

Planning Commission:

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Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

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Nectaros Pittos, AICP, Director of Planning and Development
Joaquin Servia, Assistant Director of Planning and Development
Denise Hernandez, Zoning Administrator
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

Pasco County Planning Commission Agenda January 23, 2020 1:30 PM, New Port Richey, FL 34654



"Bringing Opportunities Home"

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

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 (CONSENT) – Mango Hills MPUD Master Planned Unit Development – William Donald Mixon, Randy and Heidi Yarbrough – Rezoning Request from A-R Agricultural/Residential, A-C Agricultural, R-3 Medium Density Residential, MF-2 Multiple Family High Density, and C-1 Neighborhood Commercial Districts to an MPUD Master Planned Unit Development District to Allow 415 Single-Family Detached and/or Attached (Townhome) Units on Approximately 69.18 Acres
Memorandum PDD20-7428
Comm. Dist. 1
Recommendation: Approval with conditions
- PC2** LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (CONSENT) – CPAL19-017 Duke Land Exchange Part I – Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 17) Changing from IH (INDUSTRIAL HEAVY) to R/OS (MAJOR RECREATION/OPEN SPACE) on Approximately 13.65 acres of Real Property Located immediately north of Anclothe River Park on the west side of Baillies Bluff Road, Approximately 1,170 feet north of Hickory Lane .
Memorandum There was a change to the Agenda Item.
Comm. Dist. 3,
Recommendation: Approve
- PC3** LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (CONSENT) – CPAL19-18 Duke Land Exchange Part II – Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 17) Changing from RES-6 (RESIDENTIAL 6 DU/GA) to P/SP (PUBLIC/SEMI-PUBLIC) on Approximately 75 acres of Real Property Located on the East Side of Baillies Bluff Road, North of the Existing Duke Energy Substation .
Memorandum PDD20-097
Comm. Dist. 3
Recommendation: Approve
- PC4** ZONING AMENDMENT (CONSENT) – Oakley Place MPUD Master Planned Unit Development – Erik David Land Corporation; Primera Base, Inc.; Second Base Holdings, LLC; Calvary Corporation – Rezoning Request from A-C Agricultural, C-2 General Commercial, and C-3 Commercial/Light Manufacturing Districts to an MPUD Master Planned Unit Development District to Allow 400 Multi-Family Apartment Units, 100 Single-Family Attached (Townhome) Units, and a Maximum of 150,000 Square Feet of Commercial/Retail on Approximately 78.96 Acres
Memorandum PDD20-7449
Comm. Dist. 1
Recommendation: Approval with conditions

- PC5** VARIANCE REQUEST (CONSENT) - SDG Acquisition, LLC - Reduction in the Required Minimum Side Yard Setback From 7.5 Feet to 5 Feet for All Single-Family Residential Lots Within the Proposed Subdivision in an R-4 High Density Residential District - South Central Pasco County - On the North Side of Collier Parkway/County Line Road, approximately 550 Feet West of Livingston Road - Containing Approximately 39.58 Acres
Memorandum PDD20-2079
Comm. Dist. 3
Recommendation: Approval with conditions
- PC6** VARIANCE REQUEST (CONSENT) - Jacob Cross Holdings, LLC - Reduction in the Required Minimum East Front Setback from 20 Feet to 17.5 Feet for Building Nos. 3 and 7, Reduction in the Required Minimum West Front Setback from 20 Feet to 17.4 Feet for Building No. 12, Reduction in the Required Minimum Side Setback from 10 Feet to 7.5 Feet for Building Nos. 1-5, 7-8, and 12-18, and a Reduction in the Required Minimum Rear Setback From 15 Feet to 5.9 Feet for Building No. 4 in an MF-1 Multiple-Family Medium Density District - Southwest Pasco County - On the Northeast and Northwest Intersection of Gulf Trace Boulevard and Jacob Crossing Lane - Containing Approximately 33.96 Acres
Memorandum PDD20-2080
Comm. Dist. 3
Recommendation: Approval with conditions
- PC7** 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

PUBLIC HEARING AT 1:30 P.M.

- P8** LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (REGULAR) – 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 PDD20-0325
Comm. Dist. 2
Recommendation: Approve

P9 SPECIAL EXCEPTION (REGULAR) -Daehne Family Trust - Home Occupation for a Tattoo Parlor in an E-R Estate Residential District - Northwest Pasco County - At the Northeast Corner of the Intersection of Sherman Drive and Hollyhock Drive - Containing Approximately 2.2 Acres
Memorandum PDD20-7455
Comm. Dist. 5
Recommendation: Approval with conditions

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