

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

April 11, 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, 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

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.

ROLL CALL

Ms. Tiffany Linville, Deputy Clerk, called the roll. All members were present with the exception of Mr. Michael Cox.

SWEARING IN

Ms. Shannon Egbert, Deputy Clerk, swore in those who planned to present testimony.

PROOF OF PUBLICATION

Ms. Linville noted proof of publication.

PUBLIC COMMENT

There were none.

Chairman Grey reviewed the procedures that would be followed.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 January 29, 2019 Planning Commission Meeting - Minutes for Approval
Memorandum PDD19-0914
Recommendation: Approve

The Commission approved the January 29, 2019 Planning Commission Meeting Minutes.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included items PC2, PC3, PC4, PC5, PC6, PC7, and PC8.

PUBLIC HEARING CONSENT

PC1 CONDITIONAL USE REQUEST (CONTINUANCE) - Robert C. Waldo and

Nina D. Lewis - Flea Market in an A-C Agricultural District - Northwest Pasco County - at the Northeast Corner of Hudson Avenue and Edwards Road - Containing Approximately 12.2 Acres
 Memorandum PDD19-CU23
 Recommendation: Continuance Requested

Withdrawn.

PC2 SPECIAL EXCEPTION (CONSENT) – Miracle Temple Community Church – Daycare and Youth Center for Tutoring in a R-1MH Single-Family/Mobile Home District – Southeast Pasco County – At the Northwest and Southwest Corners of the Intersection of Riley Avenue and Bell Street and the Southwest Corner of Cole Avenue and Bell Street – Containing Approximately .96 Acre
 Memorandum PDD19-7407
 Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

PC3 ZONING AMENDMENT (CONSENT) – David Grey and Marlene Davids – Change In Zoning From A-R Agricultural-Residential and MPUD Master Planned Unit Development Districts to an R-1 Rural Density Residential District – Southeast Pasco County - On the North Side of Chancey Road, Approximately 400 Feet East of Pate Road – Containing Approximately 3.97 Acres
 Memorandum PDD19-7404
 Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

PC4 ZONING AMENDMENT (CONSENT) – Chavelita of Crystal Springs, LLC – Change In Zoning From a C-2 General Commercial District to an I-1 Light Industrial Park District – Southeast Pasco County - On the East Side of Paul S. Buchman Highway (SR 39), Approximately 1,000 Feet South of Jerry Road – Containing Approximately 1.49 Acres
 Memorandum PDD19-7403
 Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda which included a noted change to Finding of Fact 11 to read “Subject to the LDC, Section 901.2.J (Transportation-Corridor Management; Dedication-Rough Proportionality), the owner/applicant may be required to convey, at no cost to Pasco County, up to 107 feet of right-of-way from the future centerline of construction of Paul S. Buchman Highway (SR 39) as indicated in the PD&E Final Preliminary Engineering Report (Work Program Segment Nos.: 255099 1 & 256289 1 , Federal Aid Project No: F-321-1(4)). The required width is based on the Pasco County Corridor Preservation Table as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way improvements.”

PC5 CONDITIONAL USE REQUEST (CONSENT) – Barlas Development, LLC/APC Towers/T-Mobile – 151 Foot Above-Ground-Level Monopole Wireless Communications Facility in a C-2 General Commercial District –

South West Pasco County – On the West Side of US Highway 19,
Approximately 500 Feet South of Moog Road
Memorandum PDD19-CU24
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda and included the noted change to Condition 9 which included changing the word revocation to “enforcement.”

PC6 ZONING AMENDMENT (CONSENT) – Susan A. MacManus Living Trust –
Change in Zoning from A-R Agricultural-Residential District to a PO-1
Professional Office District – South Central Pasco County – On the West
Side of Collier Parkway, Approximately 300 Feet South of Weeks
Boulevard, Extending West to Old Collier Road
Memorandum PDD19-7405
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

PC7 ZONING AMENDMENT (CONSENT) – New York Properties, LLC – Change
in Zoning from A-C Agricultural District to an R-MH Mobile Home District –
Northwest Pasco County – On the South Side of New York Avenue,
Approximately 250 feet west of Shadowwood Boulevard Extending
Southerly to Rhodes Road – Containing Approximately
Memorandum PDD19-7401
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

PC8 ZONING AMENDMENT (CONSENT) - Starkey Ranch Investment
Company, LLC - Change in Zoning from A-C Agricultural District to a C-1
Neighborhood Commercial District - Southwest Pasco County - At the
Northeast Corner of the Intersection of Starkey Boulevard and Rangeland
Boulevard - Containing Approximately 2.857 Acres
Memorandum PDD19-7402
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

ADJOURN

The meeting adjourned at 1:42 p.m.

Prepared by Tiffany Linville, Records Clerk I, Board Records Division