

Planning Commission:

Michael J. Cox, CFP
Jaimie Girardi
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: Don L. Rosenthal, M.B.A, CPM, Assistant County Administrator, Development Services
Nectarios Pittos, Director of Planning and Development
Joaquin Servia, Development Review Manager
Denise Hernandez, Zoning Administrator/Special Projects Manager
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

Pasco County Planning Commission Agenda August 09, 2018 1:00 PM, Dade City



"Bringing Opportunities Home"

Historic Pasco County Courthouse, Board Rm 2nd FL
37918 Meridian Avenue, Dade City, Florida 33525

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

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 July 11, 2018 Planning Commission Meeting - Minutes for Approval
Memorandum PDD18-1270
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARING AT 1:30 P.M.

P1 AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE, AMENDING SECTION 402.5.A. TEMPORARY USES TO PROVIDE FOR MOBILE FOOD OPERATIONS; AMENDING APPENDIX A, DEFINITIONS; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION INTO THE LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.

Memorandum PDD18-1298
Comm. Dist. ALL
Recommendation: Approve

P2 Patricia Webber Fesmire/North American Towers, LLC/Earthcom Services, Inc. (CONTINUANCE) - Conditional Use for a 195 Foot Above-Ground-Level Monopole Wireless Communications Facility in an A-C Agricultural District - Central Pasco County - Approximately 1,000 Feet South of SR 52 and Approximately 1,000 Feet East of Bellamy Brothers Boulevard - Containing a Proposed 10,000 Square Foot Fenced Compound Area

Memorandum PDD18-CU27
Comm. Dist. 1,
Recommendation: Continuance Requested

P3 CONDITIONAL USE REQUEST (CONTINUANCE) - VGA Realty, L LC/Nail Country and Tan Spa - Sale of Alcoholic Beverages (2COP): Beer and Wine Only, On-Premises Consumption, in Conjunction with the Operation of a Nail and Tan Spa in a MPUD Master Planned Unit Development District - South Central Pasco County - At the Northeast Corner of Bruce B. Downs Blvd. and Williamsburg Dr. - Section 31, Township 26, Range 20 (PC: 8/9/18; 1:30 p.m.; DC and BCC: 9/4/18; 1:30 p.m.; DC)

Memorandum PDD18-CU36
Comm. Dist. 2
Recommendation: Continuance Requested

P4 SPECIAL EXCEPTION (CONSENT) – Duke Energy Florida, LLC. – a Special Exception for an Electrical Substation in an A-C Agricultural District – South Central Pasco County – On the North Side of Satinleaf Lane Approximately 650 Feet West of Smith Road – Section 15, Township 26 South, Range 20 East – Containing Approximately 10.12 Acres.

Memorandum PDD18-7343
Comm. Dist. 2
Recommendation: Approve

- P5** ZONING AMENDMENT - (CONSENT) Gator Shop, LLC - Change in Zoning from R-1MH Single-Family / Mobile Home District and C-3 Commercial/Light Manufacturing Districts to a C-3 Commercial/Light Manufacturing District - West Central Pasco County - On the West Side of Land O' Lakes Boulevard Approximately 1,100 feet North of Gator Lane - Section 35, Township 25 South, Range 18 East - Containing Approximately 9.25 Acres
Memorandum PDD18-7274
Comm. Dist. 2
Recommendation: Approve
- P6** SUBJECT: Zoning Amendment (CONSENT) – Stern And Laurie Summers – Change In Zoning From C-2 General Commercial District to R-2 Low Density Residential District – South Central Pasco County - On the South Side of Black Lake Road Approximately One-Quarter Mile East of Chesapeake Drive Extending Southerly to Geneva Drive – Parcel I.D. # 26-26-17-0030-00100-0120- Containing Approximately 0.41 Acres
Memorandum PDD18-7340
Comm. Dist. 3
Recommendation: Approve
- P7** ZONING AMENDMENT (CONSENT) - Prime San Antonio, LLC – Change in Zoning from R-1MH Single-Family/Mobile Home District and C-2 General Commercial District to C-2 General Commercial District. – Central Pasco County – On the East Side of Pasco Road, Approximately 400 Feet North of S.R. 52, Extending Easterly to Fresco Lane.
Memorandum PDD18-7341
Comm. Dist. 1
Recommendation: Approve
- P8** ZONING AMENDMENT (CONSENT) Dorothy Dahm Bard Trust – Change In Zoning From R-4 High Density Residential District to MF-1 Multiple Family Medium Density District– South Central Pasco County – On the North Side of Willow Bend Parkway Approximately One-Half Mile East of Land O' Lakes Boulevard – Section 36, Township 26 South, Range 18 East – Containing Approximately 15.5 Acres.
Memorandum PDD18-7342
Comm. Dist. 3
Recommendation: Approve
- P9** CONDITIONAL USE REQUEST (REGULAR) - T-A-T Civic Association, Inc./Polish-American Pulaski Association, Inc. - Social Club in an R-4 High Density Residential District- Southwest Pasco County - At the South Side of Darlington Road, Approximately 100 Feet West of Chatlin Road - Section 25, Township 26 South, Range 15 East
Memorandum PDD18-CU35
Comm. Dist. 3
Recommendation: Approval with conditions

- P10** Conditional Use Permit (Regular) Bexley Ranch Land Trust - No Funding Required. South of Tower Road, West of Sunlake Boulevard, 16-26-18 0000-00100-0000
Memorandum CU18-0026
Comm. Dist. 4
Recommendation: Approval with conditions
- P11** ZONING AMENDMENT – Lane Road MPUD Master Planned Unit Development – Hillvest, Inc. Rezoning Request from an A-R Agricultural-Residential and R-3 (Medium Density) Single-Family Detached Zoning Districts to an MPUD Master Planned Unit Development to Allow Up to 336 Single-family Detached Dwelling Units on Approximately 68.00 Acres -Located Approximately 1,300 Feet South of the Intersection of S.R. 54 and Allen Road (Parcel ID Nos. 15-26-21-0030-04300-0000, 15-26-21-0030-04000-0010, 15-26-21-0030-05700-0021 and 15-26-21-0030-03900-0010)
Memorandum PDD18-7316
Comm. Dist. 1
Recommendation: Approval with conditions
- P12** CONDITIONAL USE REQUEST (REGULAR) - Terry D. and Mary M. McKnight - A 110 Foot Observation Tower in an A-R Agricultural-Residential District - Northeast Pasco County - On the South Side of St Joe Road, Approximately 4,965 Feet East of Happy Hill Road - Containing Approximately 9.84 Acres
Memorandum PDD18-CU30
Comm. Dist. 1,
Recommendation: Deny the Conditional Use Request

ADJOURN