

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

February 07, 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, 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 a prayer.

PLEDGE OF ALLEGIANCE

Chairman Grey led the Pledge of Allegiance to the Flag.

Ms. Shannon Egbert, Deputy Clerk, administered the Oath of Office to swear in Richard Tonello.

ROLL CALL

Ms. Egbert called the roll. All members were present with the exception of Mr. Roberto Saez. Mr. Chris Williams was represented by Mr. Richard Tonello.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Egbert noted proof of publication.

PUBLIC COMMENT

There was none.

CONSENT

There were none.

Chairman Grey reviewed the procedures that would be followed.

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

The Commission approved the Public Hearing Consent Agenda which included items PC3, PC4, PC5, PC6, PC7, and PC8.

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
Recommendation: Continuance Requested

The Commission approved to continue the item to the February 21, 2019 Planning Commission meeting at 1:30 p.m. in New Port Richey.

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
Recommendation: Continuance Requested to February 21, 2019 at 1:30 p.m., in NPR

The Commission approved to continue the item to the February 21, 2019 Planning Commission meeting at 1:30 p.m. in New Port Richey.

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
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

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
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda including an amended Finding of Facts section to state “3,932 square-feet”.

- 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
Recommendation: Approval with conditions

The Commission approved to continue the item to the February 21, 2019 Planning Commission meeting at 1:30 p.m. in New Port Richey.

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
Recommendation: Approve

The Commission sitting as the Local Planning Agency approved the item per Staff's recommendation which included the revision to Staff's report.

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
Recommendation: Approve

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

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
Recommendation: Approve

The Commission approved the item per Staff's recommendation.

ADJOURN

The Commission adjourned at 2:22 p.m.

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