PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

December 13, 2018

**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
PAULA S. O'NEIL, CLERK & COMPTROLLER**

1:30 PM

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

Planning Commission: Michael J. Cox, CFP
Jaime Girardi, P.E.
Charles Grey
Peter Hanzel
Kevin Ryman
Roberto Saez, MBA, CGC, AIA

School Board Representative: Chris Williams

Legal Counsel: David Goldstein, Chief Assistant County Attorney

Staff: Nectarios Pittos, 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 1:36 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. Shannon Egbert, Deputy Clerk, called the roll. All members were present except for Mr. Michael Cox and Mr. Roberto Saez who were absent.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Egbert noted proof of publication.

Chairman Grey reviewed the procedures to be followed.

PUBLIC COMMENT

There was none.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 September 27, 2018 Planning Commission Meeting - Minutes for Approval
Memorandum PDD19-0364
Recommendation: Approve

The Commission approved the September 27, 2018 Planning Commission Meeting Minutes.

C2 October 11, 2018 Planning Commission Meeting - Minutes for Approval
Memorandum PDD19-0365
Recommendation: Approve

The Commission approved the October 11, 2018 Planning Commission Meeting Minutes.

PUBLIC HEARINGS

Agenda item P8 was added to the Consent Agenda.

The Commission approved the Public Hearing Consent Agenda which included items PC1, PC2, PC4, PC5, and P8.

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
Recommendation: Approval with conditions

Ms. Hernandez reviewed the item. Staff recommended approval with Conditions.

The applicant was present.

There were no objections.

Approved as part of the Public Hearing Consent Agenda.

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
Recommendation: Approval with conditions

Ms. Hernandez reviewed the item. Staff recommended approval with Conditions.

The applicant was present.

There were no objections.

Approved as part of the Public Hearing Consent Agenda.

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
Recommendation: Continuance Requested to the January 10, 2019, PC Meeting at 1:30 p.m. in Dade City

Ms. Hernandez stated the item had been requested to be continued to the January 10, 2019 Planning Commission meeting at 1:30 p.m. in Dade City.

The applicant was present.

The Commission approved to continue the item to the January 10, 2019, Planning Commission 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
Recommendation: Approval with conditions

Ms. Hernandez reviewed the item. Staff recommended approval with Conditions. Condition 2 in regard to days and hours of operation would be stricken in it's entirely.

The applicant was present and agreed to the revision of Condition 2.

There were no objections.

Approved as part of the Public Hearing Consent Agenda.

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
Recommendation: Approve

Ms. Hernandez reviewed the request. Staff recommended approval.

The applicant was present.

There were no objections.

Approved as part of the Public Hearing Consent Agenda.

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
Recommendation: Approve with Conditions

Ms. Amy Hyler, Planning and Development, reviewed the request using a PowerPoint presentation. Staff recommended approval with Conditions.

Ms. Barbara Wilhite introduced Mr. Randall Crouch who would explain Powergliding.

Mr. Crouch explained the operation of Powergliding using a PowerPoint presentation. He spoke regarding the location of the property, take-off and landing patterns, when the motors would be shut off during landing, flight durations, provisions with flight times, the amount of flights per month, lack of livestock activity on Ms. Hester's property, FAR Part 103.1 Applicability and part 103.15, and a FFA Aeronautical chart.

Discussion followed regarding flight distance; wing span; and that a flight plan would not be required.

Ms. Hester spoke in opposition of the proposed request. She displayed videos and pictures of the paragliders using a PowerPoint presentation. She spoke regarding navigational rights, horses being spooked, and lack of income.

Discussion followed regarding the initial complaint to the request; the amount of flights per week; the amount of horses boarded on Ms. Hester's property; trespassing; the motors would be shut-off; a B-C Motor Club; FAA jurisdiction; and the Noise Ordinance.

Mr. Scott Carbone, Ms. Kim Brit, and Ms. Carol Roth spoke regarding paragliding and Ms. Hester's horses.

The Commission approved the item per Staff's recommendation with the addition to Condition 9 to state "with a maximum of 4 flights per day" and to revise Condition 11 to state "dawn to dusk" with Mr. Hanzel voting nay.

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
Recommendation: Approve

Ms. Aurybel Rivero, Planning and Development, reviewed the request using a PowerPoint presentation and informed the members they would be acting as the Local Planning Agency. She handed out modifications to Attachment 3, Exhibit B, pages 2 and 3 to the Text Amendment to the Comprehensive Plan, Attachment 9 of the Proposed Vision Road changes, and an updated Attachment 2, Exhibit A.

Discussion followed regarding financial implications of County maintenance; future vision roads and alignment; and roads that had once been approved to not approved.

There was no public comment.

The Commission acting as the Local Planning Agency approved the item per Staff’s recommendation with the modifications to Attachment 3, Attachment 9, and Attachment 2.

P8 LARGE SCALE COMPREHENSIVE PLAN AMENDMENT- CPAL 18(010) Cypress Creek Town Center - A Large-Scale Comprehensive Map Amendment to the Future Land Use Maps (Map 2-15 and Sheet 21)

Changing from ROR (RETAIL/OFFICE/RESIDENTIAL) to PD (PLANNED DEVELOPMENT) on 427.1 acres m.o.l. of Real Property Located Generally along State Road 56 at the intersection of realigned State Road 54, adjacent to and west of I-75 and north of the Hillsborough County Line; and a Text Amendment Amending the Subarea Policy FLU 7.1.2 Cypress Creek Town Center
Memorandum PDD19-1555
Recommendation: Approve

Ms. Hernandez stated the item should be "PC8" instead of P8 and she read the title into the record due to a revision to the title. She informed the members they would be sitting as the Local Planning Agency.

The applicant was present.

There were no objections.

Approved as part of the Public Hearing Consent Agenda.

ADJOURN

The meeting adjourned at 3:30 p.m.

Prepared by: Ashley Simonson, Records Clerk I, Board Records Division