

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

November 15, 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 Rm, 2nd Fl
37918 Meridian Avenue, Dade City, Florida 33525**

Planning Commission:

Michael J. Cox, CFP
Jaime Girardi, P.E.
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, Assistant Director of Planning and Development
Denise Hernandez, Zoning Administrator/Special Projects Manager
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

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. Katie McCormick, Deputy Clerk, called the roll. All members were present.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. McCormick noted the Proof of Publication.

Chairman Grey reviewed the procedures to be followed.

PUBLIC COMMENT

There was none.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 September 6, 2018 Planning Commission Meeting - Minutes for Approval
Memorandum PDD19-0116
Recommendation: Approve

The Commission approved the minutes.

PUBLIC HEARINGS

The Commission approved the Consent Agenda which included PC4, PC5, PC6, PC7, PC8, PC9, PC10, and PC11.

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
Recommendation: Continuance Requested

Ms. Corelynn Howell, Current Planning, reviewed the item and explained Staff received a continuance request to the December 13, 2018 Planning Commission meeting at 1:30 p.m. in Dade City.

There were no objections.

The Commission approved to continue to the December 13, 2018, Planning Commission meeting at 1:30 p.m. in Dade City.

- 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
Recommendation: Continuance Requested

Ms. Corelynn Howell, Current Planning, reviewed the item and explained Staff requested a continuance to the January 10, 2019 Planning Commission meeting at 1:30 p.m. in Dade City.

There were no objections.

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

- 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
Recommendation: Continue to the November 29, 2018 Planning Commission
meeting at 1:30 pm in New Port Richey.

Ms. Corelynn Howell, Current Planning, reviewed the item and explained a continuance was requested to the November 29, 2018 Planning Commission meeting at 1:30 p.m. in New Port Richey.

There were no objections.

The Commission approved the continuance request to the November 29, 2018, Planning Commission meeting at 1:30 p.m. 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
Recommendation: Approval with conditions

Ms. Corelynn Howell, Current Planning, reviewed the item.

There were no objections.

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

- 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 - Containing Approximately 4.95 Acres
Memorandum PDD19-7357
Recommendation: Approve

Ms. Corelynn Howell, Current Planning, reviewed the item.

Mr. Goldstein discussed with Staff and the Applicant that they would need a deed restriction or a development agreement associated with this item to ensure that the PO-1 uses were consistent with the Comp. Plan.

Mr. Clarke Hobby, representative, was present and in agreement with Mr. Goldstein's statement.

There were no objections.

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

- 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
Recommendation: Approve

Ms. Corelynn Howell, Current Planning, reviewed the item.

The applicant was present.

There were no objections.

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

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. 52 - Containing Approximately 0.9 Acre
Memorandum PDD19-7361
Recommendation: Approve

Ms. Corelynn Howell, Current Planning, reviewed the item and noted a letter of no objection had been distributed.

Mr. Girardi clarified the item should state "SR 52" not "SR 54".

The applicant was present.

There was no objection.

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

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
Recommendation: Approve

Ms. Corelynn Howell, Current Planning, reviewed the item.

There were no objections.

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

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
Recommendation: Approve

Ms. Corelynn Howell, Current Planning, reviewed the item.

There were no objections.

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

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
Recommendation: Continuance Requested

Ms. Corelynn Howell, Current Planning, reviewed the item.

***Mr. Girardi questioned under the finding of facts, item one if the applicant would be serving
complimentary drinks.***

The applicant was present and clarified that the drinks would be complimentary.

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

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
Recommendation: Approval with conditions

Ms. Corelynn Howell, Current Planning, reviewed the item.

There were no objections.

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

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
Recommendation: Approval with conditions

Ms. Amy Hyler, Planning and Development, reviewed the item. She explained that the applicant was issued a code violation on June 14, 2018 for operating a dog grooming business within an A-R district. Staff recommended approval with conditions.

The applicant was present.

There were no objections.

The Commission approved the item per Staff's recommendation.

- 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
Recommendation: Approve

Mr. Ernie Monaco, Long Range Planning, requested to receive and file ex-parte communications including e-mails.

The Commission approved to receive and file the documents.

Mr. Monaco requested to receive and file a revised agenda memo.

The Commission approved to receive and file the revised agenda memo.

Mr. Monaco reviewed the item using a PowerPoint presentation and explained revisions that were made since the last meeting which included access to the subject site was from Satinleaf Lane, and additional access would be from Smith Road. He read into the record an additional condition of approval regarding the paving of Smith Road. Staff recommended approval with conditions.

Mr. Andrew Gilmore, representing Duke Energy, agreed with the revisions to the agenda memo and the additional condition as outlined by Mr. Monaco. He reviewed the item using a PowerPoint presentation and responded to questions from the Commission Members. He spoke regarding meetings held, the roadway paving, the proposed expansion, safety concerns, reliability of the system, the landscaping, and that construction was anticipated to begin in January 2020.

The Commission approved to receive and file the presentation submitted by Mr. Gilmore.

The Commission approved to receive and file the photo simulation of the modifications.

Mr. Ethan Lillibridge, Mr. Lynn Vanderholz, and Mr. Ryan Richards spoke regarding traffic concerns; the proposed gated access; this was the 3rd substation; future growth; dislike for the landscape plan provided; a suggestion to cut back to only 10 acres instead of 20 acres; this was a result of poor planning; that the residents no longer had legal representation; impacts to property values; removal of trees; photos of the surrounding area; wetlands; a suggestion to move more North and/or further East; the size of the poles; the roadway width; and meetings held with Duke representatives.

Ms. Meredith Delcamp, representing Duke Energy, addressed the concerns and points that were raised. She discussed that they did not anticipate cutting down additional trees to pave the road and that it would not be simple to move the substation to the North because of technical issues and spacing requirements. She noted the transmission line siting was not part of this process. Duke Energy had agreed to make a beautification contribution to the HOA.

The representatives from Duke Energy responded to questions from the Committee.

Discussion followed there would be approximately five trips per month for maintenance; this station fed the Withlacoochee station; the primary driver of the project was not Withlacoochee; the grids were all connected; Smith Road and possible gating; they could not move North because of the dangers with crossing lines and required clearances; this would be the expansion plan for the next 20 years; the landscape plan; the location of the transmission lines were unknown; and the County had no authority to regulate the lines.

Motion to deny the request based upon Special Exception criteria number 1 and number 4.

Discussion followed regarding Staff's recommendation; the landscaping was a big concern; growth in the area; and the need for power.

The motion was amended to deny based upon Special Exception criteria number 4.

Discussion followed regarding a possible continuance; the denial process; and an enhanced landscape plan.

The motion was withdrawn.

Motion to continue the item to December 13, 2018.

Discussion continued regarding the height of the landscaping; safety; a suggestion for a Planning Commission Member to meet with the applicant regarding the landscaping.

The motion was amended to continue the item to January 10, 2019 in Dade City. The motion died due to the lack of a second.

The Commission approved the Special Exception with the final enhanced landscape plan to be brought back to the Planning Commission prior to the submittal of the site plan, and to include the additional condition presented by Staff with Mr. Cox and Mr. Saez voting nay.

MR. WILLIAMS LEFT THE MEETING AT 3:40 P.M. AND RETURNED AT 3:43 P.M.

- 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
Recommendation: Approval with conditions

Mr. Raymond Phillips, Planning and Development, reviewed the item. He submitted an ex-parte communication from Mr. Griffin.

The Commission approved to receive and file the ex-parte communication.

Ms. Barbara Wilhite, applicant representative, introduced Mr. Matt Armstrong, from Stantec, and explained that he will be co-presenting the item. She spoke regarding the request and explained this was the only landfill in Pasco that took Class III materials and did not include household waste.

The Commission approved to receive and file information submitted by Mr. Matt Armstrong.

Mr. Armstrong spoke extensively regarding the surrounding area, the proposed berm and landscaping.

Ms. Wilhite spoke regarding additional conditions related to applying a soil cover at the end of each working day and the clean-up of discarded Class III materials weekly along Enterprise Road.

Discussion followed regarding the current Conditional Use and unfulfilled conditions; and enforcement of the conditions.

THE COMMISSION RECESSED AT 4:10 P.M. AND RECONVENED AT 4:22 P.M. ALL MEMBERS WERE PRESENT.

Mr. Early Singletary, Mr. Bernard Wong, Ms. June Neighbor, and Ms. Melissa Stall spoke regarding photographs of the site and the surrounding area; the berm and landscaping; covering the landfill; the clay layer under the landfill; the materials placed in the landfill; recycling; increases in traffic; odor from the site; and opposition to the request.

Mr. John Arnold, Project Engineer, responded to questions regarding the foundation for the cells and the processes followed; there were no impacts to groundwater; there was no gas migration from the site; and the current permit would be valid through September 2061.

Mr. Armstrong responded to concerns discussed and spoke regarding the elevation of the site, and why they did not expand horizontally.

Discussion followed regarding the available capacity; the elevation of the site; the applicant did not want to increase their footprint; the planning process; doubling the size of the landfill; the debris had to go somewhere; the requested capacity; the applicant's track record with the current conditions; the growth of the County; and enforcement of the conditions.

The Commission approved Staff's recommendation including the modified conditions with Mr. Ryman and Mr. Cox voting nay.

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

Recommendation:

Approval with conditions

Approval of the rezoning request, denial of the variation request

Ms. Corelynn Howell, Current Planning, reviewed the item and explained Staff recommended approval of the MPUD rezoning, but denial of the request to not interconnect to the South. She distributed revised conditions. Conditions 14, 15 and new Condition 23 were actual conditions that needed to be included in the conditions of approval at this time. Findings of Fact 6, Conditions 17 and 22 would only be added if the Planning Commission agreed with the applicant about the interconnect.

Ms. Shelly Johnson, representing the applicant, agreed with the conditions of approval including the revised conditions that had been distributed. The only area of disagreement was the interconnect. The applicant would agree to provide a gated stub out which would allow the residents to go out, but no thru traffic coming in through the gate.

Discussion followed regarding the property to the South; and the proposed gated stub out.

Ms. Howell read a portion of the condition into the record which stated "however, residential to commercial properties can be gated".

Ms. Johnson agreed with the condition language as outlined by Ms. Howell.

Chairman Grey called for public comment.

Mr. Robert Valentine, Mr. Peter Lehr, Mr. Andy Hardy, Ms. Marie Rogers, and Mr. Roy Raven spoke regarding the requests. Concerns discussed included the interconnect and possible intersection with a private driveway; how traffic would exit the subject site; buffering requirements; the possible expansion of the roadway; traffic concerns; and area roadways including 39 and S.R.56.

Mr. Goldstein clarified Mr. Valentine would prefer for the interconnect to be closer to 301. Staff had only requested the applicant provide one interconnect, not both.

Ms. Howell stated only one interconnect was required per abutting properties. She responded to questions regarding the buffering requirements.

Mr. Mike Raysor, Traffic Engineer for the applicant, responded to concerns raised and spoke regarding the Timing and Phasing Study prepared, estimated peak hour trips and capacity, the previously completed substandard road analysis, and the improvements to the roadway.

Discussion followed between the Commission Members and Staff regarding the maximum number of units and school capacities.

The Commission approved the amended Staff recommendation with conditions including moving the blue arrows to the cul-de-sac.

ADJOURN

The Commission adjourned at 5:42 p.m.

Prepared by: Ashley Simonson, Records Clerk I, Board Records Division