

Planning Commission:

Charles Grey, Chairman
Kevin Ryman, Vice Chairman
Michael J. Cox, CFP
Jaimie Girardi
Peter Hanzel
Roberto Saez, MBA, CGC, AIA

School Board Representative:

Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff: Don L. Rosenthal, MBA, CPM, Assistant County Administrator, Development Services
Nectaros 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 October 11, 2018 1:30 PM, Dade City



"Bringing Opportunities Home"

Historic Pasco County Courthouse, Board Room, 2nd
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 August 23, 2018 Planning Commission Meeting - Minutes for Approval
 Memorandum PDD19-0017

Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

- PC1** ZONING AMENDMENT (CONTINUANCE) The Grove at Wesley Chapel MPUD Master Planned Unit Development – South Pasco Properties, LLC, Oakley Grove Development, LLC, and Kazwell Realty Partners, LLC – A Rezoning Request from C-2 General Commercial District and MPUD Master Planned Unit Development District to an MPUD Master Planned Unit Development District to Allow 500,000sf Office, 250 Hotel Rooms, 300 Multi-Family Apartment Units, a 2,738 Seat Movie Theater and 1,171,303sf Retail/Commercial on Approximately 167.312 Acres - Located on the East Side of Oakley Boulevard North of Wesley Chapel Boulevard
Memorandum PDD19-0018
Comm. Dist. 1
Recommendation: Continuance Requested to the October 25, 2018 Planning Commission hearing at 1:30 in New Port Richey
- PC2** ZONING AMENDMENT (CONSENT) - Banh Ngoc Nguyen - C-1 Neighborhood Commercial District to C-2 General Commercial District - Southwest Pasco County - The Parcel of Land is Located at the Southwest Corner of the intersection of Rowan Road and Baker Road. Containing Approximately .73 Acres
Memorandum PDD19-7354
Comm. Dist. 4
Recommendation: Approve
- PC3** ZONING AMENDMENT (CONSENT) - Morgan Road Park of Commerce, LLC - Change in Zoning from a R-2 Low-Density Residential District & C-2 General Commercial District with a Specific Use to a C-2 General Commercial District - South Central Pasco County - On the North Side of Morgan Road Approximately 100 Feet West of Land O' Lakes Blvd
Memorandum PDD19-7320
Comm. Dist. 4
Recommendation: Approve
- PC4** ZONING AMENDMENT (CONSENT) – Planned Pethood Wesley Chapel, LLC – Change In Zoning From A-C Agricultural District and C-1 Neighborhood Commercial District to C-2 General Commercial District– South Central Pasco County – At the Northeast Corner of the Intersection of S.R. 54 and Brook Manor – Containing Approximately 1.4 Acres
Memorandum PDD19-7356
Comm. Dist. 2
Recommendation: Approve
- PC5** ZONING AMENDMENT (CONSENT) – David A. and Phyllis Carroll, et al – Change in Zoning from A-R Agricultural-Residential and C-1 Neighborhood

Commercial Districts to an C-2 General Commercial District – East Pasco County
– On the West Side of US 301 Opposite Maltby Rd – Containing Approximately
1.06 Acres

Memorandum PDD19-7355

Comm. Dist. 1

Recommendation: Approve

- PC6** CONDITIONAL USE REQUEST (CONSENT) – ARV Assisted Living, Inc. –
Multiple-Family Dwelling Units in a C-2 General Commercial District – West
Pasco County –The Property is Located at the Southwest Corner of the
Intersection of S.R. 52 and Nature Trail Extending Westerly to La Madera
Boulevard – Containing Approximately 12.2 Acres

Memorandum PDD19-CU05

Comm. Dist. 5

Recommendation: Approval with conditions

- PC7** CONDITIONAL USE REQUEST (CONSENT) - 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.
(PC: 10/11/18; 1:30 p.m.; DC and BCC: 10/23/18; 1:30 p.m.; NPR)

Memorandum PDD18-CU36

Comm. Dist. 2,

Recommendation: Continuance Requested

- PC8** CONDITIONAL USE REQUEST (CONSENT) - Hudson Storage USA, LLC -
Multiple-Family Dwelling Units in a C-2 General Commercial District - North West
Pasco County - at the Southeast Corner of the Intersection of Sea Ranch Drive
and Delmar Drive Extending Easterly to U.S. Highway 19.

Memorandum PDD19-CU04

Comm. Dist. 5

Recommendation: Approval with conditions

- PC9** CONDITIONAL USE (CONSENT) – Puran Sukhai et al – Multiple Family
Dwellings in a C-2 General Commercial District – South Central Pasco County –
on the North Side of Wesley Chapel Boulevard, Approximately 1,000 Feet East of
Interstate-75

Memorandum PDD19-CU02

Comm. Dist. 1

Recommendation: Approval with conditions

- PC10** SPECIAL EXCEPTION (CONSENT) - Hospice Foundation, Inc.- Duplexes in an
R-2 Low Density Residential District - Southwest Pasco County - On the South
side of Massachusetts Avenue, Approximately 300 Feet West of Rowan Road -
Containing Approximately 4.06 Acres

Memorandum PDD19-7358

Comm. Dist. 4

Recommendation: Approval with conditions

PC11 SPECIAL EXCEPTION (CONSENT) – Fred J. and Bonita F. Taylor – Duplex in an R-1MH Single Family Mobile Home District – Northwest Pasco County – On the North Side of Hudson Ave Approximately 450 Feet West of Old Dixie Highway – Containing Approximately 0.21 Acres.

Memorandum PDD19-7359

Comm. Dist. 5

Recommendation: Approval with conditions

PC12 CONDITIONAL USE REQUEST (CONTINUANCE) - Patricia McLeod, et al. - For an Amusement Park in an A-C Agricultural District - In North Central Pasco County - On the East Side of Bellamy Brothers Boulevard Approximately 1,400 feet North of Bent Fork Road.

Memorandum PDD19-CU01

Comm. Dist. 1

Recommendation:

Continuance Requested

Recommendation:

Continue to a date unknown.

PUBLIC HEARING AT 1:30 P.M.

P13 CONDITIONAL USE AMENDMENT (REGULAR) for Angelo's Aggregate Materials Ltd, to remove time limit on commercial activities, and to increase the maximum elevation of the landfill. West Auton Road, East of Duck Lake Canal Road, and North of Enterprise Road.

Memorandum CU18-40

Comm. Dist. 1

Recommendation: Approval with conditions

P14 SPECIAL EXCEPTION (REGULAR) - Duke Energy Florida, LLC. - a Special Exception for an Electrical Substation Expansion in an A-C Agricultural District - South Central Pasco County - On the North Side of Satinleaf Lane Approximately 650 feet West of Smith Road - Containing Approximately 10.12 Acres.

Memorandum PDD18-7343

Comm. Dist. 2,

Recommendation: Approve

P15 AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE, PROVIDING FOR AMENDMENTS TO SECTION 406.1, SIGNS; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION INTO THE LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.

Memorandum PDD19-0008

Comm. Dist. ALL

Recommendation: Approve

P16 AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY

COMMISSIONERSS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE; SECTION 303.6 APPLICATION SUBMITTAL AND ACCEPTANCE; SECTION 303.7 APPLICATION REVIEW; SECTION 304.2 PUBLIC NOTICE; SECTION 305 NEIGHBORHOOD MEETING; SECTION 402.2 ZONING AMENDMENT – MPUD MASTER PLANNED UNIT DEVELOPMENT DISTRICT; SECTION 403.1 PRELIMINARY DEVELOPMENT PLAN – RESIDENTIAL; SECTION 403.2 PRELIMINARY DEVELOPMENT PLAN – NON-RESIDENTIAL; SECTION 403.3 PRELIMINARY SITE PLAN; SECTION 404.2 LAND EXCAVATION OPERATING PERMTIS; SECTION 404.3 MINING; SECTION 404.4 CONSTRUCTION DEMOLITION DEBRIS DISPOSAL FACILITIES; 404.6 YARD TRASH DISPOSAL FACILITIES; SECTION 406.6 MODEL CENTERS, REPEALING SECTION IN ITS ENTIRETY AND RESERVING SECTION; SECTION 503 A-C AGRICULTURAL DISTRICT; SECTION 523 PO-1 PROFESSIONAL OFFICE DISTRICT; SECTION 524 PO-2 PROFESSIONAL OFFICE DISTRICT; SECTION 525 C-1 NEIGHBORHOOD COMMERCIAL DISTRICT; SECTION 526 C-2 GENERAL COMMERCIAL DISTRICT; SECTION 527 C-3 COMMERCIAL/LIGHT MANUFACTURING DISTRICT; SECTION 528 I-1 LIGHT INDUSTRIAL PARK DISTRICT; SECTION 529 I-2 GENERAL INDUSTRIAL PARK DISTRICT; SECTION 530 SUPPLEMENTAL REGULATIONS; SECTION 604 NORTHEAST PASCO RURAL PROTECTION OVERLAY DISTRICT; SECTION 700 SUBDIVISION AND PLATTING STANDARDS; SECTION 802 TREE PRESERVATION AND REPLACEMENT; SECTION 905.2 LANDSCAPING AND BUFFERING; SECTION 907.1 ON STREET PARKING; APPENDIX A DEFINITIONS; AND OTHER SECTIONS, AS NECESSARY, FOR INTERNAL CONSISTENCY; PROVIDING FOR APPLICABILITY; REPEALER; PROVIDING FOR SEVERABILITY; INCLUSION INTO THE LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.

Memorandum PDD19-0010

Comm. Dist. ALL

Recommendation: Approve

ADJOURN