

Planning Commission:

Charles Grey, Chairman
Jaime Girardi, P.E., Vice Chairman
Michael J. Cox, CFP
Peter Hanzel, MS
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, AICP, 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 December 12, 2019 1:30 PM, Dade City



"Bringing Opportunities Home"

Historic Pasco County Courthouse, Board Room, 2nd
37918 Meridian Avenue
Dade City, FL 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** ZONING AMENDMENT (CONTINUANCE) - PAW Materials MPUD Master Planned Unit Development - RBR Properties of West Florida, LLC - Rezoning Request from an A-C Agricultural Zoning District, C-2 General Commercial Zoning District, and I-1 Light Industrial Zoning District to an MPUD Master Planned Unit Development District to Allow the Construction of an Industrial Material Sorting Facility and 18,500 Square Feet of Support Commercial on Approximately 65.71 Acres (Continue to a date uncertain)
Memorandum PDD20-7352
Comm. Dist. 2
Recommendation: Continuance Requested
- PC2** CONDITIONAL USE REQUEST (CONTINUANCE) - Hajka & Mirsad Kucevic - Multiple Family Dwellings in a C-2 General Commercial District - Southwest Pasco County - At the Northeast Corner of the Intersection of Grand Boulevard and Olympia Street - Containing Approximately 0.28 Acres
Memorandum PDD20-CU11
Comm. Dist. 3
Recommendation: Continue to the 1/9/20 PC Meeting at 1:30 p.m. in DC
- PC3** MINING OPERATING PERMIT AND CONDITIONAL USE AMENDMENT REQUEST (CONTINUANCE) - Coastal Landfill Disposal of Florida, LLC - Mining Operating Permit and Conditional Use Permit Amendment for an Existing Mining and Construction and Demolition Debris Disposal Facility - Northwest Pasco County - At the End of Houston Avenue, Approximately Two Miles East of US 19 - Containing approximately 88.72 acres
Memorandum PDD20-0113
Comm. Dist. 5,
Recommendation: Continue to the January 23, 2020 PC Meeting at 1:30 p.m. in NPR
- PC4** LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (CONTINUANCE) - CPAL 19(16) Little Lake Thomas - Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 20) Changing from RES-3 (RESIDENTIAL - 3 DU/GA) and ROR (RETAIL/OFFICE/RESIDENTIAL) to RES-6 (RESIDENTIAL - 6 DU/GA) on Approximately 41.758 Acres of Real Property, Located at the Intersection of Little Lake Thomas Road and Land O' Lakes Boulevard
Memorandum PDD20-0205
Comm. Dist. 2
Recommendation: Continue to the January 23, 2020 LPA Meeting at 1:30 p.m. in New Port Richey.
- PC5** ZONING AMENDMENT (CONSENT) - Krusen-Douglas, LLC - Change in Zoning from A-C Agricultural District to AR-5 Agricultural-Residential District - North Central Pasco County - Approximately One-Quarter Mile South of Darby Road and Approximately Three-Quarter Mile West of Interstate 75 - Containing

Approximately 10 acres

Memorandum PDD20-7450

Comm. Dist. 1

Recommendation: Approve

- PC6** ZONING AMENDMENT (CONSENT) - Duke Energy Florida, LLC - Change in Zoning from an I-1 Light Industrial Park District and a PUD Planned Unit Development District to an I-1 Light Industrial Park District - South Central Pasco County - On the South Side of Interlaken Road Approximately 500 feet West of Gunn Highway - Containing Approximately 8.95 acres

Memorandum PDD20-7451

Comm. Dist. 3

Recommendation: Approve

- PC7** ZONING AMENDMENT (CONSENT) - Word of Life Fellowship, Inc. - Change in Zoning from A-C Agricultural and A-R Agricultural-Residential Districts to an A-C Agricultural District - Northwest Pasco County - Approximately Three-Quarters of a Mile South of Hudson and Approximately One-Quarter Mile West of Hays Road - Containing Approximately 29.7 acres

Memorandum PDD20-7452

Comm. Dist. 5

Recommendation: Approve

- PC8** ZONING AMENDMENT (CONSENT) - Taylor and Sue Simpson - Change in Zoning from an R-1 Rural Density Residential District to a C-2 General Commercial District - West Central Pasco County - At the Northwest Intersection of Land O' Lakes Boulevard and the Proposed Ridge Road Extension Opposite Connerton Boulevard - Containing Approximately 2.54 Acres

Memorandum PDD20-7453

Comm. Dist. 2

Recommendation: Approve

- PC9** CONDITIONAL USE REQUEST (CONSENT) - 315 Hialeah, LLC/Evergreen Plaza - Sale of Alcoholic Beverages (2COP): Beer and Wine Only, On-Premises Consumption in Conjunction with the Operation of a Retail Plaza with Outside Seating Area and Service of Alcoholic Beverages in a Covered Courtyard in a C-2 General Commercial District - West Central Pasco County - At the Southeast Corner of the Intersection of U.S. Highway 19 and Coventry Drive

Memorandum PDD20-CU12

Comm. Dist. 5

Recommendation: Approval with conditions

- PC10** LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (CONSENT) - CPAL 19(02) Mango Hills - Large Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and sheet 14) Changing from ROR (RETAIL/OFFICE/RESIDENTIAL), RES-3 (RESIDENTIAL - 3 du/ga), and I-L (INDUSTRIAL-LIGHT) to RES-12 (RESIDENTIAL - 12 du/ga) on Approximately 69.18 acres of Real Property, Located South of S.R. 52 and West Old Pasco Road.

Memorandum PDD20-0084
Comm. Dist. 1
Recommendation: Approve

- PC11** ZONING AMENDMENT (CONSENT) - Ellis CC-MPUD Connected City Master Planned Unit Development - Ellis Sedrick - Rezoning Request from an AC Agricultural Zoning District to a CC-MPUD Connected City Master Planned Unit Development District to Allow the Construction of 400 Residential Dwelling Units (Multifamily Townhomes) and a Minimum of 106,817 Square Feet of Office, Medical Office, Hotel, Accessory Non-Residential Uses, and/or Any Primary Target Industry on Approximately 77.38 Acres

Memorandum PDD20-7435
Comm. Dist. 1
Recommendation: Approval with conditions

- PC12** DEVELOPMENT AGREEMENT AMENDMENT (CONSENT) – Chapel Crossings MPUD Master Planned Unit Development – Development Agreement (DA) Amendment between Pasco County and Thornwood Associates, LLC in Connection with the Development of the Chapel Crossings Master Planned Unit Development, a Master Planned Unit Development District consisting of approximately 431.29 acres Approved for 1,100 Residential Units, 175,000 Square Feet of Retail/Commercial Uses, and 50,000 Square Feet of Office Use.

Memorandum PDD20-0190
Comm. Dist. 1,2
Recommendation: Approval with conditions

- PC13** Transportation - Corridor Management Variance Request (CONSENT) - Thornwood Associates, LLC - Chapel Crossings MPUD Master Planned Unit Development - Request to Reduce the Required Right-of-Way (ROW) Width Dedication from 124 Feet to 110 Feet for the Zephyrhills Bypass Extension - No funding required.

Memorandum PDD20-0191
Comm. Dist. 1,2
Recommendation: Approval of variance

ADJOURN