

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

October 10, 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 1:27 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. Hanzel and Mr. Saez who were absent. Mr. Williams arrived to the meeting at 1:49 p.m.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Rodriguez noted proof of publication.

PUBLIC COMMENT

There was none.

Chairman Grey reviewed the procedures to be followed.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 Approval Meeting Minutes PC 6-20-2019
 Memorandum

The Commission approved the June 20, 2019 minutes.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included items PC1, PC2, PC3, PC4, PC5, PC6, PC7, PC8, PC9, PC10, and PC11.

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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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

Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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

Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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

Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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

Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

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
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

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
Recommendation: Approval with Conditions

Approved to receive and file documents submitted by Mr. Matt Newton.

Approved to receive and file documents submitted by Mr. Phillip Rhinesmith.

Approved to receive and file documents submitted by Ms. Robin Rhinesmith.

Approved to receive and file documents submitted by Mr. Matt Newton.

The Commission approved the item per Staff's recommendation.

P13 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.
Memorandum 20-0005
Recommendation: Approve

The Commission approved to continue the item to the October 24, 2019 PC meeting in New Port Richey at 1:30 p.m.

ADJOURN

The meeting adjourned at 3:47 p.m.

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