PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

November 29, 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 Fl
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

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CALL TO ORDER

Chairmen Grey called the meeting to order at 1:34 p.m.

MOMENT OF SILENCE

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

PLEDGE OF ALLEGIANCE

Chairmen 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 proof of publication.

PUBLIC COMMENT

There was no public comment.

Chairmen Grey reviewed the procedures to be followed.

CONSENT

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

the Public Hearing Consent Agenda which included PC2.

PC1 ZONING AMENDMENT (CONSENT) – Pasco County Facilities Management Department/Vincent Academy – Change In Zoning From R-MH Mobile Home District to A-R Agricultural-Residential District – Northwest Pasco County – On the North side of Denton Avenue, Approximately 1,100 Feet West of Mattis Road – Containing Approximately 10.0 Acres.
Memorandum PDD19-7353
Recommendation: Approve

The item was pulled from the Consent Agenda.

Ms. Corelynn Howell, Planning and Development, reviewed the item.

There was no public comment.

The Commission approved the item per Staff's recommendation with Mr. Hanzel voting nay.

PC2 CONDITIONAL USE REQUEST (CONSENT) - JASMINE CENTER, LLC/BALLPARK AUCTIONS, LLC, - An Indoor Auction House in an C-2 General Commercial District- West Central Pasco County - On the West Side of US 19 and on the South Side of Jasmine Blvd.
Memorandum PDD19-CU11
Recommendation: Approval with conditions

Ms. Corelynn Howell, Planning and Development, reviewed the item and noted the Agenda was amended to state Indoor and Outdoor.

There was no public comment.

The item was approved as part of the Public Hearing Consent Agenda.

PC3 ZONING AMENDMENT (CONSENT) – Oakstead MPUD Master Planned Unit Development – Barnard, LLC – A Rezoning Request From a C-1 Neighborhood Commercial District and an MPUD Master Planned Unit Development District to an MPUD Master Planned Unit Development District to Allow an Increase in the Total Number of Dwelling Units From 1,200 to 1,300; Decrease Commercial Entitlements; Split Tract 1; and to Bring Approximately 13.8 Additional Acres into the MPUD Development on Approximately 866 Acres, Along With a Variation From Section 901.3.m.1 (Cross Access) of the Land Development Code - Located on the Southeast Corner of the Intersection of S.R. 54 and Oakstead Boulevard, and Extending North Approximately 1,090 Feet
Memorandum PDD19-7365
Recommendation: Approval with conditions

Ms. Corelynn Howell, Planning and Development, reviewed the item. She explained the Agenda memo had been rewritten to be more clarifying as to the variation. Condition 34 was rewritten for tracts 1A, 1B and 1C for the time limit of expiration for the MPUD.

The item was pulled from the Consent Agenda.

Mr. Dennis Priebe, Sr, spoke regarding the increase in density from 1,200 to 1,300, specifically the density of track 1C, traffic issues related to access, rush hour traffic, and the existing cut through road.

Ms. Barbara Wilhite, Attorney for the applicant, reviewed the traffic analysis and the townhome concerns.

Mr. Steve Henry, applicant, was present and addressed the concerns from Mr. Priebe, Sr.

Mr. Williams stated the project would not have an impact on the schools.

Motion to deny the request. The motion died due to the lack of a second.

The Commission approved the item including the revisions distributed by Staff with Mr. Cox voting nay.

PUBLIC HEARING AT 1:30 P.M.

P4 AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN HIGHWAY VISION PLAN (MAP 7-36) TO UPDATE ROADWAYS AND MODIFY THE TITLE TO "HIGHWAY VISION PLAN AND FUNCTIONAL CLASS MAP"; REPEALING EXISTING FUNCTIONAL CLASS MAP 7-1, 1999 ROADWAY FUNCTIONAL CLASSIFICATION MAP 7-1A, AND FUTURE ROADWAY FUNCTIONAL CLASSIFICATION MAP 7-24; PROVIDING FOR TEXT AMENDMENTS TO VARIOUS OBJECTIVES AND POLICIES TO MODIFY THE TITLE REFERENCE OF MAP 7-36 AND REPLACE REFERENCES TO MAPS 7-1, 7-1A, AND 7-24 WITH MAP 7-36, INCLUDING TEXT AMENDMENTS TO POLICY FLU 1.6.1, CHAPTER 7 SUMMARY, OBJECTIVE TRA 2.1, POLICY TRA 2.1.2, OBJECTIVE TRA 2.2, POLICY TRA 2.2.1, POLICY TRA 2.2.2, POLICY TRA 2.2.3, POLICY TRA 2.2.4, POLICY TRA 2.3.2, POLICY TRA 2.3.3, AND CHAPTER 7 IMPLEMENTATION MECHANISMS; REVISING REQUIREMENTS AND HIERARCHY OF ACCESS IN POLICY FLU 1.6.7; REMOVING THE REFERENCE TO RULE 14-2 FLORIDA ADMINISTRATIVE CODE IN POLICY TRA 2.2.2 AND POLICY TRA 2.2.6; REVISING THE PROCESS TO UPDATE MAP 7-36 IN POLICY TRA 2.2.3; UPDATING CRITERIA FOR CLASSIFICATION OF ROADS IN POLICY TRA 2.2.6; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE
Memorandum PDD19-0265
Recommendation: Continue to the December 13, 2018, Local Planning Agency meeting at 1:30 p.m., in DC

Ms. Corelynn Howell, Planning and Development, recommended the item be continued to the December 13, 2018 Local Planning Agency meeting at 1:30 p.m. in Dade City.

The Commission approved to continue the item to the December 13, 2018 Local Planning Agency meeting at 1:30 p.m. in Dade City.

P5 LARGE-SCALE COMPREHENSVE PLAN AMENDMENT - CPAL19(01)
Project Arthur - Large Scale Comprehensive Plan Amendment from AG/R

(Agricultural/Rural), COM (Commercial), CON (Conservation Lands), IL (Industrial-Light), MU (Mixed Use), and RES-3 (Residential-3 DU/GA) to PD (Planned Development), and Providing for a Text Amendment Creating the Associated Subarea Policy FLU 7.1.43 Project Arthur on Approximately 6951.1 Acres - Located South of S.R. 52 and East of the Suncoast Parkway
Memorandum PDD19-0191
Recommendation: Approve

Ms. Corelynn Howell, Planning and Development, reviewed the item.

Mr. Ernie Monaco, Long Range Planning, submitted ex-parte forms.

The Committee approved to receive and file the ex-parte forms.

Mr. Monaco reviewed the item using a PowerPoint presentation and described the surrounding area. Staff recommended approval.

Mr. Clarke Hobby, applicant's representative, thanked Staff for their hard work. He requested approval of the request and clarified the Highway Vision Map changes. He answered questions from the Board.

Discussion followed regarding the advertisement language; the Highway Vision Map; the CSX line; Tampa Bay water capacity; and project benefits.

Mr. Ali Atefi, Metropolitan Planning Organization, discussed the supporting projects and responded to questions from the Board.

Mr. Williams spoke regarding possible school capacity needs and co-locations.

Mr. Ray Gadd clarified he was not present in capacity as Deputy Superintendent of Schools. He requested clarification on the continuance on the Vision Map and if any of the changes in the vision map impacted P7.

Mr. Goldstein clarified the Project Arthur changes to the Vision Map were being incorporated into the County's General Vision Map.

The Commission approved the item per Staff's recommendation including the Vision Map changes and the ad for the proposed amendment.

P6 LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT - CPAL 18(17) Vincent Academy - Large Scale Comprehensive Plan Amendment from I-L (Industrial-Light) to P/SP (Public/Semipublic) on 52.8 acres m.o.l., located at the northwest corner of Mattis Road and Denton Avenue.

Memorandum PDD19-0150
Recommendation: Approve

Ms. Viviana Martinez, Planning and Development, informed the Commission they would be acting as the Local Planning Agency. She reviewed the item using a PowerPoint presentation.

Discussion followed regarding the Vincent Academy.

There was no public comment.

The Commission acting as the Local Planning Agency approved the item per Staff's recommendation.

THE COMMISSION RECESSED AT 2:40 P.M. AND RECONVENED AT 2:50 P.M. ALL MEMBERS WERE PRESENT.

P7 LARGE-SCALE COMPREHENSVE PLAN AMENDMENT - CPAL 18(09) Hagman - Large-Scale Comprehensive Plan Amendment from 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 PDD19-0203
Recommendation: Approve

Agenda items P7 and P8 were heard together.

Ms. Erica Wenndlund, Planning and Development, explained the Commission would be acting as the Local Planning Agency. She reviewed Agenda item P7 using a PowerPoint presentation and described the surrounding area. Staff recommended approval.

Mr. Cox disclosed he spoke with Mr. Ray Gadd regarding the project.

Discussion followed regarding land use calculations and Wisteria Loop.

Ms. Tammy Snyder, Current Planning, reviewed Agenda item P8 using a PowerPoint presentation. She recommended approval with conditions.

Mr. Ahsan Khalil, Current Planning, explained the planned improvements to Wisteria Loop.

Mr. Clarke Hobby, applicant's representative, introduced the team representing the applicant and gave an extensive review of the project. He spoke regarding concerns expressed by area residents at a community meeting.

Ms. Kelly Love, Planner for the applicant, spoke regarding the project, the location of the neighbor park, the community center, the ponds, and the landscape matrix.

Mr. Steve Henry, Transportation Engineer for the applicant, spoke regarding the substandard road analysis.

Mr. Joel Tew, representative for the Hagman Family, spoke regarding the market area designation, the adjacent high intensity use, the proposed development, and Wisteria Loop.

Mr. Goldstein clarified the Vision Map was scheduled to be on the Agenda for today's meeting but the item was continued. The appropriate time to remove Wisteria Loop from the Vision Map would be at the next Planning Commission meeting where that specific map would be before them.

Chairman Grey called for public comment.

Mr. Ray Gadd, Ms. Vicki Wall, Mr. William Mecum, Ms. Charlene Roush, Mr. Steve Bush, Mr. George Wall, the Honorable Chris Nocco, Mr. Jason Mecum, Mr. Patrick Groark, and Mr. Jim Hause spoke regarding the condition of Wisteria Loop; compatibility to the neighborhood; substandard roadways; the impact to schools property values; added traffic; flooding; area wetlands; retention pond concerns; future development; this was a large development in a small footprint; the vehicles needed to support the development; and traffic on U.S. 41.

The Commission approved to receive and file photos submitted by Mr. Ray Gadd.

The Commission approved to receive and file a document submitted by Ms. Vicki Wall.

Discussion followed regarding removing the roadway from the long term highway plan; the Ridge Road Extension; Wisteria Loop and Tower Road; retention ponds; school populations and capacity; area flooding; and concerns listed from Emergency Management.

Mr. Goldstein asked whether the proposed substandard roadway improvements for Wisteria would be the same improvements required if Wisteria was designed as a local road.

Mr. Henry confirmed the same improvements would be required.

Mr. Goldstein explained if Wisteria was completely removed from the Vision Road Map, the applicant would still be required to make the improvements, regardless of whether it was designated as a collector roadway.

Mr. Hobby responded to the items discussed. He felt the applicant met the requirements of the Code and Comp Plan.

Mr. Brian Surack, Civil Engineer for the applicant, reviewed the drainage patterns for the site and explained how the project drainage would be handled.

Discussion continued regarding area flooding and conveyance; past significant rainfall events; the project could not affect the other areas; the future land use on the property; the collector roadway status; and concern for the schools.

Mr. Williams disclosed he spoke with Mr. Ray Gadd regarding the project, specifically the roadway issue.

The Commission approved Staff's recommendation for Agenda item P7.

The Commission approved Staff's recommendation for Agenda item P8.

P8 ZONING AMENDMENT (REGULAR) - 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
Memorandum PDD19-7337C
Recommendation: Approval with conditions

Agenda items P7 and P8 were heard together. Please refer to Agenda item P7 for the discussions held and actions taken.

ADJOURN

The meeting adjourned at 4:19 p.m.

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