

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

March 28, 2019

**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 Floor
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, AICP, 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

CALL TO ORDER

Called the meeting to order at 1:33 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. Ashley Simonson, Deputy Clerk, called the roll. All members were present.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Simonson noted proof of publication.

PUBLIC COMMENT

Ms. Debra Pritchard, Ms. Sherry Robertson, Mr. Bret Pritchard, and Mr. Sydney Andrews voiced their concerns regarding the proposed 7-11 at County Line Road and Livingston Road; a warranty deed that restricted the property from having a well; the property lines; the size of the project; flooding; children in the area; the increase of noise; access to the property; traffic issues; lake pollution; and the amount of gas stations in the area.

Chairman Grey reviewed the procedures that would be followed.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 November 29, 2018 Planning Commission Meeting - Minutes for Approval
Memorandum PDD19-0836
Recommendation: Approve

The Commission approved the November 29, 2018 Planning Commission Minutes and the February 7, 2019 Planning Commission Minutes.

C2 February 7, 2019 Planning Commission Meeting - Minutes for Approval
Memorandum PDD19-0837
Recommendation: Approve

The Commission approved the November 29, 2018 Planning Commission Minutes and the

February 7, 2019 Planning Commission Minutes.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included item PC2.

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 and Sunlake Boulevard in Section 27, Township 26 East, Range 18 South
Memorandum PDD19-7397A
Recommendation: Approval with conditions

The Commission approved the item per Staff's recommendation.

- 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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

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
Recommendation: Approve

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

- 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
Recommendation: Approve

The Commission approved to continue the item to the May 9, 2019 Planning Commission Meeting in Dade City at 1:30 p.m.

- 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
Recommendation: Approval with conditions

The Commission approved to continue the item to the May 9, 2019 Planning Commission Meeting in Dade City at 1:30 p.m.

ADJOURN

The meeting adjourned at 2:08 p.m.