

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

December 12, 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
NIKKI ALVAREZ-SOWLES, CLERK & COMPTROLLER**

1:30 PM

Historic Pasco County Courthouse, Board Room, 2nd

Planning Commission:

Michael J. Cox, CFP
Jaime Girardi, P.E.
Charles Grey
Peter Hanzel
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 1:35 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.

SWEARING IN

Swearing in of Planning Commission Member Christopher B. Poole

Ms. Jessica Rodriguez, Deputy Clerk, administered the Oath of Office to Mr. Christopher B. Poole before roll call.

ROLL CALL

Ms. Rodriguez called the roll. All members were present.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Rodriguez noted proof of publication.

PUBLIC COMMENT

There was none.

Chairman Grey reviewed the procedures to be followed.

CONSENT

There were no items.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included items PC5, PC6, PC7, PC8, PC9, PC11, and PC13. Agenda Items PC10 and PC12 were pulled for discussion.

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
Recommendation: Continuance Requested

The Commission continued the item to time uncertain.

- 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
Recommendation: Continue to the 1/9/20 PC Meeting at 1:30 p.m. in DC

The Commission continued the item to the January 9, 2020 Planning Commission meeting at 1:30 p.m. in Dade City.

- 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
Recommendation: Continue to the January 23, 2020 PC Meeting at 1:30 p.m. in NPR

The Commission continued the item to the January 23, 2020 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- 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
Recommendation: Continue to the January 23, 2020 LPA Meeting at 1:30 p.m. in New Port Richey.

The Commission continued the item to the January 23, 2020 Local Planning Agency 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
 Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

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
 Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

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
 Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

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
 Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

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
 Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approve

Approved per Staff's recommendation.

- 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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval with conditions

Approved per Staff's recommendation with amended 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
Recommendation: Approval of variance

Approved as part of the Public Hearing Consent Agenda.

ADJOURN

The meeting adjourned at 2:01 p.m.

Prepared by: Jessica Rodriguez, Records Clerk III, Board Records Division