

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, AICP, 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 May 09, 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

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

- PC1** ZONING AMENDMENT (CONTINUANCE) - Carmel Friendship Baptist Church, Inc. - Change In Zoning From a MPUD Master Planned Unit Development District to a C-1 Neighborhood Commercial District - South Central Pasco County - On the Northeast Corner of Boyette Road and Wells Road - Containing Approximately 11.17 Acres
Memorandum PDD19-7413
Comm. Dist. 1
Recommendation: Continue to the July 11, 2019 PC Meeting at 1:30 p.m. in DC
- PC2** SPECIAL EXCEPTION (CONSENT) - David Laurila and Donna Mohrmann-Laurila - Home Occupation for Massage Therapy in an R-1MH Single Family/Mobile Home District - Southwest Pasco County - At the Northwest Corner of the Intersection of Courier Lane and Carillon Street - Containing Approximately .24 Acre
Memorandum PDD19-7412
Comm. Dist. 3
Recommendation: Approval with conditions
- PC3** SPECIAL EXCEPTION (CONSENT) – Kenneth J. and Batina S. Supernault – Two Duplexes in an R-4 High Density Residential District – West Central Pasco County – On the North Side of Johnson Road, Approximately 100 Feet West of Rampart Lane – Containing Approximately .29 Acre
Memorandum PDD19-7414
Comm. Dist. 5
Recommendation: Approval with conditions
- PC4** ZONING AMENDMENT (CONSENT) - Russell and Leanne Finlay - Change in Zoning from an A-C Agricultural District to AR-5 Agricultural-Residential District - North Central Pasco County - At the Northern Terminus of Newgent Road, Approximately 1,200 Feet North of the Intersection of Pasco Road and Newgent Road - Containing Approximately 13.28 Acres
Memorandum PDD19-7408
Comm. Dist. 1
Recommendation: Approve
- PC5** ZONING AMENDMENT (CONSENT) - Jeanette T. and Eugene C. Stone, Jr. - Change in Zoning from an A-R Agricultural-Residential District to R-1 Rural Density Residential District - Southwest Pasco County - On the South Side of Drexel Road, Approximately 1,500 Feet West of Tower Road - Containing Approximately .93 Acre
Memorandum PDD19-7409
Comm. Dist. 2
Recommendation: Approve
- PC6** ZONING AMENDMENT (CONSENT) - MHC Forest Lake Estates MH, LLC. - Change in Zoning From an A-C Agricultural District to an R-MH Mobile Home District - Southeast Pasco County - On the Southwest Corner of County Road 54 and Forest Lake Drive, Extending West to Gateway Drive - Containing

Approximately 11.73 Acres

Memorandum PDD19-7410

Comm. Dist. 1

Recommendation: Approve

- PC7** ZONING AMENDMENT (CONSENT) - Lawrence P. Martinez - Change in Zoning from an A-C Agricultural District to MF-1 Multiple Family Medium Density District - South Central Pasco County - On the West Side of Finlay Road, Approximately 1,500 Feet South of Wesley Chapel Boulevard - Containing Approximately 5.99 Acres

Memorandum PDD19-7411

Comm. Dist. 2

Recommendation: Approve

- PC8** CONDITIONAL USE REQUEST (CONSENT) – Newport Z, LLC/Premier Cigar Lounge - Sale of Alcoholic Beverages (2COP): Beer and Wine Only, On-Premises Consumption, in Conjunction with the Operation of a Cigar Lounge in a C-1 Neighborhood Commercial District – Southwest Pasco County – On the North Side of Mitchell Boulevard, Approximately 1,400 Feet West of Welbuilt Boulevard

Memorandum PDD19-CU28

Comm. Dist. 3

Recommendation: Approval with conditions

- PC9** CONDITIONAL USE REQUEST (CONSENT) – Amistad Insurance, LLC/Railroad Subs & Bakery - Sale of Alcoholic Beverages (2COP): Beer and Wine Only, On-Premises Consumption, in Conjunction with the Operation of a Restaurant with Outside Seating and Service of Alcoholic Beverages on a Patio in a C-1 Neighborhood Commercial District – West Central Pasco County – On the West Side of Congress Street, Approximately 150 Feet South of Pine Hill Road

Memorandum PDD19-CU29

Comm. Dist. 4

Recommendation: Approval with conditions

- PC10** CONDITIONAL USE REQUEST (CONSENT) - ABB, LLC/AT&T Mobility/New Cingular Wireless PCS - 154 Foot Above-Ground-Level Monopole Wireless Communication Facility in a C-2 General Commercial District - East Central Pasco County - On the East Side of US Highway 301, Approximately 120 Feet North of McDonald Street - Containing a proposed 2,500 Square Foot Fenced Compound Area Within a 1.93 Acre Parcel.

Memorandum PDD19-CU30

Comm. Dist. 1

Recommendation: Approval with conditions

- PC11** ZONING AMENDMENT (CONSENT) - Smith 54 MPUD Master Planned Unit Development – H.V. Smith and M.V. Smith, Co-Trustees and M.M. Dolcimascolo - Rezoning Request from an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development to Decrease Residential Entitlements from 1,598 to 700 Attached/Detached/Multi-Family, and Add an Additional 10 Hotel Rooms for a total of 130, on Approximately 164.8 Acres - Parcel ID 29-26-

18-0000-00400-0000.

Memorandum PDD19-7394

Comm. Dist. 3

Recommendation: Approval with conditions

- PC12** Transportation Corridor Management Variance Request (Consent) – Carefree Shadowwood, LLC, Shadow Wood Village Ph. 3 Expansion – New York Avenue – Request for Reduction in ROW Dedication Requirement - No Funding Required

Memorandum PDD19-0893

Comm. Dist. 4

Recommendation: Approval with conditions

PUBLIC HEARING AT 1:30 P.M.

- P13** LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT – CPAL19(06) Smith 54 – Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 20) Changing from RES-12 (RESIDENTIAL 12-DU/GA), COM (COMMERCIAL), OFF (OFFICE), and CON (CONSERVATION LANDS) to PD (PLANNED DEVELOPMENT) on Approximately 164.8 Acres of Real Property Located on the South Side of State Road 54 Approximately 2,000 Feet East of Meadowbrook Drive; a Text Amendment to Subarea Policy FLOU 7.1.9 – Smith 54 Subarea; and a Map Amendment to the Future Land Use Map 2-9(9) Smith 54 Subarea

Memorandum PDD19-0871

Comm. Dist. 3

Recommendation: Approve

- P14** LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT - CPAL18(13) Grande Oaks - Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 AND SHEET 15) Changing from RES-1 (RESIDENTIAL - 1 du/ga) to PD (Planned Development on Approximately 175.72 Acres of Real Property Located at the Southwest Corner of S.R. 52 and Prospect Road Intersection; with Associated Subarea Policy FLU 7.1.53; and an Amendment to the Future Land Use Subarea Map 2-9(53

Memorandum PDD19-0964

Comm. Dist. 1

Recommendation: Approve

- P15** ZONING AMENDMENT (REGULAR) – Grande Oaks MPUD Master Planned Unit Development – Iafrate Properties, LLC, – A Rezoning Request From an A-C Agricultural, A-R Agricultural-Residential and C-2 General Commercial Zoning Districts to an MPUD Master Planned Unit Development Zoning District to Allow a Mixed Use Development on Approximately 177.75 Acres. Sections 6 & 7, Township 25 and Range 21.

Memorandum PDD19-7351

Comm. Dist. 1

Recommendation: Approval with conditions

- P16** Conditional Use Amendment Request (REGULAR) – Angelo's Aggregate

Materials, Ltd. and Stony Pointe Limited Partnership - Class I Mine and Class III
Landfill (Existing Enterprise Road Recycling and Solid Waste Facility) in A-C
Agricultural and Master Planned Unit Development District - No Funding Required

Memorandum PDD19-0963

Comm. Dist. 1

Recommendation: Approval with conditions

ADJOURN