-Chairman for the Planning Commission.

PUBLIC HEARINGS

Approved the Public Hearing Consent Agenda which included items PC2, PC4, PC5, PC6, PC7, and PC8.

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
Recommendation: Continue to the 10/10/19 PC Meeting at 1:30 p.m. in DC

The Commission approved to continue the item to the October 10, 2019 Planning Commission meeting at 1:30 p.m. in Dade City.

- 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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval with conditions

Approved Staff's recommendation including a revision to condition 1 to include both the modular building and the exsiting building with Mr. Hanzel voting nay.

- 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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

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
Recommendation: Approval with conditions

Approved Staff's recommendation including a revision to condition 8 to read "Construction Plan Approval" and to condition 28 to add "any self-storage or mini warehouse would be subject to whatever design standards are created in the future for that use".

- 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
Recommendation: Approve

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

- 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
Recommendation: Approve

Approved to receive and file documents submitted by Mr. Chris Baker.

Approved Staff's recommendation including the Amendment to Finding of Fact 1 which also prohibits a community launch, community docks and community beaches.

Ms. Hernandez announced a new release would be posted for the opening on the Planning Commission with a 30 day application period.

In depth discussion was held on reaching out to the BCC regarding reappointments and possible procedures for using the remote location in the future.

ADJOURN

The meeting adjourned at 4:14 p.m.

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