

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

February 27, 2020

**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

**West Pasco Government Center, 1st Floor
West Pasco Government Center
Board Room, First Floor
8731 Citizens Drive**

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 to order at 1:31 p.m.

MOMENT OF SILENCE

A moment of silence was held in lieu of a prayer.

PLEDGE OF ALLEGIANCE

Chariman Grey led the Pledge of Allegiance to the Flag.

ROLL CALL

Ms. Jessica Floyd, Deputy Clerk, called the roll. All members were present.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Floyd noted the proof of publication.

PUBLIC COMMENT

There was none.

CONSENT

There were no items.

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

The Commission approved the Public Hearing Consent Agenda which included items PC3 and PC4.

The Commission sitting as the Local Planning Agency approved the Public Hearing Consent Agenda which included items PC5 and PC6.

PC1 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 3/26/2020 PC Meeting at 1:30 p.m. in NPR

The Commission approved to continue the item to the March 26, 2020 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC2 ZONING AMENDMENT (CONTINUANCE) - Starkey Ranch MPUD - WS-TSR, LLC - A Substantial Modification to the Approved MPUD Master Planned Unit Development to Allow the Rescission of the Previously Approved Development Agreement (DA) and Incorporate Pertinent Language from the DA into the Conditions of Approval - No Funding Required (Continuance requested to the 3/5/2020 PC in DC at 1:30 p.m.)
Memorandum PDD20-7469
Recommendation: Continuance Requested

The Commission approved to continue the item to the March 5, 2020 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC3 TRANSPORTATION CORRIDOR MANAGEMENT, INTERIM USE IN RIGHT-OF-WAY AND LANDSCAPE BUFFER VARIANCE (CONSENT) - PS Florida One Inc. - Reduction in the Right-of-Way Dedication Requirement from 64 Feet to 6.5 Feet, to Preserve an Area for Future Right-of-Way Dedication of Up to 35 Additional Feet and to Allow a Landscape Buffer and Sign in the Future Right-of-Way Preservation Area as an Interim Use, With a 5 Foot Minimum Reserved Relocation Area on the Site Plan - Southwest Pasco County - On the North Side of State Road 54, Approximately 545 Feet East of Thys Road and Approximately 370 Feet West of Crestwood Boulevard.
Memorandum PDD20-0337
Recommendation: Approval with Conditions

The Commission approved the item as part of the Public Hearing Consent Agenda.

- PC4 ZONING VARIANCE (CONSENT) - PS Florida One LLC - Reduction in the Required Minimum Front Setback From 25 Feet to 13.6 Feet From the Proposed Right-of-Way Preservation Line in a C-1 Neighborhood Commercial District - Southwest Pasco County - On the North Side of State Road 54, Approximately 545 Feet East of Thys Road and Approximately 370 Feet West of Crestwood Boulevard
Memorandum PDD20-2081
Recommendation: Approval with conditions

Staff clarified the name should be PS Florida One, Inc.

The Commission approved the item as part of the Public Hearing Consent Agenda.

- PC5 LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (CONSENT) –

CPAL19(19) Hays Road – Proposed Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 and Sheet 04) Changing from RES-1 (RESIDENTIAL-1 DU/GA) to RES-6 (RESIDENTIAL-6 DU/GA) on Approximately 29 Acres of Real Property Located on the West Side of Hays Road Approximately 1.25 Miles North of S.R. 52
Memorandum PDD20-0381
Recommendation: Approve

The Commission sitting as the Local Planning Agency approved the item as part of the Public Hearing Consent Agenda.

PC6 SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT (CONSENT) – CPAS19(06) Starkey RV and Boat Storage – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 and Sheet 19) from RES-3 (RESIDENTIAL-3 DU/GA) to COM (COMMERCIAL) on Approximately 4.86 Acres of Real Property Located on the Southeast Corner of Starkey Blvd and Decubellis Road
Memorandum PDD20-0316
Recommendation: Approve

The Commission sitting as the Local Planning Agency approved the item as part of the Public Hearing Consent Agenda.

PUBLIC HEARING AT 1:30 P.M.

P7 ZONING AMENDMENT (REGULAR) - 1936 Abacus Road Land Trust, - Change in Zoning from a C-1 Neighborhood Commercial District to a C-2 General Commercial District - Southwest Pasco County - On the East Side of Abacus Road Approximately 230 Feet South of Mile Stretch Road - Containing Approximately 3.91 Acres
Memorandum PDD20-7463
Recommendation: Approve

The Commission approved the item per Staff's recommendation.

P8 ZONING AMENDMENT (REGULAR) - Pasco County Board of County Commissioners Initiated/Unit 10 of The Highlands - Change in Zoning From A-R Agricultural-Residential District to AR-1 Agricultural-Residential District - Northwest Pasco County - South Side of County Line Road at Montverde Drive - Containing Approximately 740.9 Acres
Memorandum PDD20-7466
Recommendation: Approve

The Commission approved the item per Staff's recommendation.

NOTED ITEMS

Site Development Review Manual - Planning & Development Department - Establish the Development Review Manual in Accordance with LDC, Section 303.1, Development Manual

Recommendation: No Action Required

The item was noted.

ADJOURN

The meeting adjourned at 1:54 p.m.

Prepared by: Jessica L Floyd, Records Clerk I, Board Records Division