

Planning Commission:

Charles Grey, Chairman
Jaime Girardi, P.E., Vice-Chairman
Michael J. Cox, CFP
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 October 10, 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

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 Approval Meeting Minutes PC 6-20-2019
Memorandum
Comm. Dist.

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

- PC1** SPECIAL EXCEPTION (CONSENT) – Gianna Mari Siervo Fragoso – Kennel for Dog Training, Boarding, and Breeding in an A-R Agricultural-Residential District – Central Pasco County – On the East Side of Boyette Road Approximately 650 Feet North of Clearview Drive – Containing Approximately 1.08 Acres
Memorandum PDD20-7440
Comm. Dist. 1
Recommendation: Approval with conditions
- PC2** SPECIAL EXCEPTION (CONSENT) – Kelsey and Jeremy Whitmer – Bed and Breakfast, Tourist Home in an A-R Agricultural-Residential District – North Central Pasco County – On the North Side of Hanlon Terrace Approximately 1,100 Feet West of Bellamy Brothers Boulevard – Containing Approximately 10 Acres
Memorandum PDD20-7441
Comm. Dist. 1
Recommendation: Approval with conditions
- PC3** SPECIAL EXCEPTION (CONSENT) – Therhappy Therapy Services, Inc. –Private School in an A-C Agricultural District – Northwest Pasco County – At the Southwest Corner of the Intersection of Denton Avenue and Coyote Road – Containing Approximately 10.219 Acres
Memorandum PDD20-7442
Comm. Dist. 5
Recommendation: Approval with conditions
- PC4** ZONING AMENDMENT (CONSENT) - Amanda M. Bray AKA Simmons – Change in Zoning From an R-MH Mobile Home District to an A-R Agricultural-Residential District – Northeast Pasco County – At the Southeast Corner of the Intersection of Hillbrook Avenue and Westbrook Street – Containing Approximately 3.78 Acres
Memorandum PDD20-7437
Comm. Dist. 2
Recommendation: Approve
- PC5** ZONING AMENDMENT (CONSENT) – Seven Oaks MPUD – Specialty Malls of Tampa, Inc. – A Substantial Modification to the Currently Approved MPUD Master Planned Unit Development Master Plan and Conditions of Approval to Allow an Additional Use (Brewery)
Memorandum PDD20-7444
Comm. Dist. 2
Recommendation: Approval with conditions

- PC6** CONDITIONAL USE REQUEST (CONSENT) – VMR Development, LLC./Chipotle Mexican Grill - Sale of Alcoholic Beverages (2COP): Beer and Wine Only, 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 – Southwest Pasco County – At the Southwest Intersection of State Road 54 and Little Road
Memorandum PDD20-CU01
Comm. Dist. 3
Recommendation: Approval with conditions
- PC7** CONDITIONAL USE REQUEST (CONSENT) – Pasco Ranch, Inc./Blaze Pizza - Sale of Alcoholic Beverages (2COP): Beer and Wine Only, 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 150 Feet West of Grand Cypress Drive
Memorandum PDD20-CU03
Comm. Dist. 2
Recommendation: Approval with conditions
- PC8** CONDITIONAL USE REQUEST (CONSENT) – Trinity Hotel Group, LLC/Hampton Inn Trinity - Sale of Alcoholic Beverages (2COP): Beer and Wine Only, On-Premise Consumption, in Conjunction with the Operation of a Hotel with Outdoor Seating and Service on a Pool Deck in an MPUD Master Planned Unit Development District – Southwest Pasco County – At the Northwest Corner of the Intersection of Trinity Boulevard and Spade Fish Boulevard Extending Northerly to State Road 54
Memorandum PDD20-CU02
Comm. Dist. 3
Recommendation: Approval with conditions
- PC9** CONDITIONAL USE REQUEST (CONSENT) - Trey, LLC/Starkey Market – Sale of Alcoholic Beverages (2COP): Beer and Wine Only, On-Premises Consumption, in Conjunction with the Operation of a Produce Market and U-Pick with Outside Seating and Service of Alcoholic Beverages in an MPUD Master Planned Unit Development District – Southwest Pasco County – On the East Side of Starkey Boulevard Opposite Marsha Drive
Memorandum PDD20-CU04
Comm. Dist. 4
Recommendation: Approval with conditions
- PC10** CONDITIONAL USE REQUEST (CONSENT) - Fern, LLC – Multiple-Family Dwellings in a C-2 General Commercial District – West Central Pasco County – At the Southeast Corner of Little Road and Cricket Street Extending Easterly to Canton Avenue and Southerly to Althea Street – Containing Approximately 14.83 Acres
Memorandum PDD20-CU05
Comm. Dist. 5

Recommendation: Approval with conditions

- PC11** ZONING AMENDMENT (CONSENT) - Lace Land Trust – Change in Zoning From a C-1 Neighborhood Commercial District and R-MH Mobile Home District to a C-2 General Commercial District – West Central Pasco County – At the Northeast Corner of the Intersection of U.S. Highway 19 and Oakley Avenue – Containing Approximately 0.43 Acre
Memorandum PDD20-7438
Comm. Dist. 5
Recommendation: Approve

PUBLIC HEARING AT 1:30 P.M.

- P12** 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

AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE CREATING SECTION 1105, SELF-STORAGE DESIGN STANDARDS AND AMENDING SECTION 525, C-1 NEIGHBORHOOD COMMERCIAL DISTRICT; SECTION 905.2, LANDSCAPING AND BUFFERING; SECTION 907.1, ON-SITE PARKING; SECTION 1302.2 MOBILITY FEES, TO INCREASE THE MOBILITY FEES FOR MINI-WAREHOUSE; APPENDIX A, DEFINITIONS; AND OTHER AMENDMENTS AS NECESSARY TO ENSURE INTERNAL CONSISTENCY; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE PASCO COUNTY LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.

Recommendation: Approve

ADJOURN