

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

October 25, 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 1st Floor
8731 Citizens Drive, New Port Richey, Florida 34654**

Planning Commission:

Michael J. Cox, CFP
Jaime Girardi, P.E.
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, 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

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. Katie McCormick, Deputy Clerk, called the roll. All members were present.

Ms. McCormick swore in Ms. Betsy Kuhn, School Board Representative.

Chairman Grey reviewed the procedures to be followed.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. McCormick noted the proof of publication.

PUBLIC COMMENT

There was none.

CONSENT

No items.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda including item PC3 with Mr. Girardi abstaining from the vote due to a conflict of interest.

PUBLIC HEARING CONSENT

- | | |
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| 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
Recommendation: Continuance Requested

Ms. Hernandez stated the item had been requested to be continued to the November 29, 2018 Planning Commission meeting at 1:30 p.m. in New Port Richey.

The applicant was not present.

There was no public comment.

The Commission approved the continue the item to the November 29, 2018 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC2 LARGE-SCALE COMPREHENSVE 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
Recommendation: Continue to the November 29, 2018 LPA Meeting at 1:30 p.m.
in New Port Richey.

Ms. Hernandez stated the item had been requested to be continued to the November 29, 2018 Planning Commission meeting at 1:30 p.m. in New Port Richey.

The applicant was not present.

There was no public comment.

The Commission approved to continue the item to the November 29, 2018 Planning Commission 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
Recommendation: Approval with conditions

Ms. Hernandez reviewed the item. She stated she received a Recusal Form from Mr. Girardi for items PC3 and P5.

The applicant was present.

There were no objections.

The item was approved as part of the Public Hearing Consent Agenda with Mr. Girardi abstaining from the vote due to a conflict of interest.

- 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
Recommendation: Approval with conditions

Ms. Hernandez reviewed the item. Staff recommended approval with conditions.

Mr. Hanzel requested the item be pulled for questions. He voiced his concerns regarding the capacity in the schools and additional road structures.

Mr. Brad Tippin, Planning and Development, stated the item was part of a DRI and that the prior MPUD that was approved had 300 residential units and school considerations had been taken in to account. He spoke regarding access management.

Discussion followed regarding the current capacity at schools; Wesley Chapel Boulevard widening; and congestion at Oakley Boulevard.

Ms. Barbara Wilhite, applicant's representative, spoke regarding a \$5,000,000.00 Proportionate Share Payment for improvements to Wesley Chapel Boulevard and the funding for 10 signals along Wesley Chapel Boulevard to help with traffic flow.

The Commission approved the item per Staff's recommendation.

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
Recommendation: Approve

Ms. Hernandez informed the members they would be sitting as the Local Planning Agency.

She stated she received a Recusal Form from Mr. Girardi for items PC3 and P5.

Ms. Amy Hyler, Planning and Development, explained the item.

There were no objections.

The Commission sitting as the Local Planning Agency approved the item per Staff's recommendation with Mr. Girardi abstaining from the vote due to a conflict of interest.

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
Recommendation: Approve

Ms. Hernandez informed the members they would be sitting as the Local Planning Agency. She distributed a revised Memo to show the correct Layman's Legal in regard to the parcel's location. The item had been before the Commission as a Conditional Use on October 11, 2018. The Development Agreement had been approved with the rezoning in 2012 and restricted the uses on the property to only office and hotel. The purpose of this Development Agreement would add an additional use of multiple family dwelling units. Condition 8 would be revised to add "multiple family dwelling units approved under Conditional Use 19-02 with Conditions" and "if the site is developed with multiple family dwelling units, the leasing sale or dwelling units is restricted to tenants/owners age 55 and older."

Mr. Goldstein noted the Agenda Memo had been missing language from the Code citation in regard to "in accordance with section 1302.1.D of the Land Development Code."

There was no public comment.

The Commission sitting as the Local Planning Agency approved the item per Staff's recommendation which included the additional notations stated by Ms. Hernandez.

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
Recommendation: Approve

Mr. Pittos explained the item and informed the members they would be sitting as the Local

Planning Agency. He distributed a revised Agenda Memo in regard to an effective date.

Mr. Bill Oliver, consultant from AECOM, explained the mobility fee program using a PowerPoint presentation. He stated the importance of mobility fees were to help fund expansion and infrastructure. He spoke regarding fee schedules, land uses, a doggie day care, restaurants that served breakfast and lunch, an ice-skating arena, and warehouse operations. He noted the Board of County Commissioners had directed them to remove incentives from the mini self-storage warehouses and multi-family apartments land use.

Discussion followed regarding redevelopment incentives; rural acreage transportation service in the Urban District; administrative fees; and the Mobility Fee Advisory Committee.

Mr. Goldstein noted that the members needed to make 2 motions. The first motion would include the Mobility Fee update and the second motion would include whether to increase fees for multi-family apartments and to remove the incentives for standard multi-family apartments in the urban area.

There was no public comment.

The Commission sitting as the Local Planning Agency approved the Mobility Fee update.

Discussion continued regarding the zero dollar incentive; new development impacts; market rate apartments; market saturation; the effective date would be February 1st, 2019; density with apartment complexes; the increase to school impact fees; upgrades to S.R.54; and Hillsborough County fees.

The Commission sitting as the Local Planning Agency approved to maintain the current schedules with Mr. Hanzel voting nay.

ADJOURN

The Commission adjourned at 3:01 p.m.

Prepared by: Ashley Simonson, Records Clerk I, Board Records Division