

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

May 09, 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

Called the meeting to order at 1:32 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 with the exception of Mr. Peter Hanzel and Mr. Roberto Saez who were absent. Mr. Chris Williams was represented by Mr. Richard Tonello.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Linville noted the Proof of Publication.

PUBLIC COMMENT

There were none.

CONSENT

There were none.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda as amended to include P13. Agenda Item PC7 was pulled for discussion. Agenda items PC1, PC6, and PC12 were continued.

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
Recommendation: Continue to the July 11, 2019 PC Meeting at 1:30 p.m. in DC

The Commission approved to continue PC1 and PC6 to the July 11, 2019 Planning Commission meeting at 1:30 p.m. in Dade City, and PC12 to the June 6, 2019 Planning

Commission meeting at 1:30 p.m. in Dade City.

- 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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approve

The Commission approved to continue PC1 and PC6 to the July 11, 2019 Planning Commission meeting at 1:30 p.m. in Dade City, and PC12 to the June 6, 2019 Planning

Commission meeting at 1:30 p.m. in Dade City.

- 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
Recommendation: Approve

Approved the item per Staff's recommendation.

- 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
Recommendation: Approval with conditions

Approved the item per Staff's recommendation.

- 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
Recommendation: Approval with conditions

Approved the item per Staff's recommendation.

- 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
Recommendation: Approval with conditions

Approved the item per Staff's recommendation.

- 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

Recommendation: Approval with conditions

Approved the item per Staff's recommendation.

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

Recommendation: Approval with conditions

The Commission approved to continue PC1 and PC6 to the July 11, 2019 Planning Commission meeting at 1:30 p.m. in Dade City, and PC12 to the June 6, 2019 Planning Commission meeting at 1:30 p.m. in Dade City.

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

Recommendation: Approve

The Commission approved to add P13 to the Consent Agenda.

Approved as part of the Public Hearing Consent Agenda.

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

Recommendation: Approve

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

recommendation.

- 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
Recommendation: Approval with conditions

The Commission approved to receive and file documents submitted by Mr. Tom Ashburn.

The Commission approved the item per Staff's recommendation.

- 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
Recommendation: Approval with conditions

The Commission approved the item per Staff's recommendation.

ADJOURN

The meeting adjourned at 3:15 p.m.

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