

Planning Commission:

Charles Grey, Chairman
Kevin Ryman, Vice Chairman
Michael J. Cox, CFP
Jaimie Girardi
Peter Hanzel
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, 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 December 13, 2018 1:30 PM, Dade City



"Bringing Opportunities Home"

Historic Pasco County Courthouse, Board Rm, 2nd Fl
37918 Meridian Avenue, Dade City, Florida 33525

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 September 27, 2018 Planning Commission Meeting - Minutes for Approval
 Memorandum PDD19-0364

Comm. Dist. ALL
Recommendation: Approve

- C2** October 11, 2018 Planning Commission Meeting - Minutes for Approval
Memorandum PDD19-0365
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

- PC1** **CONDITIONAL USE (CONSENT)** – BBL Tampa Hotel Group, LLC/Spring Hill Suites North Tampa at Land O’Lakes – Sale of Alcoholic Beverages (4COP-S): Beer, Wine, and Liquor, On-Premises Consumption, in Conjunction with the Operation of a Hotel with Outside Sales and Service of Alcoholic Beverages on a Pool Deck in an MPUD Master Planned Unit Development District. – South Central Pasco County – on the North Side of Crosspointe Run, Approximately 500 feet West of Bexley Village Drive
Memorandum PDD19-CU13
Comm. Dist. 4
Recommendation: Approval with conditions
- PC2** **CONDITIONAL USE (CONSENT)** – Shops at Ballantrae, LLC – Sale of Alcoholic Beverages (2COP): Beer and Wine Only, On-Premises Consumption, in Conjunction with the Operation of a Multi-Tenant Retail Building with Restaurants in an MPUD Master Planned Unit Development District – South Central Pasco County – on the South Side of Aprile Drive, Approximately 800 Feet East of Ballantrae Boulevard
Memorandum PDD19-CU14
Comm. Dist. 4
Recommendation: Approval with conditions
- PC3** **ZONING AMENDMENT (CONTINUANCE)** - Cypress Creek Town Center MPUD Master Planned Unit Development - Pasco 54, Ltd.; Pasco Ranch, Inc; and JG Cypress Creek LLC - A Rezoning Request From MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development - a Substantial Modification to Allow an Increase in Retail/Commercial Square-Footage, a Decrease in Hotel Rooms, and an Increase in Multi-Family Units on Approximately 490 Acres - Located on the Northwest and Southwest Quadrants of S.R. 56 and I-75
Memorandum PDD19-0333
Comm. Dist. 2, 3
Recommendation: Continuance Requested to the January 10, 2019, PC Meeting at 1:30 p.m. in Dade City
- PC4** **SPECIAL EXCEPTION (CONSENT)** – Barrett Harding Insurance, Inc. – Professional Services Office in an E-R Estate-Residential District – West Central Pasco County – On the West Side of Little Road, Approximately 200 Feet North of

Grove Drive – Containing Approximately 0.99 Acre

Memorandum PDD19-7373

Comm. Dist. 5

Recommendation: Approval with conditions

PC5

ZONING AMENDMENT (CONSENT) – Gary L. Blackwell Investments, Inc. – Change in Zoning from an A-R Agricultural-Residential and an R-MH Mobile Home Districts to a MF-1 Multiple Family Medium District – Southeast Pasco County – On the West Side of Ryals Road, Approximately 300 Feet North of S.R. 54 – Containing Approximately 24.2 Acres

Memorandum PDD19-7372

Comm. Dist. 2

Recommendation: Approve

PC6

CONDITIONAL USE REQUEST (REGULAR) - Carol A. Roth - Operation of a Powerglide Launch and Landing Field in an A-C Agricultural District - Central Pasco County - at the Southeast Corner of the Intersection of McKendree Road and Tyndall Road

Memorandum PDD19-CU03

Comm. Dist. 3,

Recommendation: Approve with Conditions

PUBLIC HEARING AT 1:30 P.M.

P7

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN HIGHWAY VISION PLAN (MAP 7-36) TO UPDATE ROADWAYS AND MODIFY THE TITLE TO “HIGHWAY VISION PLAN AND FUNCTIONAL CLASS MAP”; REPEALING EXISTING FUNCTIONAL CLASS MAP 7-1, 1999 ROADWAY FUNCTIONAL CLASSIFICATION MAP 7-1A, AND FUTURE ROADWAY FUNCTIONAL CLASSIFICATION MAP 7-24; PROVIDING FOR TEXT AMENDMENTS TO VARIOUS OBJECTIVES AND POLICIES TO MODIFY THE TITLE REFERENCE OF MAP 7-36 AND REPLACE REFERENCES TO MAPS 7-1, 7-1A, AND 7-24 WITH MAP 7-36, INCLUDING TEXT AMENDMENTS TO POLICY FLU 1.6.1, CHAPTER 7 SUMMARY, OBJECTIVE TRA 2.1, POLICY TRA 2.1.2, OBJECTIVE TRA 2.2, POLICY TRA 2.2.1, POLICY TRA 2.2.2, POLICY TRA 2.2.3, POLICY TRA 2.2.4, POLICY TRA 2.3.2, POLICY TRA 2.3.3, AND CHAPTER 7 IMPLEMENTATION MECHANISMS; REVISING REQUIREMENTS AND HIERARCHY OF ACCESS IN POLICY FLU 1.6.7; MODIFYING UTILIZATION OF FUTURE TRAFFIC CIRCULATION MAP SERIES IN POLICY TRA 2.1.2; UPDATING FUNCTION OF MAP 7-36 IN OBJECTIVE TRA 2.2; REMOVING THE REFERENCE TO RULE 14-2 FLORIDA ADMINISTRATIVE CODE IN POLICY TRA 2.2.2 AND POLICY TRA 2.2.6; REVISING THE PROCESS TO UPDATE MAP 7-36 IN POLICY TRA 2.2.3; UPDATING CRITERIA FOR CLASSIFICATION OF ROADS IN POLICY TRA 2.2.2 AND POLICY TRA 2.2.6; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE

Memorandum PDD19-0281

Comm. Dist. ALL

Recommendation: Approve

P8

LARGE SCALE COMPREHENSIVE PLAN AMENDMENT- CPAL 18(010)
Cypress Creek Town Center – ROR (Retail/Office/Residential) to PD (Planned Development) on approximately 427.1 acres, of real property located generally along S.R. 56 at the intersection of the realigned S.R. 54, adjacent to and west of I-75 and north of the Hillsborough County Line, and a text amendment amending Subarea Policy for the Project in the Comprehensive Plan known as “SUBAREA POLICY FLU 7.1.2 Cypress Creek Town Center”.

Memorandum PDD19-1555

Comm. Dist. 2,3

Recommendation: Approve

ADJOURN