

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

March 14, 2019

**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, 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

CALL TO ORDER

Chairman Grey called the meeting to order at 1:30 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.

SWEARING IN

Ms. Shannon Egbert, Deputy Clerk, swore in those who planned to present testimony.

PROOF OF PUBLICATION

Ms. Linville noted proof of publication.

PUBLIC COMMENT

There was none.

Chairman Grey reviewed the procedures that would be followed.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

- C1 November 15, 2018 Planning Commission Meeting - Minutes for Approval
Memorandum PDD19-0795
Recommendation: Approve

The Commission approved the November 15, 2018 Planning Commission Minutes, the December 13, 2018 Planning Commission Minutes, and the January 10, 2019 Planning Commission Minutes.

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

The Commission approved the November 15, 2018 Planning Commission Minutes, the December 13, 2018 Planning Commission Minutes, and the January 10, 2019 Planning Commission Minutes.

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

The Commission approved the November 15, 2018 Planning Commission Minutes, the December 13, 2018 Planning Commission Minutes, and the January 10, 2019 Planning Commission Minutes.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included items PC5, PC6, PC7, PC8, PC10, and PC11.

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
Recommendation: Withdraw

Withdrawn.

- 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
Recommendation: Withdraw the application from further consideration. No Further
Action Required.

Withdrawn.

- 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
Recommendation: Continuance Requested

The Commission approved to continue the item to the April 11, 2019 Planning Commission meeting at 1:30 p.m. in Dade City.

- 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

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

Withdrawn.

- 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
 Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
 Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
 Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

- 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
 Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approve

The Commission approved the item per Staff's recommendation.

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
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

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
Recommendation: Continue to a Date Uncertain

The Commission approved to continue the item to a date uncertain.

P13 LARGE-SCALE COMPREHENSVE 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
Recommendation: Approve

The Commission sitting as the Local Planning Agency approved the item per Staff's recommendation.

- 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
Recommendation: Approval with conditions

The Commission approved the item per Staff's recommendation.

- 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
Recommendation: Approve

The Commission sitting as the Local Planning Agency approved the item per Staff's recommendation.

ADJOURN

The Commission adjourned at 2:37 p.m.

Prepared by: Tiffany Linville, Records Clerk I, Board Records Division