

Planning Commission:

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

School Board Representative:

Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff: Don L. Rosenthal, MBA, CPM, Assistant County Administrator, Development Services
Nectaros 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 October 25, 2018 1:30 PM,



"Bringing Opportunities Home"

West Pasco Government Center, Board Room 1st Floor
8731 Citizens Drive, New Port Richey, Florida 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) – Hagman MPUD Master Planned Unit Development – The Roy Edward Hagman Revocable Trust and Carol A. Shaw, Ronald D. Hagman, and Robert G. Hagman, Co-Trustees - Rezoning Request from an AR-1 Agricultural-Residential Zoning District to an MPUD Master Planned Unit Development to Allow 130 Single-Family Detached Units on Approximately 46.77 Acres - Located in Central Pasco on the North side of Wisteria Loop approximately 1,000 feet West of US Highway 41/Land O' Lakes Boulevard
Memorandum PDD19-0091
Comm. Dist. 2
Recommendation: Continuance Requested

PC2 LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (CONTINUANCE) - CPAL 18(09) Hagman - RES-3 (RESIDENTIAL-3 du/ga) to PD (PLANNED DEVELOPMENT) on Approximately 46.81 acres, Located on Wisteria Loop, Approximately 550 Feet West of Land O' Lakes Boulevard
Memorandum PDD19-0099
Comm. Dist. 2
Recommendation: Continue to the November 29, 2018 LPA Meeting at 1:30 p.m. in New Port Richey.

PC3 ZONING AMENDMENT (CONSENT) - Reserve at Hunters Ridge Phase II MPUD Master Planned Unit Development - Owner: Pasco County/Applicant: Labibi Ltd. - Rezoning Request from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development to Allow Up to 170 Senior Apartments and a 130 bed Assisted Living Facility (ALF) on Approximately 29.18 Acres along with Variations from Landscape Buffering and Screening, and Neighborhood Parks Requirements - Located at 5000 Little Road, New Port Richey, South of Rancho Del Rio Drive
Memorandum PDD19-7350
Comm. Dist. 4
Recommendation: Approval with conditions

PC4 ZONING AMENDMENT (CONSENT) The Grove at Wesley Chapel MPUD Master Planned Unit Development – South Pasco Properties, LLC, Oakley Grove Development, LLC, and Kazwell Realty Partners, LLC – A Rezoning Request From C-2 General Commercial District and MPUD Master Planned Unit Development District to an MPUD Master Planned Unit Development District to Allow 500,000sf Office, 250 Hotel Rooms, 300 Multi-Family Apartment Units, a 2,738 Seat Movie Theater and 1,171,303sf Retail/Commercial on Approximately 167.312 Acres - Located on the East Side of Oakley Boulevard North of Wesley Chapel Boulevard
Memorandum PDD19-7360
Comm. Dist. 1
Recommendation: Approval with conditions

PUBLIC HEARING AT 1:30 P.M.

P5 LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT - CPAL 18(09) The Reserves at Hunters Ridge Phase II - P/SP (MAJOR PUBLIC/SEMI-PUBLIC) to

PD (PLANNED DEVELOPMENT) on 29.18 Acres m.o.l. of Real Property,
Located Approximately 1100 Feet South of Rancho Del Rio Drive, on the East
Side of Little Road

Memorandum PDD19-0013

Comm. Dist. 2

Recommendation: Approve

- P6** AMENDMENT AND RESTATEMENT OF A DEVELOPMENT AGREEMENT
(CONSENT) - Puran Sukhai et al - South Central Pasco County - on the North
Side of Wesley Chapel Boulevard, Approximately 1,000 Feet East of Interstate-75

Memorandum PDD19-0094

Comm. Dist. 2

Recommendation: Approve

- P7** AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY
COMMISSIONERS AMENDING SECTION 1302.2 (MOBILITY FEES) AND
APPENDIX A (MOBILITY FEE DEFINITIONS) OF THE PASCO COUNTY LAND
DEVELOPMENT CODE IN ACCORDANCE WITH SECTION 1302.2.D REVIEW
AND UPDATE PROCEDURES; TO AMEND THE MOBILITY FEE
REGULATIONS, DEFINITIONS, MAPS AND FEE SCHEDULES, RESULTING IN
SOME MOBILITY FEE INCREASES AND DECREASES; TO MAKE
ADDITIONAL AMENDMENTS, AS NECESSARY, FOR INTERNAL
CONSISTENCY; PROVIDING FOR REPEALER, PROVIDING FOR
SEVERABILITY, PROVIDING FOR INCLUSION IN THE CODE; PROVIDING AN
EFFECTIVE DATE.

Memorandum PDD19-0058

Comm. Dist. ALL

Recommendation: Approve

ADJOURN