

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

August 23, 2018

**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
PAULA S. O'NEIL, CLERK & COMPTROLLER**

1:30 PM

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

Planning Commission:

Michael J. Cox, CFP
Jaimie Girardi
Charles Grey
Peter Hanzel
Kevin Ryman
Roberto Saez, MBA, CGC, AIA

School Board Representative:

Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

Nectarios Pittos, Director of Planning and Development
Ernest D. Monaco, Assistant 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

CALL TO ORDER

Chairman Grey called the meeting to order at 1:32 p.m.

MOMENT OF SILENCE

A moment of silence was held in lieu of the Invocation.

PLEDGE OF ALLEGIANCE

Chairman 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

Mr. Frank Dinatale voiced his concerns with the conditions of County Road 578 and noted it was not on either the Pasco County or Hernando County "near sight plan" for improvement.

Mr. Goldstein explained his concerns would generally be addressed by the Metropolitan Planning Organization (MPO).

Discussion was held regarding the recent MPO meeting and the next scheduled meeting date.

CONSENT

The Commission approved the minutes for the July 11, 2018 meeting.

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
Recommendation: Continuance Requested to the September 6, 2018 Planning

Commission hearing at 1:30 in Dade City

Ms. Corelynn Howell, Current Planning, explained the applicant requested for the item to be continued to the September 27, 2018 meeting at 1:30 p.m. in New Port Richey.

There was no public comment.

The Commission continued the item to the September 27, 2018 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- 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
Recommendation: Approval with conditions

Ms. Corelynn Howell, Current Planning, explained the item should be tabled until after Agenda item P5 had been heard.

After Agenda item P5 had been heard, Ms. Howell reviewed the item using a PowerPoint presentation and explained in addition to the application, that a variation from the Perimeter Landscape Buffering and Screening was requested.

Discussion was held regarding the Master Plan and buffering.

Mr. Girardi explained he had a conflict with item P5 as well as PC2 and submitted conflict of interest forms for the record.

There was no public comment.

The Commission approved Staff's recommendation with Mr. Girardi abstaining from the vote due to a conflict of interest.

- 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

Recommendation: Approval with conditions

Ms. Corelynn Howell, Current Planning, reviewed the item.

The applicant was present.

There was no public comment.

The Commission approved Staff's recommendation.

- 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
Recommendation: Approval with conditions

Ms. Corelynn Howell, Current Planning, reviewed the item.

The applicant was present.

There was no public comment.

The Commission approved Staff's recommendation.

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
Recommendation: Approval with conditions

Ms. Mary Duke, Planning and Development, reviewed the item using a PowerPoint presentation. She gave a brief summary of the neighborhood meeting that was held on August 8, 2018 and parcels that had been added or removed since the advertisement. She

noted a parcel identified as a future park site in the Parks Master Plan and the parcel which was proposed for redevelopment as Factory Direct Marine and RV Sales as Agenda item PC2. She explained no further amendments were necessary except to add in Parcel ID 04-25-16-0010-00000-0012 which had been now advertised. She displayed a generalized concept plan for the Commission.

Mr. Goldstein explained to the Commission that the item was different from a rezoning and reviewed their role as the acting Local Planning Agency which was to determine if the application was or was not consistent with the Comprehensive Plan.

Mr. Girardi explained he had a conflict with item P5 as well as PC2 and submitted conflict of interest forms for the record.

Discussion was held regarding impact fees; redevelopment incentives; how drainage issues would be handled; that the overall concept plan was not binding and could change; and the parcel which was identified as the future park site in the Parks Master Plan.

There was no public comment.

The Commission approved Staff's recommendation with Mr. Girardi abstaining from the vote due to a conflict of interest.

ADJOURN

The Commission adjourned at 2:08 p.m.

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