

Planning Commission:

Charles Grey, Chairman
Kevin Ryman, Vice Chairman
Michael J. Cox, CFP
Jaime Girardi, P.E.
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 March 14, 2019 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 November 15, 2018 Planning Commission Meeting - Minutes for Approval
 Memorandum PDD19-0795

Comm. Dist. ALL
Recommendation: Approve

C2 December 13, 2018 Planning Commission Meeting - Minutes for Approval
Memorandum PDD19-0796
Comm. Dist. ALL
Recommendation: Approve

C3 January 19, 2019 Planning Commission Meeting - Minutes for Approval
Memorandum PDD19-0797
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

PC1 ZONING AMENDMENT (WITHDRAWN) - Terry B. and Louis L. Lynch - Change in Zoning From A-R Agricultural-Residential to R-1MH Single-Family/Mobile Home District - South Central Pasco County - On the North Side of County Line Road, Approximately 90 Feet East of Altamont Lane - Containing Approximately .73 Acre
Memorandum PDD19-7395
Comm. Dist. 3
Recommendation: Withdraw

PC2 DEVELOPMENT AGREEMENT (WITHDRAWN) - 3KS Family Limited Partnership --Central Pasco County - On the South and West Sides of S.R. 52 and Bellamy Brothers Boulevard - Containing Approximately 127.78 Acres
Memorandum PDD19-0806
Comm. Dist. 1
Recommendation: Withdraw the application from further consideration. No Further Action Required.

PC3 CONDITIONAL USE REQUEST (CONTINUANCE) - Robert C. Waldo and Nina D. Lewis - Flea Market in an A-C Agricultural District - Northwest Pasco County - at the Northeast Corner of Hudson Avenue and Edwards Road - Containing Approximately 12.2 Acres
Memorandum PDD19-CU23
Comm. Dist. 5
Recommendation: Continuance Requested

PC4 ZONING AMENDMENT (CONTINUANCE) - 3KS Family Limited Partnership - Change In Zoning From an A-C Agricultural District to I-2 General Industrial Park District -Central Pasco County - On the South and West Sides of S.R. 52 and Bellamy Brothers Boulevard - Containing Approximately 127.78 Acres
Memorandum PDD19-7392

Comm. Dist. 1
Recommendation: Continue to the March 28, 2019 PC Meeting at 1:30 p.m. in New Port Richey.

PC5 CONDITIONAL USE REQUEST (CONSENT) - Pasco Ranch, Inc./Main Event Wesley Chapel - Sale of Alcoholic Beverages (4COP-SBX): Beer, Wine, and Liquor, On-Premises Consumption, in Conjunction with the Operation of a Bowling Alley and Entertainment Center in a MPUD Master Planned Unit Development - South Central Pasco County - On the East Side of Creek Grass Way, Approximately 600 Feet South of State Road 56

Memorandum PDD19-CU22

Comm. Dist. 3

Recommendation: Approval with conditions

PC6 CONDITIONAL USE REQUEST (CONSENT) – Fraternal Order of Eagles Zephyrhills Aerie #3752, Inc. – Fraternal Lodge in an A-R Agricultural-Residential District – South Central Pasco County – At the Northwest Corner of the Intersection of New River Road and Isabelle Drive – Containing Approximately 3 Acres

Memorandum PDD19-CU20

Comm. Dist. 2

Recommendation: Approval with conditions

PC7 ZONING AMENDMENT (CONSENT) – Gerges Gerges S. and Teriza Gerges Aihab – Change In Zoning From a R-MH Mobile Home District to a C-1 Neighborhood Commercial District – South Central Pasco County – On the East Side of Land O’Lakes Boulevard, Approximately 800 Feet South of Wilderness Lake Boulevard – Containing Approximately 2.5 Acres

Memorandum PDD19-7396

Comm. Dist. 2

Recommendation: Approve

PC8 ZONING AMENDMENT (CONSENT) – Ehren Cutoff MPUD Master Planned Unit Development – Ecoff Project, LLC - Rezoning Request from an A-R Agricultural-Residential Zoning District to an MPUD Master Planned Unit Development to Allow 120 Single-Family Detached Homes on Approximately 39.93 Acres - The Property is Located in Central Pasco on the Southwest Corner of the Ehren Cutoff and Caliente Boulevard Intersection, Approximately 6,050 feet Northeast of US Highway 41/Land O’ Lakes Boulevard

Memorandum PDD19-7367

Comm. Dist. 2

Recommendation: Approval with conditions

PC9 ZONING AMENDMENT (CONSENT) - Berge O. Khandjian and Paul O'Grady - Change In Zoning From an R-2 Low Density Residential District to an MF-2 Multiple Family High Density District - South Central Pasco County - On the East Side of Old Pasco Road, Approximately 600 Feet North of Oakley Boulevard - Containing Approximately 48.08 Acres

Memorandum PDD19-7398

Comm. Dist. 2
Recommendation: Approve

- PC10** ZONING AMENDMENT (CONSENT) – Patrick McVicar– Change in Zoning from an A-C Agricultural and an AR-1 Agricultural Residential-Districts to an A-R Agricultural-Residential District – Northwest Pasco County – On the North side of Denton Avenue, Approximately 670 feet west of East Road Extending Northerly to Eden Avenue – Containing Approximately 12.18 Acres
Memorandum PDD19-7399
Comm. Dist. 5
Recommendation: Approve

- PC11** VARIANCE REQUEST (CONSENT) - Terry B. and Louis L. Lynch - Reduction in Minimum Lot Area From 1 Acre to .73 Acre in an A-R Agricultural Residential District - South Central Pasco County - On the North Side of County Line Road, Approximately 90 Feet East of Altamont Lane - Containing Approximately .77 Acres
Memorandum PDD19-2075
Comm. Dist. 3
Recommendation: Approval with conditions

PUBLIC HEARING AT 1:30 P.M.

- P12** LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (CONTINUANCE) - CPAL19(07) Paw Materials - Large-Scale Comprehensive Plan Amendment to the Future Land Use Map (2-15 and Sheet 24) Changing from IL (INDUSTRIAL - LIGHT) to PD (PLANNED DEVELOPMENT) on Approximately 42.32 Acres of Real Property Located on the North Side of State Road 52 Approximately 350 Feet East of Giddens Road; And a Text Amendment Creating Subarea Policy FLU 7.1.52 - Paw Materials; And a Map Amendment to Future Land Use Map 2-9 Adding Subarea 2-9(52) Paw Materials
Memorandum PDD19-0721
Comm. Dist. 2
Recommendation: Continue to a Date Uncertain
- P13** LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT – CPAL 18(18) Ehren Cutoff – Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 13) Changing from RES-1 (RESIDENTIAL-1 du/ga) to RES-6 (RESIDENTIAL – 6 DU/GA) on Approximately 39.93 acres, Located on the Southwest Corner of Ehren Cutoff and Caliente Boulevard Intersection, Approximately One-Mile Northwest of Land O’ Lakes Boulevard
Memorandum PDD19 -0802
Comm. Dist. 2
Recommendation: Approve
- P14** Transportation Corridor-Management Variance Request - Sun Three Lakes, LLC - Reduction in ROW Dedication Requirement from 67.5 ft. to 50 ft. from the Centerline of Denton Road and Approval of Storage Accessory Structure as Interim Use - No funding required

Memorandum PDD19-0798
Comm. Dist. 5
Recommendation: Approval with conditions

P15

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ADOPTING RIGHT-OF-WAY ("ROW") PRESERVATION WIDTH STANDARDS FOR COUNTY ARTERIAL AND COLLECTOR ROADWAYS; RESCINDING RESOLUTIONS 04-212 AND 06-261 FOR ROADWAY TYPICAL SECTIONS; AND DELEGATING TO THE COUNTY ADMINISTRATOR OR COUNTY ADMINISTRATOR'S DESIGNEE THE AUTHORITY TO UTILIZE THE RIGHT-OF-WAY PRESERVATION WIDTH STANDARDS TO ADMINISTRATIVELY APPROVE ALTERNATIVE STANDARDS OR NON-SUBSTANTIAL MODIFICATIONS TO MPUDS AND SITE PLANS WHERE THE CORRIDOR PRESERVATION TABLE REQUIRES A DIFFERENT RIGHT-OF-WAY WIDTH.

Memorandum PDD19-0799
Comm. Dist. ALL
Recommendation: Approve

ADJOURN