PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

April 09, 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 2nd Floor
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
Denise Hernandez, Zoning Administrator/Special Projects Manager

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CALL TO ORDER

Chairman Grey called the meeting to order at 1:37 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. He reviewed the procedures to be followed.

ROLL CALL

Ms. Shannon Egbert, Deputy Clerk, called the roll. All members were present except for Mr. Jim Goodchild who was absent.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Egbert noted proof of publication.

PUBLIC COMMENT

Chairman Grey called for public comment. No one spoke.

CONSENT

There was none.

PUBLIC HEARINGS

PUBLIC HEARING AT 1:30 P.M.

The Board approved the Public Hearing Consent Agenda which included items P3, P4, P5, P6, P7, P8, and P9.

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
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 and noted that applicant had a change in the business plan. She stated the applicant had requested a

continuance to June 6, 2018 at 1:30 p.m. in New Port Richey. She noted the item would be re-noticed. Staff recommended approval of the continuance.

Chairman Grey called for public comment. No one spoke.

The Board continued the item to June 6, 2018 at 1:30 p.m. 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
Recommendation: Approval with conditions

Ms. Denise Hernandez, Planning and Development, requested the item be pulled from the Consent Agenda due to a letter of objection from the owners of Discovery Point Child Care Center. She reviewed the request using a PowerPoint presentation. Condition 2 was amended to state "the private school and child care center hours of operation shall be limited to 6:30 a.m. to 6:30 p.m., Monday through Friday." Condition 3 was amended to state "the subject special exception shall be limited to a maximum of 180 students or such greater number of students as may be permitted under the Child Care License for the subject facility issued pursuant to Section 402.305, Florida Statutes, 2018, but in no event shall occupancy exceed 190 students. In all events, the capacity shall be subject to the requirements of all applicable building and life safety codes." Staff recommended approval with the amended Conditions.

Mr. Russel Ottenberg, applicant's representative, responded to questions asked by Mr. Hanzel in regard to traffic issues, landscaping, and lighting at the site.

Mr. Ahsan Khalil, Planning and Development, addressed the Conditional Use and preliminary review of the traffic at the site. He spoke regarding the Lexington Oaks Plaza traffic study.

Discussion followed regarding daily trip and peak hour issues; existing zoning; traffic concerns and issues at the site; a 2030 traffic analysis; and the issue with the close proximity of the daycare to the Wings Restaurant.

Chairman Grey called for public comment. No one spoke.

The Board approved the item per Staff's recommendation with amended Conditions 2 and 3.

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
Recommendation: Approval with conditions

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

The applicant was present.

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

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

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
Recommendation: Approval with conditions

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

The applicant was present.

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

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

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
Recommendation: Approval with conditions

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

The applicant was present.

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

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

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
Recommendation: Approval with conditions

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

The applicant was present.

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) - 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
Recommendation: Approve

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

The applicant was present.

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

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

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

Recommendation: Approve

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

The applicant was present.

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

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

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
Recommendation: Approve

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

The applicant was present.

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

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

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 PDD18-7314C1
Recommendation: Approve

Chairman Grey stated he would abstain from the vote due to a conflict of interest.

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

The applicant was present.

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

The Board approved the Public Hearing Consent Agenda Item P10 with Chairman Grey abstaining from the vote.

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
Recommendation: Approve

Ms. Viviana Martinez, Planning and Development, reviewed the request using a PowerPoint presentation. Staff recommended approval.

The members heard Agenda Item P12 before a motion was made for Agenda Item P11.

The Board approved the item per Staff's recommendation.

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
Recommendation: Approval with conditions

Ms. Erica Wennlund, Planning and Development, reviewed the request using a PowerPoint presentation.

The applicant was present and would comment after public comment.

Chairman Grey asked if there were any objections.

Mr. Guiseppe Vellucci, Ms. Debra Vellucci, and Ms. Tara Boss spoke regarding properties bought in the surrounding area; concerns with the traffic flow; and the road conditions.

Discussion followed regarding the maintenance of the road.

Mr. Steve Strobbe, applicant, stated the purpose of rezoning was to have temporary help on the farm during the winter and that the site would not be developed. He noted he would pay his fair share for a future paving assessment.

Discussion followed regarding the maximum amount of RVs on the site; the maintenance of the road; how long guests would stay on the property; and the paving assessment process.

Ms. Denise Hernandez, Planning and Development, mentioned the motion would need to include an additional Condition to state "should the County or homeowners initiate a paving assessment for Toni Terrace, the owner/applicant agree to not object or vote no to a set assessment."

The Board approved the item per Staff's recommendation with the added Condition as stated by Ms. Hernandez.

THE MEMBERS RECESSED AT 2:36 P.M. AND RECONVENED AT 2:53 P.M. ALL MEMBERS WERE PRESENT EXCEPT FOR MR. JIM GOODCHILD WHO WAS ABSENT.

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
Recommendation: Approval with conditions

Ms. Erica Wennlund, Planning and Development, reviewed the request using a PowerPoint presentation. She noted that the Planning Commission approved the request on October 11, 2017. The BCC denied the request on October 24, 2017 but approved to reconsider the item on November 7, 2017. The applicant agreed to submit a new site plan. Staff recommended approval.

Mr. Todd Pressman, applicant's representative, gave a PowerPoint presentation in regard to the site and he spoke regarding the enhanced buffering.

There were no objections.

The Board approved the item per Staff's recommendation.

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
Recommendation: Approval with conditions

Court Reporter Ms. Cynthia A. Cianciolo with Integra Reporting Group, LLC and Court Reporter Ms. Donna Snedeker with Anderson Court Reporting were present.

Ms. Viviana Martinez, Planning and Development, handed out additional information for the members. She reviewed the request using a PowerPoint presentation. Staff recommended

approval.

The Board approved to receive and file documents submitted by Ms. Martinez.

Mr. Goldstein spoke regarding ex-parte communications and for the members to disclose any communication that was not part of the original packet that had been uploaded into SIRE. He referred to a handout of the 2017 Florida Statutes in regard to energy devices based on renewable resources and the Florida Electrical Power Plant Siting Act. He clarified that the applicant's representative had a cumulative time of 75 minutes for her presentation.

Ms. Cate Wells, applicant's representative, reviewed a binder she handed out to the members. She introduced her team and spoke regarding the facts for the Planning Commission Members to review.

The Board approved to receive and file the binder submitted by Ms. Cate Wells.

Mr. Mark Ward, Director of Renewables at Tampa Electric Company, gave a brief summary of his background as a Mechanical Engineer. He reviewed the Tampa Electric Company's Utility PV Solar Program using a PowerPoint presentation.

Discussion followed regarding the amount of Pasco County residents the solar farm would serve and site requirements for the solar farm.

Mr. John Rejebian, First Solar, gave a brief summary of his background as a Civil Engineer. He reviewed the concept plan and engineering plan using a PowerPoint presentation. He spoke regarding the solar plant overview, how tall the structures would be, and the maintenance at the site.

Discussion followed regarding the amount of acreage at the site; how much of the site would be solar; the solar panels; and the landscape buffering at the site.

Mr. Ricky Sinha, First Solar, gave a brief summary of his background as a Senior Scientist. He reviewed the PV health and safety using a PowerPoint presentation. He spoke regarding the technology used, the end of life recycling for the panels, glare of the panels, and the solar reef effect.

Discussion followed regarding end of life recycling; and concerns for aircraft that would fly over the site.

Mr. Tommy Cleveland, North Carolina Solar Center, gave a brief summary of his background as a Mechanical Engineer. He reviewed the health and safety impacts of solar systems using a PowerPoint presentation. He spoke regarding hazardous materials, electromagnetic fields, electric shock and arc flash, sound effects, and fire safety.

Mr. Rich Kirkland, Certified Appraiser, gave a brief summary of his background as an appraiser. He spoke regarding the adjoining uses that surrounded the site, the market analysis of the impact on value from solar farms, and current solar farms that would be similar to the proposed solar farm.

Discussion followed regarding studies done in Pasco County and that the examples given of other solar farm sites were on flat land.

Mr. Steve Schriever, Fishkind and Associates, reviewed the fiscal impacts using a PowerPoint presentation. He spoke regarding the development program, the ad valorem revenue, and the operating impacts on the County.

Ms. Justyna Buszewski, Senior planner at Florida Design Consultants, gave a brief summary of her background as a planner. She reviewed the consistency and compatibility analysis using a PowerPoint presentation. She spoke regarding the traffic impacts, the setback and buffering at the site, the concept plan in regard to buffering for the surrounding roads, and the preservation of the eagle's nest.

Discussion followed regarding trails; setbacks and buffering; tree heights; the Code in regard to buffering; the eagle's nest; and the topography in the area.

The Board approved to receive and file the PowerPoint presentation submitted by Ms. Cate Wells.

The Board approved to accept the individuals who spoke as expert witnesses.

THE MEMBERS RECESSED AT 4:54 P.M. AND RETURNED AT 5:08 P.M. ALL MEMBERS WERE PRESENT EXCEPT FOR MR. JIM GOODCHILD WHO WAS ABSENT.

Chairman Grey called for public comment.

Ms. Hernandez reviewed the Conditions of Approval using a PowerPoint presentation and stated Condition 17 would be stricken.

Mr. Mark Pinson, Mr. David Boas, Mr. Doug Bohannon, Mr. Gregory Ostovich, Ms. Alma Coston, Ms. Karen DeStefano, Ms. Gail Perez, Ms. Anne Krumrei, Mr. Charles Dennis Ashford, Mr. Jeff Phillips, Ms. Pat Weaver, Mr. Walter Klymenko, Ms. Carol Cruz, Mr. Charles Lee, Mr. Rafael Mendez, Mr. Noah Kaaa, Mr. Doug Comet, Mr. Joel Coston, Mr. Stephen Tarrant, Ms. Susan Meinhardt, Ms. Sandra Noble, Mr. Robert Pennington, Ms. Anne Mally, Mr. Robert Dammers, Mr. Gordon Schiff, Mr. Gordon Comer, Mr. Harold Wagner, Ms. Mignon Jordan Edwards, Mr. Thomas Humphries, Ms. Alice Jordan, Mr. Richard Riley, Mr. Randy James, Mr. Mark Klutho, Ms. Diana Helinger, Ms. Laura Myers, Ms. Nancy Hazelwood, Mr. Frank Greco, and Mr. Jerry Patrick spoke regarding that Blanton Road was a scenic highway; the metering process of solar energy; visual pollution; surrounding property costs; the Northeast Pasco County Rural Protection Area; negative environmental impacts; the grandfather oaks at the site; health safety; wildlife in the area; the scenic value; the Florida's Right to Farm Act; flooding concerns; solar panel concerns during storms; brush fire concerns at the site; the preservation of the eagle's nest; buffering issues; the acreage to be preserved; a meeting with TECO representatives; the Land Use Code; property value concerns; solar use in an A-R District; view-shed issues; the substation at the site; the amount of solar panels; the Land Development Code in regard to special exceptions; solar energy distribution; a 2006 Stipulated Agreement; the solar power plant should be in an industrial area not in a rural area; concerns for the pilots that would fly over the area; the Brooksville Ridge; the need to continue the item to be heard in Dade City and for the members to have more time to review the information handed out; the quality of life; inconsistencies with the Comprehensive Plan and Future Land Use; the loss of citrus crops due to diseases; solar energy production; the setback for the site; that solar panels should be on roofs not the ground; other solar farms in Florida; and the topography in the area.

Discussion followed regarding the eagle's nest; the Comprehensive Plan; and the interpretation of Statutes.

The Board approved to receive and file documents submitted by Ms. Alma Coston.

The Board approved to receive and file documents submitted by Ms. Karen DeStefano.

The Board approved to receive and file documents submitted by Ms. Anne Krumrei.

The Board approved to receive and file documents submitted by Mr. Charles Dennis Ashford.

The Board approved to receive and file documents submitted by Mr. Jeff Phillips.

The Board approved to receive and file documents submitted by Ms. Pat Weaver.

The Board approved to receive and file documents submitted by Mr. Joel Coston.

The Board approved to receive and file documents submitted by Mr. Stephen Tarrant.

The Board approved to receive and file documents submitted by Ms. Susan Meinhardt.

The Board approved to receive and file documents submitted by Ms. Sandra Noble.

The Board approved to receive and file documents submitted by Mr. Robert Dammers.

The Board approved to receive and file documents submitted by Mr. Gordon Schiff.

The Board approved to receive and file documents submitted by Mr. Gordon Comer.

The Board approved to receive and file documents submitted by Mr. Thomas Humphries.

The Board approved to receive and file documents submitted by Mr. Richard Riley.

The Board approved to receive and file documents submitted by Ms. Laura Myers.

In her rebuttal, Ms. Wells spoke regarding Mr. Schiff's testimony on the Land Development Code and that there would be no impact to the eagle's nest and the wetlands. She reviewed each expert's testimony.

Discussion followed regarding a public notice issue in regard to a parcel ID number; the amount of residential uses that could be developed; and the Zoning Administrator's responsibility clarification.

The Board approved to strikeout Condition 17 in the Conditions of Approval.

Mr. Woodworth spoke regarding compatibility with the solar farm and the Land Development Code, the collage near the site, and the topography in the area.

Motion to deny Staff's recommendation.

Discussion followed regarding the natural resources that would come from the solar energy; the uses of the site; the proposed buffers would not block the solar panels from the road; members felt the site was in the wrong location; the special exception in regard to the location of the site; and funds that had been set aside for preservation.

Mr. Goldstein stated Mr. Tonello would only vote in the case of a tie.

The motion failed by a roll call vote with Mr. Kevin Ryman, Mr. Dennis Smith, Mr. Peter Hanzel, Mr. Jaimie Girardi, Mr. Christopher Chittum, and Chairman Charles Grey voting nay.

The Board approved Staff's recommendation by a roll call vote with Mr. Calvin Branch, Mr. Art Woodworth, and Mr. John Motley voting nay.

ADJOURN

The meeting was adjourned at 8:24 p.m.

Prepared by: Shannon Egbert, Records Clerk I, Board Records Division