

Planning Commission:

Charles Grey, Chairman
Jaime Girardi, P.E., Vice Chairman
Michael J. Cox, CFP
Peter Hanzel, MS
Roberto Saez, MBA, CGC, AIA
Christopher B. Poole, CPG

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 January 09, 2020 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

July 25, 2019 Planning Commission Meeting Minutes

August 8, 2019 Planning Commission Meeting Minutes

August 22, 2019 Planning Commission Meeting Minutes

September 5, 2019 Planning Commission Meeting Minutes

September 26, 2019 Planning Commission Meeting Minutes

October 10, 2019 Planning Commission Meeting Minutes

October 24, 2019 Planning Commission Meeting Minutes

November 7, 2019 Planning Commission Meeting Minutes

November 21, 2019 Planning Commission Meeting Minutes

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

- PC1** SPECIAL EXCEPTION (CONSENT) -Jeffrey E. and Robyn Pelszynski- Private School for Yoga Classes in an A-R Agricultural-Residential District - Northwest Pasco County - On the East Side of Jetson Drive Approximately 700 Feet North of Little Ranch Road - Containing Approximately 3.5 Acres
Memorandum PDD20-7458
Comm. Dist. 5
Recommendation: Approval with conditions
- PC2** LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (CONSENT) – CPAL19(14) Pittman Massey Jordan – Providing for a Large-Scale Comprehensive Plan Amendment to the Future Land Use Map 2-13, Rural Area, Removing the Pittman/Massey and Jordan Parcels from the Rural Area (Area 1)
Memorandum PDD20-0230
Comm. Dist. 1
Recommendation: Approve
- PC3** LAND DEVELOPMENT CODE AMENDMENT (CONSENT) – An Ordinance by the Pasco County Board of County Commissioners Amending the Pasco County Land Development Code Section 604 Northeast Pasco Rural Protection Overlay District; Figure 604-1 Northeast Pasco Rural Protection Overlay District Boundary; Figure 604-2 Northeast Pasco Rural Scenic Roadways; Figure 604-4 Limits to Topographic Alterations; and Other Sections, as Necessary, for Internal Consistency
Memorandum PDD20-0233
Comm. Dist. 1
Recommendation: Approve
- PC4** ZONING AMENDMENT (CONSENT) - Gonzalo and Irene Martinez - Change in Zoning from an A-C Agricultural District to an AR-5 Agricultural-Residential District - Northeast Pasco County - at the Southwest Corner of the Intersection of Old Trilby Road and Trilby Trail - Containing Approximately 10.09 Acres
Memorandum PDD20-7456
Comm. Dist. 1
Recommendation: Approval
- PC5** ZONING AMENDMENT (CONSENT) – Teresa M. Christianson – Change in Zoning From an A-R Agricultural-Residential District to a R-2 Low Density Residential District – South Central Pasco County – on the East Side of Livingston Road Approximately 150 Feet South of Oakside Boulevard – Containing Approximately 1 Acre
Memorandum PDD20-7457
Comm. Dist. 3
Recommendation: Approval

PC6 CONDITIONAL USE REQUEST (CONSENT) - Grand Oaks Square, LLC/Arepa Mia Cafe - Sale of Alcoholic Beverages (2COP): Beer and Wine only, On-Premises Consumption, in Conjunction with the Operation of a Restaurant in a C-2 General Commercial District - South Central Pasco County - On the South Side of Wesley Chapel Boulevard, Approximately 200 Feet West of Pet Lane
Memorandum PDD20-CU14
Comm. Dist. 2
Recommendation: Approval with conditions

PC7 CONDITIONAL USE REQUEST (CONSENT) - Mishorim Gold Properties, LP/The Grove at Wesley Chapel - Beer, Wine, and Liquor, Package Sales and On-Premises Consumption, in Conjunction with the Operation of a Shopping Center in a MPUD Master Planned Unit Development District – South Central Pasco County – on the East Side of Oakley Boulevard and the West Side of I-75, Approximately 650 Feet North of Wesley Chapel Boulevard and contains approximately 167.34 Acres
Memorandum PDD20-CU15
Comm. Dist. 1
Recommendation: Approval with conditions

PUBLIC HEARING AT 1:30 P.M.

P8 LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (REGULAR) – Villages of Pasadena Hills Proposed FLU Amendment Chapter 2 Goal FLU 6 Text and Figures PH-1 through PH-8, and PH-12 through PH-15, and Tables PH-2 through PH-4
Memorandum PDD20-0223
Comm. Dist. 1
Recommendation: Approve

P9 LAND DEVELOPMENT CODE AMENDMENT– An Ordinance by the Pasco County Board of County Commissioners amending the Pasco County Land Development Code Section 602, J. “Ben” Harrill Villages of Pasadena Hills Stewardship District, amending Text and Exhibits 602-A through 602-E; as necessary for internal consistency.
Memorandum PDD20-0224
Comm. Dist. 1
Recommendation: Approve

P10 SPECIAL EXCEPTION (REGULAR) -Daehne Family Trust - Home Occupation for a Tattoo Parlor in an E-R Estate Residential District - Northwest Pasco County - At the Northeast Corner of the Intersection of Sherman Drive and Hollyhock Drive - Containing Approximately 2.2 Acres
Memorandum PDD20-7455
Comm. Dist. 5
Recommendation: Approval with conditions

ADJOURN