

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

September 27, 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, 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 1:34 p.m.

MOMENT OF SILENCE

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

PLEDGE OF ALLEGIANCE

Chairman Grey led the Pledge of Allegiance to the Flag.

ROLL CALL

Ms. Shannon Egbert, Deputy Clerk, called the roll. All members were present except for Mr. Michael Cox who was absent.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Egbert noted proof of publication.

Chairman Grey reviewed the procedures to be followed.

PUBLIC COMMENT

Mr. Ray Gadd spoke regarding item PC3.

Mr. Goldstein stated they would take public comment on PC3 since the item had not been noticed as a continuance.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

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

The Commission approved the August 9, 2018 Planning Commission Minutes.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included items PC1 and PC2.

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
Recommendation: Approval with conditions

Ms. Hernandez reviewed the request.

The applicant was present.

There were no objections.

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval with conditions

Ms. Hernandez reviewed the request.

The applicant was present.

There were no objections.

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval with conditions

Ms. Hernandez stated the applicant had requested a continuance to the October 25, 2018 Planning Commission meeting at 1:30 p.m. in New Port Richey.

Mr. Clarke Hobby, applicant's representative, mentioned a community meeting that would be held on October 10, 2018.

Mr. Ray Gadd and Mr. Chris Nocco spoke regarding concerns with the road conditions; compatibility issues with the neighborhood; and flooding issues.

The Commission approved to continue PC3 and P6 to the October 25, 2018 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- 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
Recommendation: Withdraw

Ms. Hernandez stated the applicant had requested to withdraw the item.

The item was withdrawn. No action was required.

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
Recommendation: Approval with conditions

Ms. Corelynn Howell, Current Planning, reviewed the request using a PowerPoint presentation. The item had been originally approved in 2006. She stated that Condition 14 was to require "proportionate share payment contribution towards Sherrod Croft Lane substandard road improvements" and would be removed.

Discussion followed regarding residential development and a substandard road analysis.

Mr. Jake Cremer, applicant's representative, stated they had worked with Staff to pave the road but there had been opposition with some of the residents.

There was no public comment.

The Commission approved the item per Staff's recommendation.

- 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
Recommendation: Approve

Ms. Hernandez stated the applicant had requested a continuance to the October 25, 2018 Planning Commission meeting at 1:30 p.m. in New Port Richey.

The Commission approved to continue PC3 and P6 to the October 25, 2018 Planning Commission meeting at 1:30 p.m. in New Port Richey.

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
Recommendation: Approve

Ms. Amy Hyler, Planning and Development, informed the members they would be acting as the Local Planning Agency (LPA). She reviewed the item using a PowerPoint presentation.

The applicant was present.

There was no public comment.

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

Ms. Hernandez addressed the Planning Commission in regard to a travel policy e-mail.

Discussion followed regarding County e-mail addresses for the members and Agenda link issues.

ADJOURN

The meeting adjourned at 2:04 p.m.

Prepared by: Shannon Egbert, Operations Lead, Board Records Division