

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

June 06, 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
Denise Hernandez, Zoning Administrator/Special Projects Manager

CALL TO ORDER

Chairman Grey called the meeting to order at 1:30 p.m.

MOMENT OF SILENCE

A moment of silence was held in lieu of the Invocation.

PLEDGE OF ALLEGIANCE

Chairman Grey led the Pledge of Allegiance to the Flag.

ROLL CALL

Ms. Amanda Damminger, Deputy Clerk, called the roll. All members were present with the exception of Mr. Motley and Mr. Chittum, who were absent.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Damminger noted the proof.

PUBLIC COMMENT

There was none.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

The Commission approved the minutes for the April 9, 2018 and May 9, 2018 meetings.

- C1 April 9, 2018 Planning Commission Meeting - Minutes for Approval
 Memorandum PDD18-938
 Recommendation: Approve
- C2 May 9, 2018 Planning Commission Meeting - Minutes for Approval
 Memorandum PDD18-970
 Recommendation: Approve

PUBLIC HEARINGS

The Commission approved the Consent Agenda, which included items P1, P2, P4, P5, P7, P8, P9, P10, and P11 with the noted corrections. Agenda item P6 was withdrawn.

PUBLIC HEARING AT 1:30 P.M.

- P1 ZONING AMENDMENT (CONSENT) – Lake Como Co-Op, Inc. – Change in
 Zoning from a R-MH Mobile Home District to an A-R Agricultural-Residential
 District – South Central Pasco County – On the South Side of Leonard

Road Approximately 600 Feet West of Cot Road – Section 35, Township 26 South, Range 18 East – Containing Approximately 11.7 Acres
Memorandum PDD18-7325
Recommendation: Approve

Ms. Hernandez reviewed the item and noted its companionship to item P2. She spoke regarding the purpose of the zoning amendment.

The applicant was present.

There was no public comment.

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

P2 SPECIAL EXCEPTION (CONSENT) – Lake Como Co-Op, Inc. – Change in Zoning from a R-MH Mobile Home District to an A-R Agricultural-Residential District – South Central Pasco County – On the South Side of Leonard Road Approximately 600 Feet West of Cot Road – Section 35, Township 26 South, Range 18 East – Containing Approximately 11.7 Acres
Memorandum PDD18-7326
Recommendation: Approval with conditions

Ms. Hernandez reviewed the item and noted its companionship to item P1. She spoke regarding a contingency statement.

The applicant was present.

There was no public comment.

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

P3 CONDITIONAL USE (REGULAR) - 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: Approval with Conditions

Discussion followed regarding materials to be received and filed.

Ms. Hernandez reviewed the item and spoke regarding photographs of the site, the function and hours of the proposed Housing Services Center building, the function of the proposed Temporary Housing building, surrounding uses, the future land use, distances to adjacent sites, Staff's recommendation, and conditions of approval.

Discussion followed regarding buffering; isolation from adjacent sites; and ex parte communications.

Ms. Barbara Wilhite, applicant's representative, introduced Mr. Don Anderson, Chief Executive Officer of the Coalition for the Homeless of Pasco County.

Mr. Anderson spoke regarding the formation and function of the Coalition, the lack of incidents with law enforcement at the Pine Street site, the function of the Pine Street site, photographs of the site, distances to adjacent sites, services provided by the Housing Services Center, services that would not be offered at the Youth Lane site, the Temporary Housing program, and an additional condition to limit the individuals in temporary housing at one time.

Discussion followed regarding how the maximum number of individuals was generated; the enforceability of the maximum number of individuals; the need for a definition of the maximum length of stay; other definitions for the maximum length of stay; the purpose of the fence buffer condition; the proposed location of the fence; an established fence around the property; whether the fence was required by Staff; the location point of arrival for foot and transit traffic; the desire to construct a sidewalk; an existing sidewalk; right-of-way; the cost effectiveness of proposed staffing; how the project would be funded; and educational accommodations for families housed in the Temporary Housing program.

Ms. Anne Corona, Ms. Valerie Schaefer, Ms. Suzanne Greene-Taldone, Ms. Judith Bowes, Mr. Garrett Connors, Ms. Virginia Stevans, Ms. Michelle Palisi, Ms. Candy Snell, Mr. Nick Taldone, Ms. Nancy Gray, Ms. Amina Ahmed, Ms. Marilyn Gottschell, Mr. David Gray, Ms. Sandra Wohlers, Mr. Robert Lincoln, P.A., representing the Benderson Development Company, Ms. Maryann Merle, and Mr. Jim Parang spoke regarding Standard 8; the pursuit of happiness; mental and physical illness; Condition 2; the financial impact on the surrounding community; the potential decrease in property values in adjacent communities; the overburden of Emergency Medical Services and the Pasco County Sheriff's Office; security for surrounding neighborhoods; concerns toward where individuals would go after the close of the Housing Services Center; the movement of the homeless community; requirements for stakeholder meetings; a petition signed by neighborhood residents; other failed homeless programs; crime rates; encampments; sexual predators; the site's proximity to schools; populations served by the proposed services; safety and security issues; issues concerning potentially misleading information; transportation for students housed in Temporary Housing; the loss of business in an adjacent shopping center; promised security; transient harassment; an intersection with Thrasher Court; issues with the program narrative; budget concerns; staffing concerns; the need for private bedroom and restroom facilities; the opioid crisis; the need to serve the homeless population; the lack of adequate housing to help the homeless community transition; the Benderson Development Company's support of the application; similar services in the area; and the desire to help the homeless population.

The Commission approved to receive and file a PowerPoint presentation submitted by Ms. Barbara Wilhite.

Discussion followed regarding the pursuit of happiness; that single males would not be housed; hygienic services to be provided for families in the Temporary Housing program; the definition of a family; whether materials from Ms. Greene-Taldone could be received and filed; and whether a conditional use permit was required for the Housing Services Center.

THE BOARD RECESSED AT 4:01 P.M. AND RECONVENED AT 4:12 P.M.

Discussion followed regarding whether the Housing Services Center would be considered a residential treatment care facility; whether a public hearing was needed for the construction of the Housing Services Center building; that Condition 6 served as a protection to services

offered for families in the Temporary Housing unit; that conditions may not be opposed if the application only concerned the Housing Services Center; a contingency in Condition 1; new conditions about the maximum length of stay and maximum persons accommodated; a new definition of the term "family"; the transparency of the Coalition; refinement of the program to address neighbor concerns; that security was not warranted at the complex; an agreement with the Benderson Development Company; budget concerns had not been addressed because they were not appropriate for conditional use criteria; the proximity of the Pine Street site to schools; services that perpetuated homelessness would not be offered; the desire to help families secure housing; referrals to services offered elsewhere; stakeholder meetings; what would be voted on; the definition of the term "identification"; fingerprinting; existing accommodations to temporary housing services; and the Housing Services Center could be used to offer other services.

The Commission approved the item with the amended conditions, with Mr. Hanzel voting nay.

- P4 Zoning Amendment (CONSENT) – NJA PROPERTIES, LLC – Change In Zoning From C-2 General Commercial District to C-3 Commercial Light Manufacturing District – Northeast Pasco County - On the west side of US 301 opposite Cummer Road extending Northerly to Comfort Street – Section 26, Township 23 South, Range 21 East – Containing Approximately 4.8 acres
Memorandum PDD18-7321
Recommendation: Approve

Ms. Hernandez reviewed the item.

The applicant was present.

There was no public comment.

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

- P5 Zoning Amendment (Consent) – William M. Stang, et. al – Change In Zoning From A-C Agricultural to R-1 Residential District – South Central Pasco County- At the Northeast Corner of the intersection of Phillips Road and Bluefield Road – Section 36, Township 26 South, Range 17 East- Containing Approximately 4.78 Acres
Memorandum PDD18-7322
Recommendation: Approve

Ms. Hernandez reviewed the item and spoke regarding an accompanying deed restriction.

The applicant was present.

There was no public comment.

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

- P6 ZONING AMENDMENT (WITHDRAWAL) - Berton Raden Thomas Et Al - Change in Zoning from R-4 High Density Residential to MF-1 Multiple Family Medium Density District - West Central Pasco County - On the East

Side of First Isle Approximately 1,100 Feet South of Beach Boulevard -
Section 04, Township 25 South, Range 16 East - Containing Approximately
2.16 Acres
Memorandum PDD18-7327
Recommendation: Withdraw

Ms. Hernandez noted the applicant's withdrawal of the application.

The item was withdrawn. No action was required.

P7 Conditional Use Request – Mermaid Lounge Hudson, Inc. – Expand
Existing 1,765 Square Foot Indoor Bar To Add a 965 Square Foot Outdoor
Seating Area And a 2,176 Square Foot Outdoor Activity Area in a C-2
Commercial District– Section 08, Township 25 South, Range 17 East
Memorandum PDD18-CU24
Recommendation: Approval with conditions

Ms. Hernandez reviewed the item.

The applicant was present.

There was no public comment.

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

P8 Conditional Use Request (CONSENT) – Paul & Michelle Enterprises,
LLC/Blue Lagoon Lounge - Sale of Alcoholic Beverages (4COP): Beer,
Wine, and Liquor, 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-2 General Commercial District – Southeast
Corner of the Intersection of Corporate Center Drive and S.R. 54 – Section
29, Township 26 South, Range 17 East
Memorandum PDD18-CU28
Recommendation: Approval with conditions

***Ms. Hernandez reviewed the item and spoke regarding corrections to the memo concerning
numerical values and an additional finding.***

The applicant was present.

There was no public comment.

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

P9 ZONING AMENDMENT (CONSENT) - Dennis Detrie and Jihad Sabbagh -
Change in Zoning from an C-1 Neighborhood Commercial District to an MF-
3 Multiple Family High Density District - Southwest Pasco County - On the
Northwest Corner of Mitchell Blvd. and the Proposed Pemberton Rd
Extension - Section 34, Township 26 South, Range 16 East - Containing

Approximately 8.8 Acres
Memorandum PDD18-7323
Recommendation: Approve

Ms. Hernandez reviewed the item.

The applicant was present.

There was no public comment.

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

P10 ZONING AMENDMENT – (CONSENT) Claribel Paredes – Change in Zoning from an A-R Agriculture-Residential District to an R-1MH Single-Family/Mobile Home District – South Central Pasco County – At the southwest corner of the intersection of New River Road and Arthur – Section 24, Township 26 South, Range 20 East – Containing Approximately 1.07 Acres
Memorandum PDD18-7324
Recommendation: Approve

Ms. Hernandez reviewed the item.

The applicant was present.

There was no public comment.

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

P11 CONDITIONAL USE REQUEST – Danijela Meccia / La Casa Mexicana – Sale of alcoholic beverages – West Central Pasco County – On the East Side of US Hwy 19 approximately 250 feet south of Commons Blvd – Section 10, Township 25 South, Range 16 East – Containing a 2,300 square foot building.
Memorandum PDD18-CU29
Recommendation: Approval with conditions

Ms. Hernandez reviewed the item and noted that the item was part of the Consent Agenda.

The applicant was present.

There was no public comment.

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

ADJOURN

Mr. Hanzel commended the Deputy Sheriffs present at the meeting.

Ms. Hernandez spoke regarding the application for the new Planning Commission.

Discussion followed regarding future Planning Commission meetings.

The Commission adjourned at 4:44 p.m.