

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

Pasco County Planning Commission Agenda April 09, 2018 1:30 PM, New Port Richey



"Bringing Opportunities Home"

West Pasco Government Center, Board Room 2nd Floor
8731 Citizens Drive, New Port Richey, Florida 34654

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 AT 1:30 P.M.

- P1** **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
Comm. Dist. 4,
Recommendation: Continue to the April 9, 2018 PC Meeting at 1:30 PM in New Port Richey
- P2** **SPECIAL EXCEPTION (CONSENT)** - Specialty Restaurants Corporation, Inc. - Private School and Daycare in C-2 General Commercial and PO-2 Professional Office Districts - South Central Pasco County - Northeast Corner of Lexington Oaks Boulevard and Post Oak Boulevard - Section 11, Township 26 South, Range 19 East - Containing 1.46 Acres More or Less
Memorandum PDD18-7313
Comm. Dist. 2
Recommendation: Approval with conditions
- P3** **CONDITIONAL USE (CONSENT)** - Epperson Club, LLC and Epperson Ranch, LLC - Sale of Alcoholic Beverages (4COP): Beer, Wine, and Liquor; On-Premises Consumption, in Conjunction with the Operation of a Restaurant with Outside Seating and Services of Alcoholic Beverages on a Patio for the Crystal Lagoon Amenity Center Area within a MPUD Master Planned Unit Development District.- Central Pasco County - On the North Side of Overpass Road, Approximately One Quarter Mile West of Curley Road - Sections 27 and 35, Township 25, Range 20 - Containing a Proposed 25.964 acres Crystal Lagoon Amenity Center Area
Memorandum PDD18-CU17
Comm. Dist. 1,
Recommendation: Approval with conditions
- P4** **CONDITIONAL USE (CONSENT)** - BRE Mariner Chelsea Place, LLC/Mad Indian Brewing - Sale of Alcoholic Beverages (2-COP and CMBP): Beer and Wine Only; On-Premises Consumption in Conjunction with the Operation of a Microbrewery with outside seating and service of Alcoholic Beverages on a Patio in a C-2 (General Commercial District) - West Central Pasco County - On the East Side of Seven Springs Boulevard at the Intersection with Churchill Parkway - Section 34, Township 26, Range 16 - Containing a proposed 2,600 Square Foot Microbrewery with a 800 Square Foot Patio for a Total of 3,400 Square Feet.
Memorandum PDD18-CU18
Comm. Dist. 3,
Recommendation: Approval with conditions
- P5** **CONDITIONAL USE (CONSENT)** - Pasco Ranch, Inc./Hyatt Place at Cypress Creek Town Center North - Sale of Alcoholic Beverages (4COP): Beer, Wine, and Liquor on Premises Consumption in Conjunction with the Operation of a Hotel with Outside Seating and Service of Alcoholic Beverages on Patios and Pool Areas in an MPUD Master Planned Unit Development District - South Central

Pasco County - At the Eastern End of Sierra Center Boulevard, Approximately 1,000 Feet East of Marsh Bend Way - Section 27, Township 26 South, Range 19 East- Containing a 99,395 Square-Foot Hotel and 4,756 Square Feet of Patio and Pool Area, For a Total of 104,151 Square Feet.

Memorandum PDD18-CU20

Comm. Dist. 2

Recommendation: Approval with conditions

- P6** CONDITIONAL USE (CONSENT) - TWC Bay, LLC & SR Florida, LLC/Hampton Inn Wesley Chapel - Sale of Alcoholic Beverages (2COP): Beer and Wine Only on Premises Consumption in Conjunction with the Operation of a Hotel with Outside Seating and Service of Alcoholic Beverages on a Patio Pool Area - South Central Pasco County - On the East Side of Cypress Ridge Lane, Approximately One-Quarter Mile Northwest of Willow Oak Drive - Section 26, Township 26 South, Range 19 East - Containing a 58,337 Square-Foot Hotel, with a 3,050-Square-Foot Pool Area, for a Total of 61,387 Square Feet

Memorandum PDD18-CU21

Comm. Dist. 2

Recommendation: Approval with conditions

- P7** ZONING AMENDMENT (CONSENT) - AT Hudson, LLC - Change in Zoning From C-2 General Commercial and R-2 Low Density Residential Districts, to a C-2 General Commercial District - Northwest Pasco County - On the West Side of US 19, Approximately 750 Feet North of Denton Avenue - Section 14, Township 24 South, Range 16 East - Containing 1.94 Acres More or Less

Memorandum PDD18-7311

Comm. Dist. 5

Recommendation: Approve

- P8** ZONING AMENDMENT (CONSENT) - NSA Property Holdings, LLC - Change in Zoning from an R-3 Medium-Density Residential District to a C-2 General Commercial District - Southeast Pasco County - On the South Side of State Road 54, Approximately 400 Feet West of Lamar Road - Section 15, Township 26 South, Range 21 East

Memorandum PDD18-7312

Comm. Dist. 1

Recommendation: Approve

- P9** ZONING AMENDMENT (CONSENT) – Philip and Rosemary Turner – Change in Zoning from a MF-1 Multiple Family Medium Density District to an E-R Estate-Residential District – South Central Pasco County – On the East Side of Golf Course Loop, Approximately 850 feet south of Country Club Road – Section 01, Township 26 South, Range 19 East – Containing Approximately 2.54 Acres

Memorandum PDD18-7310

Comm. Dist. 2

Recommendation: Approve

- P10** ZONING AMENDMENT (CONSENT) - Two Guys Holding Corporation - Change in Zoning from an R-3 Medium Density Residential District to a C-2 General

Commercial District - Southwest Pasco County - On the South Side of Massachusetts Avenue, Approximately 1,000 feet West of Little Road - Section 2, Township 26 South, Range 16 East - Containing a Total of 0.47 Acre, More or Less

Memorandum PDD18-7314

Comm. Dist. 4

Recommendation: Approve

- P11** ZONING AMENDMENT (REGULAR) - Micnic Florida Property, LLC - Change in Zoning from A-C Agricultural and A-R Agricultural Residential District to an A-R Agricultural Residential District - Northwest Pasco County - At the Southern Terminus of Toni Terrace and Extending Easterly to Family Trail - Section 22, Township 24 South, 17 Range East and Section 27, Township 24 South, 17 Range East - Containing Approximately 80.0 Acres.

Memorandum PDD18-7304

Comm. Dist. 5,

Recommendation: Approve

- P12** SPECIAL EXCEPTION (REGULAR) - Micnic Florida Property, LLC - Personal Recreational Vehicle Park in an A-R Agricultural-Residential District - Northwest Pasco County - At the Southern Terminus of Toni Terrace Extending Easterly to Family Trail - Section 22, Township 24 South, Range 17 East and Section 27, Township 24 South, Range 17 East - Containing Approximately 80 Acres

Memorandum PDD18-7305

Comm. Dist. 5,

Recommendation: Approval with conditions

- P13** CONDITIONAL USE (REGULAR) - Petes Collision Center - Automotive Towing Service and Connected Storage of Vehicles - Southwest Pasco County - On the East Side of US Highway 19, Approximately 400 Feet North of Darlington Road - Section 30, Township 26 South, Range 16, East - Containing Approximately 0.5 Acre

Memorandum PDD18-CU02

Comm. Dist. 3,

Recommendation: Approval with conditions

- P14** SPECIAL EXCEPTION (REGULAR) – Mountain View Solar Project – Solar Energy Farm Power Plant in an A-R Agricultural-Residential District – North Central Northeast Pasco County – On the East and West Sides of Blanton Road from Frazee Hill Road Southerly to Ruffing Road – Parcel ID List Attached - Containing 359.28 Acres.

Memorandum PDD18-7309

Comm. Dist. 1

Recommendation: Approval with conditions

ADJOURN