

Planning Commission:

Charles Grey, Chairman
Kevin Ryman, Vice Chairman
Michael J. Cox, CFP
Jaime Girardi, P.E.
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, Assistant Director of Planning and Development
Denise Hernandez, Zoning Administrator/Special Projects Manager
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

Pasco County Planning Commission Agenda February 21, 2019 1:30 PM, New Port Richey



"Bringing Opportunities Home"

West Pasco Government Center, Board Room, 1st Floor
8731 Citizens Drive, Suite 210, 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 October 25, 2018 Planning Commission Meeting - Minutes for Approval
Memorandum PDD19-0688

Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

- PC1** LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (CONTINUANCE) - CPAL 18(08) Ehren Cutoff - Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 13) Changing from RES-1 (RESIDENTIAL-1 du/ga) to PD (PLANNED DEVELOPMENT) on Approximately 39.93 acres, Located on the Southwest Corner of Ehren Cutoff and Caliente Boulevard Intersection, Approximately One-Mile Northwest of Land O' Lakes Boulevard
Memorandum PDD19 0684
Comm. Dist. 2
Recommendation: Continue to the March 14, 2019 LPA Meeting at 1:30 p.m. in Dade City.
- PC2** ZONING AMENDMENT (CONTINUANCE) - Ehren Cutoff MPUD Master Planned Unit Development - Ecoff Project, LLC - Rezoning Request from an A-R Agricultural-Residential Zoning District to an MPUD Master Planned Unit Development to Allow 120 Single-Family Detached Homes on Approximately 39.93 Acres - Located in Central Pasco on the Southwest Corner of the Ehren Cutoff and Caliente Boulevard Intersection, Approximately 6,050 Feet Northeast of US Highway 41/Land O' Lakes Boulevard
Memorandum PDD19-0671
Comm. Dist. 2
Recommendation: Continuance Requested to March 14, 2019 Planning Commission Meeting in Dade City
- PC3** LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (CONTINUANCE) - CPAL19(07) PAW Material - Large Scale Comprehensive Plan Amendment to the Future Land Use Map (2-15 and Sheet 24) Changing from IL (INDUSTRIAL - LIGHT) to IH (INDUSTRIAL - HEAVY) on Approximately 42.32 Acres of Real Property Located on the North Side of State Road 52 Approximately 350 Feet East of Giddens Road
Memorandum PDD19-0691
Comm. Dist. 2
Recommendation: Continue to the March 14, 2019 LPA Meeting at 1:30 p.m. in Dade City.
- PC4** ZONING AMENDMENT (CONSENT) – Long Lake Ranch MPUD Master Planned Unit Development - TRP Office Florida, LLC - A Substantial Modification to the Currently Approved Conditions of Approval and Master Plan Specifically Parcel A/B to Allow a Light Industrial Specific Use and a Variation from the Land Development Code (LDC) Section 901.3.E.3.b. Access Management Analysis/Traffic Impact Study - Located on the Southwest Corner of S.R. 54 and Sunlake Boulevard

Memorandum PDD19-7397
Comm. Dist. 3
Recommendation: Approval with conditions

PC5 SPECIAL EXCEPTION (CONSENT) - Anmar Builders, Inc. - Church and Daycare Center in a PUD Planned Unit Development District -West Central Pasco County - At the Southwest Corner of the Intersection of Shadow Ridge Boulevard and Smokey Drive - Containing Approximately 1.2 Acres
Memorandum PDD19-7391
Comm. Dist. 5,
Recommendation: Continuance Requested

PC6 SPECIAL EXCEPTION (CONSENT) - Ryan A. and Elizabeth J. Pryor - Private School (Baseball and Softball School) in an A-R Agricultural-Residential District – Central Pasco County - Approximately 320 Feet South of the Intersection of Hadlock Drive and Elkmont Lane - Containing Approximately 5 Acres
Memorandum PDD19-7389
Comm. Dist. 1,
Recommendation: Approval with conditions

PUBLIC HEARING AT 1:30 P.M.

P7 AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP DESIGNATION FROM TO RES-3 (RESIDENTIAL - 3 DU/GA) TO COM (COMMERCIAL), LOCATED ON THE EAST SIDE OF LAND O' LAKES BOULEVARD APPROXIMATELY 778 FEET SOUTH OF WILDERNESS LAKE BOULEVARD PARCEL ID NO. 02-26-18-0050-00000-0120; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.
Memorandum PDD19-0062
Comm. Dist. 2
Recommendation: Approve

P8 AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE; SECTION 1001.4 VISIBILITY; 1001.5 NAVIGABILITY AND PROTECTION OF WATERCOURSES; AND ADDING A NEW SECTION 1001.6 SEAWALL MAINTENANCE; APPENDIX A DEFINITIONS; AND OTHER SECTIONS, AS NECESSARY, FOR INTERNAL CONSISTENCY; PROVIDING FOR APPLICABILITY; REPEALER; PROVIDING FOR SEVERABILITY; INCLUSION INTO THE LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.
Memorandum PDD19-0661
Comm. Dist. ALL
Recommendation: Approve

P9 LARGE SCALE COMPREHENSIVE PLAN AMENDMENT - CPAL18(19) River Landing - Large Scale Comprehensive Plan Amendment to the Future Land Use

Maps (2-15 and Sheet 18) Changing from RES-3 (RESIDENTIAL-3 DU/GA) to PD (PLANNED DEVELOPMENT) on Approximately 801 Acres of Real Property Located on the Northwest and Southwest Intersection of Morris Bridge Road and State Road 56 South of Brumwell Drive; and a Text Amendment Creating Subarea Policy FLU 7.1.49 - River Landing; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(49) River Landing

Memorandum PDD19-0521

Comm. Dist. 2

Recommendation: Approve

P10

SMALL SCALE COMPREHENSIVE PLAN AMENDMENT - CPAS 18(06)
Rangeland - RES-3 (RESIDENTIAL - 3 DU/GA) to COM (COMMERCIAL) on 2.857 Acres more or less of Real Property Located on the Northeast corner of Starkey Blvd. and Rangeland Blvd.

Memorandum PDD19-0092

Comm. Dist. 4

Recommendation: Approve

ADJOURN