

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

February 07, 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

**West Pasco Government Center, Board Room, 1st Fl
8731 Citizens Drive, New Port Richey, Florida 34654**

Planning Commission: Charles Grey, Chairman, District 5
Calvin Branche, Vice Chairman, District 5
Art Woodworth Jr., District 1
Kevin Ryman, District 1
Dennis Smith, District 2
Peter Hanzel, District 2
John Motley, District 3
Jim Goodchild, District 3
Jaimie Girardi, District 4
Christopher Chittum, District 4

School Board Representative: Richard Tonello

Staff: David Goldstein, Chief Assistant County Attorney
Ernest D. Monaco, Acting Planning and Development Administrator
Michael LaSala, AICP, Planner I, Planning and Development Department

CALL TO ORDER

Chairman Grey called the meeting to order at 1:39 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. Jessica Floyd, Deputy Clerk, called the roll. All members were present.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Floyd noted proof of publication.

PUBLIC COMMENT

Chairman Grey called for public comment. No one spoke.

Chairman Grey read the procedures to be followed.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

The Board approved the January minutes.

C1 January 10, 2018 Planning Commission Meeting - Minutes for Approval
Memorandum PDD18-498
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARING AT 1:30 P.M.

The Board approved the Public Hearing Consent Agenda which included items P3, P6, and P7.

P1 ZONING AMENDMENT (WITHDRAWAL) - Roman Salamaca - Change in
Zoning from a C-1 Neighborhood Commercial District to a C-2 General
Commercial District - Southwest Pasco County - At the Southwest Corner of
the Intersection of Mile Stretch Drive and Schlotter Circle - Section 31,
Township 26 South, Range 16 East - Containing 2 Acres M.O.L.

Memorandum PDD18-7288

Recommendation: Withdraw the application from any further consideration. No further action is required.

Ms. Denise Hernandez, Planning and Development, explained the applicant had withdrawn the request and that no further action was required.

- P2 CONDITIONAL USE (CONTINUANCE) - Pasco County Facilities Management Department/Coalition for the Homeless of Pasco County, Inc. - Residential Treatment and Care Facility in an A-R Agricultural-Residential District and a MF-2 Multiple-Family High Density District - West Central Pasco County - On the North Side of Youth Lane, Approximately 650 Feet West of Little Road - Section 26, Township 25 South, Range 16 East - Containing 3.55 Acres M.O.L.
Memorandum PDD18-CU03
Recommendation: Continue to the April 9, 2018 PC Meeting at 1:30 PM in New Port Richey

Ms. Denise Hernandez, Planning and Development, reviewed the request. The applicant requested the item be continued to April 9, 2018 at 1:30 p.m. in New Port Richey. The Board of County Commissioners (BCC) had also continued the item to the April 24, 2018 BCC meeting at 1:30 p.m. in New Port Richey.

The Board continued the item to April 9, 2018 at 1:30 p.m. in New Port Richey.

- P3 CONDITIONAL USE (CONSENT) - R & D Management Services, LLC - Expansion of a Previously Approved Conditional Use from 16 Residents to 26 Residents for a Residential Treatment and Care Facility in an AR Agricultural Residential District - East Central Pasco County - At the Southeast Corner of the Intersection of Otis Allen Road and Ponds Edge Lane - Section 36, Township 25 South, Range 21 East - Containing 1.98 Acres M.O.L.
Memorandum PDD18-CU15
Recommendation: Approval with conditions

Ms. Denise Hernandez, Planning and Development, reviewed the request.

The applicant was present and available if the members had questions.

Chairman Grey asked if there were any objections. There were none.

The item was approved as part of the Public Hearing Consent Agenda.

- P4 ZONING AMENDMENT (CONSENT) - James E. and Ellen Kay Niblett- Change in an A-C Agricultural District to an A-R Agricultural Residential District - South Central Pasco County - On the West Side of Bluefield Road, Approximately 650 feet North of Pasco-Hillsborough County Line Road-

Section 36, Township 26 South, Range 17 East - Containing 10 Acres
M.O.L. - No Funding Required
Memorandum PDD18-7293
Recommendation: Approve

Ms. Denise Hernandez, Planning and Development, reviewed the request.

The applicant Mr. James Niblett spoke regarding his request and answered questions from the Board and Staff.

Ms. Brooke Allen voiced her concerns regarding Bluefield Road, drainage and flooding, and Phillips Road.

Discussion was held regarding the quality and maintenance of Bluefield Road and Phillips Road; the finding of fact pertaining to the substandard road improvements; the PVAS process; the residential preliminary development plan process; stormwater management; the applicant's preference regarding the request; the difference between AR and AR-5 zoning; and the potential for a deed restriction.

Motion to approve the zoning based on the applicant volunteering to deed restrict the property to 5 residences. The motion was not called upon.

Discussion was held regarding the motion; the inability to approve the item contingent on the applicant volunteering to deed restrict the property; the intent of the applicant pertaining to the property; the potential deed restriction; the addition to finding of facts; the costs involved with the substandard road would need to be recalculated; and a suggestion to continue the item to gather more information.

Mr. Niblett stated he was willing to limit the 10.5 acres total to five dwelling units.

Ms. Hernandez stated she would include a finding of fact to state the owner/applicant had agreed to record a deed restriction against the subject property limiting the total number of dwelling units on the 10 acres at a total of 5 dwelling units.

Discussion continued regarding the motion.

The Board approved the item per Staff's recommendation based on the understanding the owner would deed restrict it to 5 dwelling units on a roll call vote with Mr. Branche, Mr. Smith, and Mr. Tonello voting nay.

P5 ZONING AMENDMENT (CONSENT) - High Ridge, Inc. – Change in Zoning from an A-C Agricultural District to a I-1 Light Industrial Park District – No Funding Required (PC: 2/07/18, 1:30 p.m.; NPR; BCC: 2/20/18, 1:30 p.m.; NPR)
Memorandum PDD18-7299
Recommendation: Approve

Ms. Denise Hernandez, Planning and Development, reviewed the request. Staff recommended approval.

Mr. Steve Booth, the applicant's representative, spoke regarding the request and answered questions from the Board and Staff.

Orchid Lake RV Resort General Manager Terry Wells, Mr. Richard Jennings, Ms. Lissa Perrin-Priddy, Ms. Nicki Kross, Ms. Sandy Swift, Ms. Gerry Cload, and Mr. Norman Nichols voiced their concerns regarding area wildlife; buffering; traffic; the site entrance; the southeast corner of the site; and flooding.

Ms. Hernandez read the Land Development Code in the Light Industrial District into the record which stated, "A 150-foot buffer shall be provided against all parcel boundaries that abut any other districts that are not commercial, agricultural, or industrial."

Discussion was held regarding buffering; abutting and surrounding properties; the original plan of use for the property; Land Development Code language; setbacks; the conceptual site plan; concerns of compatibility; the site plan process; and future communications.

The Board approved the item per Staff's recommendation.

P6 ZONING AMENDMENT (CONSENT) - Trinity Investment Group of Wesley Chapel, LLC – Change in Zoning from an A-R Agricultural Residential District to C-2 General Commercial District – No Funding Required (PC: 2/07/18, 1:30 p.m.; NPR; BCC: 3/14/18, 1:30 p.m.; NPR)
Memorandum PDD18-7301
Recommendation: Approve

Ms. Denise Hernandez, Planning and Development, reviewed the request.

The applicant was present and was available if the members had questions.

Chairman Grey asked if there were any objections. There were none.

The item was approved as part of the Public Hearing Consent Agenda.

P7 ZONING AMENDMENT (CONSENT) - Len-Angeline, LLC - Change in Zoning from an A-C Agricultural District to an R-4 High Density Residential District - West Central Pasco County - On the South Side of S.R. 52, Opposite Rhumbus Court - Section 08, Township 25 South, Range 18 East - Containing 16.5 Acres M.O.L.
Memorandum PDD18-7300
Recommendation: Approve

Ms. Denise Hernandez, Planning and Development, reviewed the request.

The applicant was present and available if the members had questions.

Chairman Grey asked if there were any objections. There were none.

The item was approved as part of the Public Hearing Consent Agenda.

P8 SPECIAL EXCEPTION (REGULAR) - David W. and Elizabeth Wrigley - Private School for Baseball Training in an AR-1 Agricultural Residential - Central Pasco County - On the South Side of Sonny Drive, Approximately 1,200 Feet West of Old Pasco Road - Section 31, Township 25 South, Range 20 East - Containing 7.23 Acres M.O.L. - No Funding is Required
Memorandum PDD18-7302
Recommendation: Approval with conditions

Ms. Denise Hernandez, Planning and Development, reviewed the request. She submitted letters of support for the petition into the record.

The applicant Mr. David Wrigley spoke regarding the request and answered questions from the Board and Staff.

Chairman Grey asked if there were any objections. There were none.

Discussion was held regarding the program; concerns regarding injuries on-site; Mr. Wrigley's background; and the anonymous complaint that was submitted.

The Board approved to receive and file documentation submitted by Ms. Hernandez.

The Board approved the item per Staff's recommendation.

ADJOURN

The meeting was adjourned at 3:24 p.m.

Prepared by: Jessica L Floyd, Records Clerk I, Board Records Division