

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

February 21, 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

**West Pasco Government Center, Board Room, 1st Floor
8731 Citizens Drive, Suite 210, New Port Richey, FL 34654**

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, AICP, 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 1:36 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.

ROLL CALL

Ms. Shannon Egbert, Deputy Clerk, called the roll. All members were present with the exception of Mr. Kevin Ryman who was absent. 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.

Chairman Grey reviewed the procedures to be followed.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 October 25, 2018 Planning Commission Meeting - Minutes for Approval
 Memorandum PDD19-0688
 Recommendation: Approve

The Commission approved the minutes for the October 25, 2018 meeting.

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

PC1 LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (CONTINUANCE)
 - CPAL 18(08) Ehren Cutoff - Large-Scale Comprehensive Plan

Amendment to the Future Land Use Maps (2-15 and Sheet 13) Changing from RES-1 (RESIDENTIAL-1 du/ga) to PD (PLANNED DEVELOPMENT) on Approximately 39.93 acres, Located on the Southwest Corner of Ehren Cutoff and Caliente Boulevard Intersection, Approximately One-Mile Northwest of Land O' Lakes Boulevard

Memorandum PDD19 0684

Recommendation: Continue to the March 14, 2019 LPA Meeting at 1:30 p.m. in Dade City.

Withdrawn.

PC2 ZONING AMENDMENT (CONTINUANCE) - Ehren Cutoff MPUD Master Planned Unit Development - Ecoff Project, LLC - Rezoning Request from an A-R Agricultural-Residential Zoning District to an MPUD Master Planned Unit Development to Allow 120 Single-Family Detached Homes on Approximately 39.93 Acres - Located in Central Pasco on the Southwest Corner of the Ehren Cutoff and Caliente Boulevard Intersection, Approximately 6,050 Feet Northeast of US Highway 41/Land O' Lakes Boulevard

Memorandum PDD19-0671

Recommendation: Continuance Requested to March 14, 2019 Planning Commission Meeting in Dade City

The Commission approved to continue items PC2 and PC3 to the March 14, 2019 Planning Commission meeting in Dade City.

PC3 LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (CONTINUANCE) - CPAL19(07) PAW Material - Large Scale Comprehensive Plan Amendment to the Future Land Use Map (2-15 and Sheet 24) Changing from IL (INDUSTRIAL - LIGHT) to IH (INDUSTRIAL - HEAVY) on Approximately 42.32 Acres of Real Property Located on the North Side of State Road 52 Approximately 350 Feet East of Giddens Road

Memorandum PDD19-0691

Recommendation: Continue to the March 14, 2019 LPA Meeting at 1:30 p.m. in Dade City.

The Commission approved to continue items PC2 and PC3 to the March 14, 2019 Planning Commission Meeting at 1:30 p.m. in Dade City.

PC4 ZONING AMENDMENT (CONSENT) – 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 and a Variation from the Land Development Code (LDC) Section 901.3.E.3.b. Access Management Analysis/Traffic Impact Study - Located on the Southwest Corner of S.R. 54 and Sunlake Boulevard

Memorandum PDD19-7397

Recommendation: Approval with conditions

Approved Staff's recommendation.

- PC5 SPECIAL EXCEPTION (CONSENT) - 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

Approved Staff's recommendation.

- PC6 SPECIAL EXCEPTION (CONSENT) - Ryan A. and Elizabeth J. Pryor - Private School (Baseball and Softball School) in an A-R Agricultural-Residential District – Central Pasco County - Approximately 320 Feet South of the Intersection of Hadlock Drive and Elkmont Lane - Containing Approximately 5 Acres
Memorandum PDD19-7389
Recommendation: Approval with conditions

Court Reporter Ms. Teresa Cruise, US Legal Support, was present.

Motion to receive and file documentation from Ms. Hernandez failed on a roll call vote with Mr. Hanzel, Mr. Girardi, and Chairman Grey voting nay.

The Commission approved to receive and file a PowerPoint submitted by Ms. Cynthia Spidell.

The Commission approved to receive and file photos submitted by Ms. Allison Doucette.

The Commission approved to receive and file photos submitted by Mr. Fred Byrd.

The Commission approved to receive and file photos submitted by Mr. Dan Wells.

The Commission approved to receive and file documentation submitted by Mr. Dan Wells.

The Commission approved to receive and file a PowerPoint submitted by Ms. Barbara Wilhite.

Motion to approve Staff's recommendation with removal of Condition 4.

The Motion died due to a lack of a second.

THE COMMISSION RECESSED AT 3:34 P.M. AND RECONVENED AT 3:45 P.M. ALL MEMBERS WERE PRESENT.

The Commission approved to deny the Special Exception based on criteria 1, 2, and 3, specifically Criteria 1 which was inconsistent with FLU 1.10.1 as clarified by Mr. Goldstein by a roll call vote, with Mr. Girardi and Chairman Grey voting nay.

PUBLIC HEARING AT 1:30 P.M.

- P7 AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP DESIGNATION FROM

TO RES-3 (RESIDENTIAL - 3 DU/GA) TO COM (COMMERCIAL),
LOCATED ON THE EAST SIDE OF LAND O' LAKES BOULEVARD
APPROXIMATELY 778 FEET SOUTH OF WILDERNESS LAKE
BOULEVARD PARCEL ID NO. 02-26-18-0050-00000-0120; PROVIDING
FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

Memorandum PDD19-0062

Recommendation: Approve

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

- P8 AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE; SECTION 1001.4 VISIBILITY; 1001.5 NAVIGABILITY AND PROTECTION OF WATERCOURSES; AND ADDING A NEW SECTION 1001.6 SEAWALL MAINTENANCE; APPENDIX A DEFINITIONS; AND OTHER SECTIONS, AS NECESSARY, FOR INTERNAL CONSISTENCY; PROVIDING FOR APPLICABILITY; REPEALER; PROVIDING FOR SEVERABILITY; INCLUSION INTO THE LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.

Memorandum PDD19-0661

Recommendation: Approve

MR. TONELLO LEFT THE MEETING AT 4:17 P.M. AND DID NOT RETURN.

The Commission sitting as the Local Planning Agency approved Staff's recommendation with modifications to section 1001.5 A-F to add "or other qualified individual", and mean high-water line definition to state "the precise delineation of the ordinary high water line or mean high water line shall be as determined through a licensed surveyor or mapper," and to strike through SWFWMD and the Department of Environmental Protection Army Corps of Engineers with Mr. Tonello absent from the vote.

- P9 LARGE SCALE COMPREHENSIVE PLAN AMENDMENT - CPAL18(19) River Landing - Large Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 18) Changing from RES-3 (RESIDENTIAL- 3 DU/GA) to PD (PLANNED DEVELOPMENT) on Approximately 801 Acres of Real Property Located on the Northwest and Southwest Intersection of Morris Bridge Road and State Road 56 South of Brumwell Drive; and a Text Amendment Creating Subarea Policy FLU 7.1.49 - River Landing; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(49) River Landing

Memorandum PDD19-0521

Recommendation: Approve

The Commission sitting as the Local Planning Agency approved Staff's recommendation with an added modification to the Subarea Policy, Condition B to state "Rivers Landing subarea shall be encouraged to leverage natural and developed resources, organized to create a safe, convenient, and accessible pedestrian and recreational network. Natural and developed resources may also be utilized as amenities to the development by providing connections to trails identified on the Pasco County Trails, Blueways and Greenways Systems and passive recreational uses and pedestrian connectivity within network shall be supported within that design."

P10 SMALL SCALE COMPREHENSIVE PLAN AMENDMENT - CPAS 18(06)
Rangeland - RES-3 (RESIDENTIAL - 3 DU/GA) to COM (COMMERCIAL)
on 2.857 Acres more or less of Real Property Located on the Northeast
corner of Starkey Blvd. and Rangeland Blvd.
Memorandum PDD19-0092
Recommendation: Approve

The Commission sitting as the Local Planning Agency approved Staff's recommendation with Mr. Tonello absent from the vote.

ADJOURN

The meeting adjourned at 4:42 p.m.

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