

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

January 23, 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 the meeting to order at 1:33 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. Jessica Rodriguez, Deputy Clerk, called the roll. All members were present. Mr. Williams was represented by Mr. Richard Tonello.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Rodriguez noted the proof of publication.

PUBLIC COMMENT

There was none.

CONSENT

There were no items.

PUBLIC HEARINGS

The Commission sitting as the Local Planning Agency approved the Public Hearing Consent Agenda which included PC2, PC3, and item PC4.

Agenda Items PC1, PC5, and PC6 were pulled from the Consent Agenda.

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
Recommendation: Approval with conditions

Approved Staff's recommendation.

- 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 Anclote River Park on the west side of Baillies Bluff Road, Approximately 1,170 feet north of Hickory Lane .
Memorandum PDD20-0096
Recommendation: Approve

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

- 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
Recommendation: Approve

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

- 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
Recommendation: Approval with conditions

Approved the item as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval with conditions

Approved Staff's recommendation with Mr. Cox voting nay.

- 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
Recommendation: Approval with conditions

Approved Staff's recommendation.

- 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
Recommendation: Continue to the 2/27/2020 PC Meeting at 1:30 p.m. in NPR

Ms. Hernandez noted the correct date of February 27, 2020 Planning Commission in New Port Richey at 1:30 p.m. for continuance.

The Commission approved to continue the item to the February 27, 2020 Planning Commission meeting at 1:30 p.m. in New Port Richey.

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
Recommendation: Approve

Approved to receive and file documents submitted by Ms. Kathy Eshleman.

Approved to receive and file documents submitted by Ms. Shirley Schmidt.

Approved to receive and file documents submitted by Ms. Barbara Whilhite.

The Commission sitting as the Local Planning Agency approved Staff's recommendation with Mr. Hanzel, Mr. Tonello, and Chairman Grey voting nay.

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
Recommendation: Approval with conditions

Approved to receive and file documents submitted by Ms. Carrie Felice.

Approve to receive and file documents submitted by Mr. James Molyneux.

The Commission denied the Special Exception based on inconsistency with the Comprehensive Plan specifically with Policy 1.10.1 and non-complaint with criteria number 2 of the increased traffic as clarified by Mr. Goldstein with Mr. Girardi voting nay.

ADJOURN

The meeting adjourned at 5:01 p.m.

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