

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 March 28, 2019 1:30 PM, New Port Richey



"Bringing Opportunities Home"

West Pasco Government Center, Board Room, 1st Floor
8731 Citizens Drive, New Port Richey, Florida 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 November 29, 2018 Planning Commission Meeting - Minutes for Approval
 Memorandum PDD19-0836

Comm. Dist. ALL
Recommendation: Approve

- C2** February 7, 2019 Planning Commission Meeting - Minutes for Approval
Memorandum PDD19-0837
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

- PC1** ZONING AMENDMENT (CONSENT) - Long Lake Ranch MPUD Master Planned Unit Development - Geraci, Roy Nicholas III and Louis Geraci LLLP - A Rezoning from an A-C Agricultural Zoning District and an MPUD Master Planned Unit Development Zoning District to an MPUD Master Planned Unit Development for the Addition of Approximately 38.642 Acres to an Already Existing MPUD - Located on the southeast corner of S.R. 54 an Sunlake Boulevard in Section 27, Township 26 East, Range 18 South
Memorandum PDD19-7397A
Comm. Dist. 3
Recommendation: Approval with conditions
- PC2** ZONING AMENDMENT (CONSENT) - River Landing MPUD Master Planned Unit Development - Zephyr Egg Company - A Substantial Modification to Rezone from AC (Agricultural) and MPUD Master Planned Unit Development to MPUD Master Planned Unit Development to Allow 1,999 Single-Family Detached/Attached/Multi-Family Dwelling Units, 250,000 Square Feet of Commercial/Retail and 150,000 Square Feet of Office on Approximately 801 Acres - Located on the West Side of Morris Bridge Road, North and South of the SR 56 Extension, North of the Future Oldwoods Avenue Extension, Approximately One Mile North of the Hillsborough County Line.
Memorandum PDD19-7370
Comm. Dist. 2
Recommendation: Approval with conditions

PUBLIC HEARING AT 1:30 P.M.

- P3** LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT - CPAL 18(07) Promenade Business Centre PD - Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and sheet 14) Changing from TC (TOWN CENTER) and RES-3 (RESIDENTIAL - 3 DU/GA) TO PD (PLANNED DEVELOPMENT) On Approximately 77.08 Acres of Real Property Located at the Northeast and Southeast Corner of the Intersection of Curley Road and Overpass Road; with Associated Subarea Policy FLU 7.1.51; and an Amendment to the Future Land Use Subarea Map 2-9(51).
Memorandum PDD19-0765
Comm. Dist. 1
Recommendation: Approve

P4 LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT - CPAL18(13) Grande Oaks - Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 AND SHEET 15) Changing from RES-1 (RESIDENTIAL - 1 du/ga) to PD (Planned Development on Approximately 175.72 Acres of Real Property Located at the Southwest Corner of S.R. 52 and Prospect Road Intersection; with Associated Subarea Policy FLU 7.1.53; and an Amendment to the Future Land Use Subarea Map 2-9(53).

Memorandum PDD19-0764

Comm. Dist. 1

Recommendation: Approve

P5 ZONING AMENDMENT (REGULAR) - Grande Oaks MPUD Master Planned Unit Development - Iafrate Properties, LLC, - A Rezoning Request From A-C Agricultural, A-R Agricultural-Residential and C-2 General Commercial Districts to an MPUD Master Planned Unit Development Zoning District to Allow a Mixed Use Development on Approximately 177.75 Acres - The Proposed Development is Located at the Southwest Corner of S.R. 52 and Prospect Road Intersection

Memorandum PDD19-7351

Comm. Dist. 1

Recommendation: Approval with conditions

ADJOURN