

**PLANNING COMMISSION, PASCO COUNTY, FLORIDA**

**ANNOTATED AGENDA**

**October 11, 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**

**Historic Pasco County Courthouse, Board Room, 2nd  
37918 Meridian Avenue, Dade City, Florida 33525**

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**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:**

Nectarios Pittos, Director of Planning and Development  
Ernest D. Monaco, Assistant 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

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**CALL TO ORDER**

*Vice-Chairman Ryman 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**

*Vice-Chairman Ryman led the Pledge of Allegiance to the Flag.*

## **ROLL CALL**

*Ms. Jessica Floyd, Deputy Clerk, called the roll. All members were present with the exception of Chairman Grey who was absent.*

## **SWEARING IN**

*Ms. Floyd swore in those who planned to present testimony.*

## **PROOF OF PUBLICATION**

*Ms. Floyd noted the Proof of Publication and noted for the record that per Staff Agenda item PC1, The Grove at Wesley Chapel MPUD, was not advertised for the meeting.*

## **PUBLIC COMMENT**

*There was none.*

## **CONSENT**

### **CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL**

C1      August 23, 2018 Planning Commission Meeting - Minutes for Approval  
Memorandum   PDD19-0017  
Recommendation:   Approve

*The Commission approved the minutes for the August 23, 2018 meeting.*

## **PUBLIC HEARINGS**

*The Commission approved the Consent Agenda which included PC2, PC3, PC4, PC5, PC7, PC8, and PC11.*

### **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

Recommendation: Continuance Requested to the October 25, 2018 Planning Commission hearing at 1:30 in New Port Richey

***Ms. Hernandez reviewed the item and noted that Staff requested a continuance to the October 25, 2018 meeting at 1:30 p.m. in New Port Richey. The applicant was in agreement with the requested continuance.***

***The Commission approved to continue the item to the October 25, 2018 Planning Commission meeting at 1:30 p.m. 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  
Recommendation: Approve

***Ms. Hernandez reviewed the item.***

***The applicant was not present.***

***There was no public comment.***

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

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  
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.***

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  
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.***

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  
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.***

PC6      CONDITIONAL USE REQUEST (REGULAR) - 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  
Recommendation:   Approval with conditions

***Ms. Hernandez reviewed the item and was pulled from the Public Hearing Consent Agenda.***

***Mr. Kyle Rowat reviewed the item using a PowerPoint presentation.***

***Ms. Barbara Wilhite, the applicant's representative, explained they were currently at the rezoning stage, that there was no proposed plan, and the applicant's request. She spoke regarding the concerns that were raised, answered questions for the Commission, and noted the applicant's willingness to offer additional buffering as an additional Condition.***

***Ms. Sandy Mullins and Mr. Mark Murray spoke regarding the request; the Bear Creek Community; information received from the Planning Department; crime concerns; home values; the effects to wildlife concerns; and traffic concerns.***

***Discussion was held regarding the care facility that was formally on the property before demolition; and the height of the buildings on the concept plan.***

***The Commission approved Staff's recommendation which included the additional Condition of Type-A Buffering with Type-B Plantings.***

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: 11/15/18; 1:30 p.m.; DC and BCC: 11/27/18; 1:30 p.m.; DC)  
Memorandum   PDD18-CU36  
Recommendation:   Continuance Requested

***Ms. Hernandez reviewed the item. She noted that in the Agenda Packet the recommendation was listed as Continuance Requested however the correct recommendation was Approval with Conditions.***

***The applicant was present.***

***There was no public comment.***

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

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  
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.***

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  
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.***

***The Commission approved to reconsider the item.***

***Mr. Goldstein explained that in discussions with Staff after the item was approved there were potential inconsistencies that came to his attention between the approval and the existing Development Agreement. He noted Conditions that would need to be added were for the multi-family to be restricted to 55+ and that the Conditional Use not be effective until the Development Agreement was amended to make multi-family a permitted use.***

***Discussion was held regarding that the applicant was no longer present and future communications with the applicant.***

***The Commission approved the item and to include the noted revisions for the multifamily to be restricted to 55+ and that the Conditional Use not be effective until the Development Agreement was amended.***

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  
Recommendation:   Approval with conditions

***Ms. Hernandez reviewed the item and noted it would be pulled from the Public Hearing Consent Agenda.***

***Ms. Erica Wennlund, Planning and Development, read a statement from Mr. Edward Sulek into***

***the record. She reviewed the item using a PowerPoint presentation.***

***Mr. Mac Ross, the applicant's representative, reviewed the item using a PowerPoint presentation. He addressed concerns raised by the public.***

***Mr. Robert Simons spoke regarding stormwater concerns; traffic concerns; the access on Massachusetts; and buffering concerns.***

***Discussion was held regarding the targeted demographic; buffering; and that the concerns raised would be addressed at the site plan stage.***

***The Commission approved the item per Staff's recommendation.***

- 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  
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.***

- 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

**Recommendation:**

Continuance Requested

Continue to a date unknown.

***Ms. Hernandez reviewed the item and noted that the applicant had requested a continuance to the January 10, 2019 meeting at 1:30 p.m. in Dade City in order to hold a neighborhood meeting on December 4, 2018***

***The Commission approved to continue the item to the January 10, 2019 Planning Commission meeting at 1:30 p.m. in Dade City.***

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  
Recommendation:    Approval with conditions

***Mr. Raymond Phillips, Planning and Development, reviewed the item using a PowerPoint presentation.***

***Ms. Barbara Wilhite, the applicant's representative, reviewed the item using a PowerPoint presentation, submitted a hard copy of the presentation for the record, introduced Mr. Matt Armstrong with Stantec, spoke regarding concerns raised by the public, and answered questions for the Commission.***

***Mr. Matt Armstrong, consultant for the applicant, reviewed the item using a PowerPoint presentation.***

***Mr. John Arnold responded to questions asked by the Commission.***

***Discussion was held regarding the current build out time frame; the capacity; the request; the County facility; the highest elevations in the County; the previously approved Conditional Use; meetings held with the neighbors; and the Conditions.***

***Mr. Earl Singletary, Mr. Bernard Wong, Ms. Melissa Stoll, Mr. Joey Wubbena, and Mr. Ken Griffin spoke regarding visibility concerns; odor concerns; elevation concerns; concerns pertaining to the effects on the water and animals in the area; road conditions; traffic concerns; concerns for the future; and the surrounding area.***

***Discussion was held regarding resident concerns; a continuance request; Conditions; meeting with residents; and that the Commission only makes recommendations.***

***The Commission approved to receive and file documents submitted by Ms. Wilhite.***

***The Commission approved to continue the item to the November 15, 2018 Planning Commission meeting at 1:30 p.m. in Dade City with Mr. Cox voting nay.***

- 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  
Recommendation:    Approve

***Ms. Alexandra Laporte reviewed the item using a PowerPoint presentation and submitted letters of objection for the record.***



***Mr. Jeff Baker, Government Community Relations Manager for Duke Energy Florida, reviewed the item, spoke regarding raised concerns, and introduced Ms. Kathy Hattaway with Poulow & Bennett.***

***Ms. Kathy Hattaway, consultant for the applicant, reviewed the item using a PowerPoint presentation, spoke regarding raised concerns, and submitted documents for the record.***

***Mr. Stephen Wood, Substation Engineering Manager, responded to questions asked by the Commission.***

***Mr. Drew Gilmore, Siting, Permitting, and Engagement Division for Duke Energy, responded to questions asked by the Commission.***

***Ms. Katie Bojack with Schweizer Bojack Landscape Architecture, consultant for the applicant, responded to questions asked by the Commission.***

***Mr. Eric Yeagle, Ms. Elise Batsel with Phelps Dunbar representing multiple residents in the Provence subdivision, Mr. Oris Voigtman, Ms. Victoria Voigtman, Ms. Lee Schmidt, Ms. Brenna King, and Mr. Len Vanderhulst spoke regarding communications and negotiations between Duke Energy and the residents; location of the expansion; impacts to the surrounding area; location of power lines; landscape and buffering concerns; visibility; previous hearings; desired conditions; traffic concerns; the ownership of Satinleaf Lane; access; property value concerns; the conditions of Satinleaf Lane; maintenance; and drainage.***

***Discussion was held regarding the wetlands; connection feasibility to the north; current substation connections; the different types of voltage; cost factors; visual impacts; the property on the east side; landscape and buffering; submitted documents; the ownership and maintenance of Satinleaf Lane; current and proposed access points; a potential added condition relating to the paving of roads leading to access points; questions asked by the residents; residents who had been opposed to paving of roads; studies performed; the expansion; easements; a residential property that had been purchased by Duke Energy; communications between Duke Energy and the residents; whether to continue the item; and transmission line concerns.***

***The Commission approved to receive and file documents submitted by Ms. Laporte.***

***The Commission approved to receive and file documents submitted by Ms. Hattaway.***

***The Commission approved to receive and file documents submitted by Ms. Batsel.***

***The Commission approved to continue the item to the November 15, 2018 Planning Commission meeting at 1:30 p.m. in Dade City.***

- 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  
Recommendation: Approve

***Ms. Hernandez reviewed the item using a PowerPoint presentation.***

***Discussion was held regarding regional attractors and businesses affected.***

***The Commission approved the item per Staff's recommendation.***

P16 AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS 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 PERMITS; 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  
Recommendation: Approve

***Ms. Hernandez reviewed the item using a PowerPoint presentation.***

***Ms. Judy Geiger spoke regarding interested parties at the horizontal roundtable, the lack of contact, and RVs on agricultural lands.***

***Discussion was held regarding interested parties at the horizontal roundtable and RVs on***

*agricultural lands.*

*The Commission approved the item per Staff's recommendation.*

## **ADJOURN**

*The Commission adjourned at 5:40 p.m.*

*Prepared by: Jessica L Floyd, Records Clerk I, Board Records Division*