

**PLANNING COMMISSION, PASCO COUNTY, FLORIDA**

**ANNOTATED AGENDA**

**January 09, 2020**

**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**

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**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

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## **CALL TO ORDER**

*Chairman Grey called the meeting to order at 1:33 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. Tiffany Linville, Deputy Clerk, called the roll. All members were present with the exception of Mr. Cox who was absent. Mr. Williams was represented by Mr. Richard Tonello.*

## **SWEARING IN**

*Ms. Linville swore in those who planned to present testimony.*

## **PROOF OF PUBLICATION**

*Ms. Linville noted the proof of publication.*

## **PUBLIC COMMENT**

*There was none.*

## **CONSENT**

*The Commission approved the Planning Commission Minutes which included minutes listed under 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**

***The Commission approved the Public Hearing Consent Agenda which included items PC1, PC5, PC6, and PC7. Agenda Items PC2, PC3 and PC4 were pulled for discussion.***

- 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  
Recommendation:   Approval with conditions

***Approved as part of the Public Hearing Consent Agenda.***

- 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  
Recommendation:   Approve

***Approved per Staff's recommendation sitting as the Local Planning Agency.***

- 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  
Recommendation:   Approve

***Approved per Staff's recommendation.***

- 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  
Recommendation:   Approval

***Approved per Staff's recommendation.***

- 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  
Recommendation:   Approval

***Approved as part of the Public Hearing Consent Agenda.***

- 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  
Recommendation:   Approval with conditions

***Approved as part of the Public Hearing Consent Agenda.***

- 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  
Recommendation:   Approval with conditions

***Approved as part of the Public Hearing Consent Agenda.***

**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   PDD20-0223C  
Recommendation:   Approve

***Approved per Staff's recommendation.***

- 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

Recommendation: Approve

***Approved per Staff's recommendation pending additional material.***

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  
Recommendation: Approval with conditions

***The Commission continued the item to the January 23, 2020 Planning Commission meeting at 1:30 p.m. in New Port Richey.***

***Approved to receive and file Ex-Parte forms submitted by Ms. Denise Hernandez.***

#### **WALK-ON**

***PDD20-CU11 - CONDITIONAL USE REQUEST (CONTINUANCE) - Hajka and Mirsad Kucevic - Multiple-Family Dwellings in a C-2 General Commercial District - Southwest Pasco County - At the Northwest Corner of the Intersection of Grand Boulevard and Olympia Street - Containing Approximately .28 Acres (PC: 1/9/20, 1:30 p.m.; BCC 1/21/20, 1:30 p.m.; NPR; Continued from PC 12/12/19, 1:30 p.m.; DC and BCC 1/7/20, 1:30 p.m. DC)***

***The Commission continued the item to a date uncertain***

#### **ADJOURN**

***The meeting adjourned at 3:24 p.m.***

***Prepared by: Tiffany Linville, Deputy Clerk***