

Planning Commission:

Charles Grey, Chairman
Kevin Ryman, Vice Chairman
Michael J. Cox, CFP
Jaime Girardi, P.E.
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 February 07, 2019 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

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

- PC1** SPECIAL EXCEPTION (CONTINUANCE) - Anmar Builders, Inc. - Church and Daycare Center in a PUD Planned Unit Development District -West Central Pasco County - At the Southwest Corner of the Intersection of Shadow Ridge Boulevard and Smokey Drive - Containing Approximately 1.2 Acres
Memorandum PDD19-7391
Comm. Dist. 5
Recommendation: Continuance Requested
- PC2** ZONING AMENDMENT (CONTINUANCE) - Long Lake Ranch MPUD Master Planned Unit Development - TRP Office Florida, LLC - A Substantial Modification to the Currently Approved Conditions of Approval and Master Plan Specifically Parcel A/B to Allow a Light Industrial Specific Use on Approximately 72.6 Acres - Located on the Southwest Corner of S.R. 54 and Sunlake Boulevard
Memorandum PDD19-0618
Comm. Dist. 3
Recommendation: Continuance Requested to February 21, 2019 at 1:30 p.m., in NPR
- PC3** ZONING AMENDMENT (CONSENT) - Valdes Family Properties, LLC. - Change In Zoning From R-4 High Density Residential and C-1 Neighborhood Commercial Districts to a C-2 General Commercial District - Southwest Pasco County - On the South Side of Darlington Road, Approximately 400 Feet East of US 19 - Containing Approximately 4.25 Acres
Memorandum PDD19-7385
Comm. Dist. 3
Recommendation: Approve
- PC4** ZONING AMENDMENT (CONSENT) - M.A. & Sons, Inc. - Change In Zoning From A-R Agricultural-Residential and C-2 General Commercial Districts to a C-2 General Commercial District - West Central Pasco County - On the North Side of SR 52, Approximately 250 Feet West of Lakewood Drive and Extending Northerly to Pony Lane - Containing Approximately 1.1 Acres
Memorandum PDD19-7384
Comm. Dist. 5
Recommendation: Approve
- PC5** SPECIAL EXCEPTION (CONSENT) - Wesley Chapel Martial Arts Academy, LLC - Amend No. SE 7154 in a PO-2 Professional District - South Central Pasco County - On the East Side of Wesley Chapel Loop, Approximately 500 Feet South of S.R. 54 - Containing Approximately 4.78 Acres
Memorandum PDD19-7388
Comm. Dist. 2
Recommendation: Approval with conditions
- PC6** SPECIAL EXCEPTION (CONSENT) – Catherine Stansbury and Lorna Myra Clark – Horse Boarding and Riding Stable in an E-R Estate-Residential District – Southeast Pasco County – On the West Side of Hilltop Drive, Approximately 600 feet north of Jasmine Boulevard – Containing Approximately 4.42 Acres
Memorandum PDD19-7390

Comm. Dist. 5
Recommendation: Approval with conditions

PC7 ZONING AMENDMENT (CONSENT) – Andrea and Christopher Clarke, Jr. – Change in Zoning from an A-C Agricultural District to an A-R Agricultural-Residential District – South Central Pasco County – Located Approximately 120 feet South of Tower Road and Approximately 1,100 Feet East of Havelocke Drive – Containing Approximately 5 Acres
Memorandum PDD19-7386
Comm. Dist. 4
Recommendation: Approve

PC8 CONDITIONAL USE REQUEST (CONSENT) - Its Craft Life Brewing Company - Sale of Alcoholic beverages (2COP and CMBP): Beer and Wine Only; On Premises Consumption, in Conjunction with the Operation of a Brewery, a Tap and Tasting Room with Outside Services of Alcoholic Beverages on a Patio in a C-2 General Commercial District - West Central Pasco County - On the South Side of Tower Drive, Approximately 750 feet west of US Highway 19
Memorandum PDD19-CU18
Comm. Dist. 5
Recommendation: Approval with conditions

PC9 SPECIAL EXCEPTION (CONSENT) - Ryan A. and Elizabeth J. Pryor - Private School (Baseball and Softball School) in an A-R Agricultural-Residential District – Containing Approximately 5 Acres
Memorandum PDD19-7389
Comm. Dist. 1
Recommendation: Approval with conditions

PUBLIC HEARING AT 1:30 P.M.

P10 LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT – CPAL 19(04) S.R. 52 Industrial – Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 13) Changing from EC (EMPLOYMENT CENTER) to IH (INDUSTRIAL HEAVY) on Approximately 138.65 Acres of Real Property Located South of S.R. 52 and West of Bellamy Brothers Boulevard; and a Text Amendment to Subarea Policy FLU 7.1.12 – Central Pasco Employment Village; and a Map Amendment to the Future Land use Map 2-9 Amending Subarea Map 2-9(12) Central Pasco Employment Village
Memorandum PDD19 0539
Comm. Dist. 1
Recommendation: Approve

P11 LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT – CPAL19(09) Project Canopy – Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 20) Changing from ROR (RETAIL/OFFICE/RESIDENTIAL) to PD (PLANNED DEVELOPMENT) on Approximately 72.6 Acres of Real Property Located on the Southwest Intersection of Sunlake Blvd and State Road 54; and a Text Amendment to Subarea Policy FLU 7.1.1 – Long Lake Ranch; and

an Amendment to the Future Land Use Subarea Map 2-9(4)

Memorandum PDD19-0574

Comm. Dist. 3

Recommendation: Approve

P12 COMPREHENSIVE PLAN TEXT AMENDMENT – CPAL 19(08) Legacy –
Comprehensive Plan Text Amendment to the Legacy Subarea Policy, Policy FLU
7.1.18

Memorandum PDD19 0614

Comm. Dist. 4

Recommendation: Approve

ADJOURN