

Planning Commission: Chairman: Charles Grey
Vice Chairman: Kevin Ryman
Michael J. Cox, CFP
Peter Hanzel
Jaimie Girardi
Roberto Saez, MBA, CGC, AIA

School Board Chris Williams

Representative:

David Goldstein, Chief Assistant County Attorney

Legal Counsel:

Staff: Don L. Rosenthal, M.B.A, CPM, Assistant County Administrator, Development Services
Nectarios Pittos, Director of Planning and Development
Joaquin Servia, Development Review Manager
Denise Hernandez, Zoning Administrator/Special Projects Manager
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

Pasco County Planning Commission Agenda August 23, 2018 1:30 PM, New Port Richey



"Bringing Opportunities Home"

West Pasco Government Center, Board Room, 2nd Floor
8731 Citizens Drive, New Port Richey, FL 34654

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) - South Branch Crossings MPUD - N.C.J. Investment Company - Rezoning Request From A-C Agricultural District and MPUD Master Planned Unit Development to MPUD Master Planned Unit Development to Allow 225,000 Square Feet Retail and 320,000 Square Feet of Office on Approximately 28.4 Acres
Memorandum PDD18-1365
Comm. Dist. 4
Recommendation: Continuance Requested to the September 6, 2018 Planning Commission hearing at 1:30 in Dade City
- PC2** ZONING AMENDMENT (CONSENT) - Factory Direct Marine & Recreational Vehicle (RV) MPUD Master Planned Unit Development - Patriot Bank - A Rezoning Request From C-2 General Commercial and MF-1 Medium Density Multiple-Family Zoning Districts to an MPUD Master Planned Unit Development Zoning District to 50,000 Square-Feet of Commercial Development - Located on the West Side of U.S. Highway 19, Approximately 300 Feet North of Beacon Woods Drive in Hudson and Contains Approximately 7.72 Acres
Memorandum PDD18-7335
Comm. Dist. 5
Recommendation: Approval with conditions
- PC3** ZONING AMENDMENT (CONSENT) - South Branch Ranch MPUD Master Planned Unit Development - BRS Industries - Rezoning Request From A-R Agricultural-Residential and MPUD to MPUD to Add an Additional 4.58 Acres to an Already Existing MPUD that Allows 900 Single-Family Detached Dwelling Units; 300 Single-Family Attached Dwelling Units, a Minimum of 500 Multiple-Family Dwelling Units; 440,000 Square-Feet Commercial; a Minimum of 800,000 Square-Feet of Office - Located on the Northwest Corner of S.R. 54 and Suncoast Parkway on Approximately 719.17 Acres
Memorandum PDD18-7329
Comm. Dist. 4
Recommendation: Approval with conditions
- PC4** ZONING AMENDMENT (CONSENT) - Epperson Connected City Master Planned Unit Development (Epperson CC-MPUD) - Epperson Ranch, LLC, Meadow Ridge Owner, LLC and Epperson North, LLC - A Rezoning Request to Combine One CC-MPUD and One MPUD into One CC-MPUD to Allow 3,628 Single Family Detached Dwelling Units (125 of which may be Age Restricted Single Family Detached Dwelling Units), 918 Single Family Attached Dwelling Units, 550 Multifamily Units, 292,000 Square Feet of Retail, 577,000 Square Feet of Office/Medical/Hospital/University, and 200 Hotel Rooms on Approximately 1,951 Acres
Memorandum PDD18-7338
Comm. Dist. 1
Recommendation: Approval with conditions

PUBLIC HEARING AT 1:30 P.M.

- P5** LARGE SCALE COMPREHENSIVE PLAN MAP AMENDMENT: AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP (MAP 2-15 AND SHEET 07) CHANGING FROM RES-12 (RESIDENTIAL - 12 DU/GA) AND ROR (RETAIL/OFFICE/RESIDENTIAL) TO PD (PLANNED DEVELOPMENT) ON 32.22 ACRES MORE OR LESS ENCOMPASSING FIFTEEN (15) PARCELS OF 32.22 ACRES MORE OR LESS AT APPROXIMATELY THE SOUTHWEST CORNER OF BEACH BOULEVARD AND US 19, PROVIDING SEVERABILITY AND AN EFFECTIVE DATE

Memorandum PDD18-0604

Comm. Dist. 5

Recommendation: Approval with conditions

ADJOURN