

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 November 15, 2018 1:30 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 September 6, 2018 Planning Commission Meeting - Minutes for Approval
Memorandum PDD19-0116

Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

- PC1** **CONDITIONAL USE REQUEST (CONTINUANCE)** - Carol A. Roth - Operation of a Powerglide Launch and Landing Field in an A-C Agricultural District - Central Pasco County - at the Southeast Corner of the Intersection of McKendree Road and Tyndall Road
Memorandum PDD19-CU03
Comm. Dist. 3
Recommendation: Continuance Requested
- PC2** **CONDITIONAL USE (CONTINUANCE)** - Patricia Webber Fesmire/North American Towers, LLC/Earthcom Services, Inc. - 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
- PC3** **Conditional Use Request (CONTINUANCE)** - JASMINE CENTER, LLC/BALLPARK AUCTIONS, LLC, - An Indoor Auction House in an C-2 General Commercial District- West Central Pasco County - On the West Side of US 19 and on the South Side of Jasmine Blvd.
Memorandum PDD19-CU11
Comm. Dist. 5
Recommendation: Continue to the November 29, 2018 Planning Commission meeting at 1:30 pm in New Port Richey.
- PC4** **SPECIAL EXCEPTION (CONSENT)** –Withlacoochee River Electric Co-Op, Inc. – Storage and Repair Facilities for Essential Services in an AR-1 Agricultural Residential District – Northeast Pasco County – On the West Side of US Hwy 98, Approximately 1,700 Feet North of the Intersection of US Hwy 98 and US Hwy 301 Extending Westerly to Old Trilby Road – Containing Approximately 4.67 Acres
Memorandum PDD19-7364
Comm. Dist. 1
Recommendation: Approval with conditions
- PC5** **ZONING AMENDMENT (CONSENT)** - Schwend Family Limited Partnership - Change in Zoning from an A-C Agricultural District to a PO-1 Professional Office District - North Central Pasco County - Located Approximately 650 Feet North of Johnston Road and Approximately 650 Feet East of Hamm Road - (PC: 11/15/2018; 1:30 P.M.; DC and BCC: 11/27/2018; 1:30 P.M.; DC)

Memorandum PDD19-7357
Comm. Dist. 1
Recommendation: Approve

- PC6** ZONING AMENDMENT (CONSENT) - Stinson Property Florida, LLC/Elite Fence Company - Change in Zoning from a C-2 General Commercial District and an R-1MH Single-Family/Mobile Home District to a C-2 General Commercial District - Northwest Pasco County - on the West Side of U.S. Highway 19 and on the North Side of Flounder Drive

Memorandum PDD19-7369
Comm. Dist. 5
Recommendation: Approve

- PC7** ZONING AMENDMENT (CONSENT) – Justin Marsicano Trust – Change in Zoning from an R-2 Low Density Residential District to a C-2 General Commercial District – Central Pasco County – On the East Side of Land O’ Lakes Boulevard, Approximately 1,100 Feet South of S.R. 54 – Containing Approximately 0.9 Acre

Memorandum PDD19-7361
Comm. Dist. 2
Recommendation: Approve

- PC8** ZONING AMENDMENT – (CONSENT) New Port Richey Automotive Management, LLC and Jacob Cross Holdings, LLC – Change in Zoning from R-4 High Density Residential District, C-2 General Commercial District and MPUD Master Planned Unit Development to a MF-1 Multiple Family Medium Density District – Southwest Pasco County – on the Northwest Side of Gulf Trace Boulevard Approximately 200 feet North of Camry – Drive Section 19, Township 26 South, Range 16 East – Containing Approximately 12.27 Acres

Memorandum RZ-7362
Comm. Dist. 3
Recommendation: Approve

- PC9** ZONING AMENDMENT (CONSENT) – Withlacoochee River Electric Co-Op, Inc. – Change in Zoning from an R-3 Medium Density Residential District to an AR-1 Agricultural-Residential District – Northeast Pasco County – On the West Side of US Hwy 98, Approximately 1,700 Feet North of the Intersection of US Hwy 98 and US Hwy 301 Extending Westerly to Old Trilby Road – Containing Approximately 4.67 Acres

Memorandum PDD19-7363
Comm. Dist. 1
Recommendation: Approve

- PC10** 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

Comm. Dist. 2,
Recommendation: Continuance Requested

- PC11** COMMERCIAL DEVELOPMENT (CONSENT) – Cypress Creek Middle School (Project Number: PSP18-062) – District School Board of Pasco County - A Request For Approval of a Preliminary/Construction Site Plan and Stormwater Management Plan and Report for a 188,936 Square Foot Middle School on Approximately 32.33 Acres - Located in Central Pasco County, on the West Side of Old Pasco Road, Approximately 4,200 Feet North of Overpass Road
Memorandum PDD19-0200
Comm. Dist. 1
Recommendation: Approval with conditions

PUBLIC HEARING AT 1:30 P.M.

- P12** SPECIAL EXCEPTION (REGULAR) – Reinaldo and Oraisy Fernandez – a Special Exception for a Home Occupation for Dog Grooming in an A-R Agricultural-Residential District – South Central Pasco County – On the North Side of Leona Lane Approximately 100 Feet East of Bonnie Blue Drive – Containing Approximately 1 Acre
Memorandum PDD19-7366
Comm. Dist. 2
Recommendation: Approval with conditions
- P13** 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
- P14** CONDITIONAL USE AMENDMENT (REGULAR) - 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 PDD18-1432
Comm. Dist. 1
Recommendation: Approval with conditions
- P15** ZONING AMENDMENT (REGULAR) - Cobblestone MPUD Master Planned Unit Development - CG Pasco LLC - A Rezoning Request From an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development to Allow 600 Single-Family Detached/Attached Dwelling Units on Approximately 256.52 Acres Along With a Variation From Section 901.3.M.1 and 901.6.D.11 (Interconnecting) of the Land Development Code - Located on the East Side of Gall Boulevard (U.S. Highway 301), Approximately 1,172 Feet South of Chancey Road, Extending Southerly For About 4,200 Feet and Extending East to and Across Crystal Springs Road

Memorandum

PDD19-7315

Comm. Dist.

1

Recommendation:

Approval with conditions

Recommendation:

Approval of the rezoning request, denial of the variation request

ADJOURN