

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

January 10, 2019

**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, FL 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 1:29 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. Jessica Floyd, Deputy Clerk, called the roll. All members were present with the exception of Mr. Cox 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.

PUBLIC COMMENT

There was none.

Chairman Grey reviewed the procedures to be followed.

CONSENT

There were no items.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included PC2, PC3, PC6, PC7, PC8, PC9, PC10, P11, and P13.

The Commission approved item PC5 as part of the Public Hearing Consent Agenda with Chairman Grey abstaining from the vote due to a conflict of interest.

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
Recommendation: Continuance Requested

Ms. Hernandez reviewed the item and noted that the applicant requested a continuance to a date uncertain.

There was no public comment.

The Commission approved to continue the item to a date uncertain.

- 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
Recommendation: Approval with conditions

Ms. Hernandez reviewed the item.

There were no objections.

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

- 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
Recommendation: Approve

Ms. Hernandez reviewed the item.

There were no objections.

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

- 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
Recommendation: Approval with conditions

The item was pulled for discussion.

Ms. Hernandez reviewed the item using a PowerPoint presentation.

Mr. Hanzel voiced his concerns regarding the reduction of taxes with the amount of decreased hotel rooms, the increase in multi-family units that would impact the capacity in the schools, the deleted substation, and the added transportation that was needed for school-aged children.

Mr. Clarke Hobby, the applicant's representative, responded to Mr. Hanzel's concerns. He spoke regarding the need for additional commercial property, an increase in multi-family units, and the background of the development.

Discussion followed regarding the projected amount of students; the DRI entitlement schedule; the impact to schools; the open availability in the schools; and the increase to school impact fees.

There were no objections.

The Commission approved the item per Staff's recommendation.

- 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
Recommendation: Approve

Ms. Hernandez reviewed the item.

The applicant was present.

There were no objections.

The item was approved as part of the Public Hearing Consent Agenda with Chairman Grey abstaining from the vote due to a conflict of interest.

- 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
Recommendation: Approval with conditions

Ms. Hernandez reviewed the item.

The applicant was present.

There were no objections.

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

- 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
Recommendation: Approval with conditions

Ms. Hernandez reviewed the item.

The applicant was present.

There were no objections.

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

- 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
Recommendation: Approve

Ms. Hernandez reviewed the item.

The applicant was present.

There were no objections.

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

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
Recommendation: Approve

Ms. Hernandez reviewed the item.

The applicant was present.

There were no objections.

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

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
Recommendation: Approve

Ms. Hernandez 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.

- 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
Recommendation: Approval with conditions

Ms. Hernandez reviewed the item and stated the item was part of the Consent Agenda.

There were no objections.

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

MR. WILLIAMS LEFT THE MEETING AT 2:01 P.M. AND RETURNED AT 2:03 P.M.

- 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
Recommendation: Approval with conditions

Ms. Alexandra Laporte, Planning and Development, reviewed the item using a PowerPoint presentation.

Ms. Hernandez stated for the record that Chairman Grey, Mr. Saez and Mr. Girardi had provided ex-parte forms.

The Commission approved to receive and file documents submitted by Mr. Drew Gilmore.

Mr. Drew Gilmore, Duke Energy, reviewed the item using a PowerPoint presentation. He spoke regarding the parcel, the previous landscape plan, communication with the Commission Members, in-person meetings with residents who lived close to the substation, the enhancements to the southern gap area, the landscape, the enhanced vegetation, and visual buffers.

Discussion followed regarding legal fees.

Ms. Nancy Lillibridge, Mr. Ethan Lillibridge, and Ms. Victoria Voigtmann spoke in opposition of the landscaping to the north and west; the vinyl fence; and the maintenance that was required with the landscaping and buffer.

Discussion followed regarding the landscaping to the north and west, and the buffer to the south.

Mr. Brad Tippin, Planning and Development, spoke regarding the landscaping and code.

The Commission approved the item and to exclude the landscaping and fence to the north and west.

- 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
Recommendation: Approve

Ms. Hernandez reviewed the item and stated the item was part of the Consent Agenda.

There were no objections.

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

- 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
Recommendation: Approve

Ms. Mary Duke, Long Range Planning, informed the Board they would be sitting as the Local Planning Agency. She reviewed the item using a PowerPoint presentation. The item was a Staff initiated Comprehensive Plan Amendment due to the conflict of zoning.

There were no objections.

The Commission sitting as the Local Planning Agency approved the item per Staff's recommendation.

ADJOURN

The Commission adjourned at 2:42 p.m.

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