

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 September 27, 2018 1:30 PM, New Port Richey



"Bringing Opportunities Home"

West Pasco Government Center, Board Room, 1st FL
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

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 August 9, 2018 Planning Commission Meeting Minutes for Approval
 Memorandum PDD18-1501

Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

- PC1** ZONING AMENDMENT (CONSENT) - U-Haul Odessa MPUD Master Planned Unit Development - U-Haul Co. of Florida - Rezoning Request from an I-2 General Industrial Park Zoning District to an MPUD Master Planned Unit Development to Allow a 110,000 Square-Foot Self-Storage Facility and a Maximum of 3,000 Square-Feet of Retail on Approximately 9.35 Acres - Located on the North Side of S.R. 54 Approximately 900 Feet West of Lakepointe Parkway

Memorandum PDD18-7345

Comm. Dist. 4

Recommendation: Approval with conditions

- PC2** ZONING AMENDMENT (CONSENT) – 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 at the Northwest Corner of State Road 54 and the Suncoast Parkway

Memorandum PDD18-7303

Comm. Dist. 4

Recommendation: Approval with conditions

- PC3** ZONING AMENDMENT (CONSENT) - Hagman MPUD Master Planned Unit Development - The Roy Edward Hagman Revocable Trust Et al. - 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 - The Property is Located on the North Side of Wisteria Loop, Approximately 1,000 Feet West of US Highway 41/Land O' Lakes Boulevard (Parcel ID No. 02-26-18-0020-01300-0010)

Memorandum PDD18-7337

Comm. Dist. 2

Recommendation: Approval with conditions

- PC4** ZONING AMENDMENT (WITHDRAWAL) – James A. Winkelmann and Adriana Briggs – Change in Zoning from a A-R Agricultural-Residential District to a C-2 General Commercial District – West Central Pasco County – The Parcel of Land is Located at the Southwest Corner of the intersection of Land O Lakes Blvd. and Gator Lane. Containing Approximately 2.4 Acres M.O.L.

Memorandum PDD18-7347

Comm. Dist. 2

Recommendation: Withdraw

PUBLIC HEARING AT 1:30 P.M.

- P5** PRELIMINARY DEVELOPMENT PLAN – Sherrod Croft Subdivision (Project Number SDE05-017) – Suncoast Crossings, LLC - A Modification to a Condition of Approval and an Alternative Standards Request From Section 901.4.F.2, Substandard Roadway Analysis and Mitigation: Mitigation; Located on the west side of Sherrod Croft Lane, approximately 1,290 feet south of the intersection of St. Joe Road and Sherrod Croft Lane.
Memorandum PDD18-1400
Comm. Dist. 1
Recommendation: Approval with conditions
- P6** LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (REGULAR) - 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 PDD18-1204
Comm. Dist. 2
Recommendation: Approve
- P7** SMALL SCALE COMPREHENSIVE PLAN AMENDMENT (REGULAR) - CPAS 18(04) Shady Hills Car Lot - RES-1 (RESIDENTIAL - 1 DU/GA) to COM (COMMERCIAL) on .66 Acres m.o.l. of Real Property Located on the East Side of Shady Hills Road Approximately 553 Feet South of Bosley Drive
Memorandum PDD18-1396
Comm. Dist. 5
Recommendation: Approve

ADJOURN