

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

Pasco County Planning Commission Agenda January 10, 2019 1:30 PM, Dade City



"Bringing Opportunities Home"

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

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

- PC1** **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
- PC2** **SPECIAL EXCEPTION (CONSENT)** – Tracy L. and Raul Rodriguez, Jr. / Keiro Academy – Private School in an A-R Agricultural-Residential District –North Central Pasco County – On the East Side of Bellamy Brothers Boulevard, Approximately ½ mile North of Darby Road – Containing Approximately 20.6 Acres (PC 1/10/19, 1:30 p.m.; DC)
Memorandum PDD19-7374
Comm. Dist. 1
Recommendation: Approval with conditions
- PC3** **ZONING AMENDMENT (CONSENT)** - Albert J. and Zirelda V. Capdevila - Change in Zoning from an A-C Agricultural District to an A-R Agricultural-Residential District - Northeast Pasco County - At the Southwest Terminus of Powerline Road Approximately ¼ Mile South of Paso Fino Way - Containing Approximately 11.15 Acres (PC: 1/10/19, 1:30 p.m.; DC; BCC: 2/5/19, 1:30 p.m.; DC).
Memorandum PDD19-7375
Comm. Dist. 1
Recommendation: Approve
- PC4** **ZONING AMENDMENT (CONSENT)** – Cypress Creek Town Center MPUD Master Planned Unit Development – Pasco 54, Ltd.; Pasco Ranch, Inc; and JG Cypress Creek LLC – A Rezoning Request From MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development – a Substantial Modification to Allow an Increase in Retail/Commercial Square-Footage, a Decrease in Hotel Rooms, and an Increase in Multi-Family Units on Approximately 490 Acres - Located on the Northwest and Southwest Quadrants of S.R. 56 and I-75
Memorandum PDD19-7339
Comm. Dist. 2,3
Recommendation: Approval with conditions
- PC5** **ZONING AMENDMENT (CONSENT)** – Daniel DePasquale and Kevin Singletary – Change In Zoning From C-1 Neighborhood Commercial District to C-2 General Commercial District – Southwest Pasco County – On the West Side of Keena Street and On the South Side of Massachusetts Avenue, Opposite Magnolia Valley Drive – Containing Approximately 4.6 Acres
Memorandum PDD19-7379
Comm. Dist. 4
Recommendation: Approve

- PC6** **CONDITIONAL USE (CONSENT) - Pasco Ranch, Inc./Chipotle Mexican Grill - Sale of Alcoholic Beverages (2COP): Beer and Wine Only, On-Premises Consumption, in Conjunction with the Operation of a Restaurant with Outside Seating and Service of Alcoholic Beverages on a Patio in an MPUD Master Planned Unit Development District - South Central Pasco County - at the Northwest Corner of the Intersection of S.R. 56 and Grand Cypress Drive Extending to Sierra Center Boulevard.**
Memorandum PDD19-CU16
Comm. Dist. 2
Recommendation: Approval with conditions
- PC7** **SPECIAL EXCEPTION (CONSENT) - Shady Hills Power Company, LLC -Special Exception to Amend Previously Approved Special Exception Petition Nos. SE5528 and SE7295 - Northwest Pasco County - On the East Side of Merchant Energy Way Approximately 950 Feet North of Hudson Ave - Containing Approximately 30 Acres**
Memorandum PDD19-7381
Comm. Dist. 5
Recommendation: Approval with conditions
- PC8** **ZONING AMENDMENT (CONSENT) – Michael and Adrienne Zampella – Change in Zoning from an A-R Agricultural Residential District to an I-1 Light Industrial Park District – West Central Pasco County – On the South Side of Pine Hill Road, Approximately 600 Feet East of Leo Kidd Avenue – Containing Approximately 1.15 Acres**
Memorandum PDD19-7376
Comm. Dist. 4
Recommendation: Approve
- PC9** **ZONING AMENDMENT (CONSENT) – Mae Storm and Michael Ristine – Change in Zoning from an R-2 Low Density Residential District to an A-R Agricultural Residential District – South Central Pasco County – At the Northern Terminus of Wilsky Road, Approximately One Half Mile North of Carson Drive – Containing Approximately 1.87 Acres**
Memorandum PDD19-7377
Comm. Dist. 2
Recommendation: Approve
- PC10** **ZONING AMENDMENT (CONSENT) – Ryan Mortti – Change in Zoning from an A-C Agricultural District to an AR-1 Agricultural Residential District – Central Pasco County – At the Northeast Corner of the Intersection of Palm Lane and Overlook Drive – Containing Approximately 4.7 Acres**
Memorandum PDD19-7378
Comm. Dist. 1
Recommendation: Approve

PUBLIC HEARING AT 1:30 P.M.

- P11** SPECIAL EXCEPTION (REGULAR) - Evaristo Melendez - Duplex in an A-R Agricultural- Residential District - South Central Pasco County - On the East Side of Lado Drive, Approximately 600 Feet North of Brisk Drive - Containing Approximately 1.02 Acres
Memorandum PDD19-7382
Comm. Dist. 2
Recommendation: Approval with conditions
- P12** LANDSCAPE PLAN FOR SPECIAL EXCEPTION (REGULAR) – Duke Energy Florida, LLC. – a Landscape Plan for Special Exception Petition No. 7343 – South Central Pasco County – On the North Side of Satinleaf Lane Approximately 650 Feet West of Smith Road – Containing Approximately 20 Acres.
Memorandum PDD19-0409
Comm. Dist. 2,
Recommendation: Approval with conditions
- P13** ZONING AMENDMENT (REGULAR) - Affordable Golf Carts, Inc. - From C-2 General Commercial and A-R Agricultural-Residential Districts to C-2 General Commercial District - West Central Pasco County - At the Southeast Corner of the Intersection of State Road 52 and Indian Road - Containing Approximately 3.97 Acres
Memorandum PDD19-7380
Comm. Dist. 5
Recommendation: Approve
- P14** SMALL SCALE COMPREHENSIVE PLAN AMENDMENT: CPAS 19(01) Dixie Bell Paint Company – AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP (MAP 2-15 AND SHEET 10) PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FROM RES-24 (RESIDENTIAL 24 DU/GA) TO COM (COMMERCIAL) ON 3.6 ACRES MORE OR LESS OF REAL PROPERTY LOCATED APPROXIMATELY AT THE NORTH EAST CORNER OF THE INTERSECTION OF GALEN WILSON BOULEVARD AND RIDGE ROAD; PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.
Memorandum PDD19-0277
Comm. Dist. 4
Recommendation: Approve

ADJOURN