

Planning Commission:

Charles Grey, Chairman
Jaime Girardi, P.E., Vice-Chairman
Michael J. Cox, CFP
Peter Hanzel, MS
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, AICP, 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 September 26, 2019 1:30 PM, New Port Richey, FL 34654



"Bringing Opportunities Home"

West Pasco Government Center, 1st Floor
West Pasco Government Center
Board Room, First Floor
8731 Citizens Drive

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

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

- PC1** TRANSPORTATION CORRIDOR MANAGEMENT VARIANCE REQUEST (CONSENT) - Bid Properties, LLC./Pasco Storage Facility - Exemption of Right-of-Way Dedication and Preservation Requirement and Exemption of Buffer Relocation - On the East Side Alternate US 19, Immediately North and Abutting the Pasco-Pinellas County Line
Memorandum PDD19-1333
Comm. Dist. 3
Recommendation: Approval with conditions

PUBLIC HEARING AT 1:30 P.M.

- P2** LOCAL PLANNING AGENCY - AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE; SECTION 303.6 APPLICATION SUBMITTAL AND ACCEPTANCE; SECTION 303.7 APPLICATION REVIEW; SECTION 402.1 ZONING AMENDMENT - EUCLIDEAN; SECTION 402.2 ZONING AMENDMENT - MPUD MASTER PLANNED UNIT DEVELOPMENT DISTRICT; SECTION 402.3 CONDITIONAL USES; SECTION 402.4 SPECIAL EXCEPTIONS; SECTION 403.1 PRELIMINARY DEVELOPMENT PLAN - RESIDENTIAL; SECTION 403.5 CONSTRUCTION PLANS; SECTION 403.10 LANDSCAPE PLANS ADDING NEW SECTION; SECTION 406.8 GARDEN PLAN PERMITS; SECTION 522.9 CONNECTED CITY MPUD MASTER PLANNED UNIT DEVELOPMENT DISTRICT; SECTION 527 C-3 COMMERCIAL/LIGHT MANUFACTURING DISTRICT; SECTION 530.23 COMMUNITY GARDENS, MARKET GARDENS AND COMMUNITY FARMS; SECTION 603 CONNECTED CITY STEWARDSHIP DISTRICT; SECTION 700 SUBDIVISION AND PLATTING STANDARDS; SECTION 901.4 SUBSTANDARD ROADWAY ANALYSIS AND MITIGATION; SECTION 901.6 STREET DESIGN AND DEDICATION; SECTION 901.9 STREET NAMING AND ADDRESSING; SECTION 902.2 STORMWATER MANAGEMENT REQUIREMENTS; SECTION 905.2 LANDSCAPING AND BUFFERING; 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 PDD19-1305
Comm. Dist. ALL
Recommendation: Approve
- P3** SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT(CONSENT) – CPAS19(05) Land O’ Lakes Commercial – Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 20) Changing from RES-3 (RESIDENTIAL-3 DU/GA) to COM (COMMERCIAL) on Approximately 6.82 Acres of Real Located at the Northwest Corner of Land O’ Lakes Blvd and Wisteria Loop
Memorandum PDD19-1158
Comm. Dist. 2
Recommendation: Approve

- P4** ZONING AMENDMENT (CONSENT) – SR 52 Industrial EC-MPUD Employment Center Master Planned Unit Development – 3KS Family Limited Partnership – A Rezoning Request From AC Agricultural Zoning District to an EC-MPUD Employment Center Master Planned Unit Development to Allow 1,000,000 Square Feet of Light Industrial and 200,000 Square Feet of Support Commercial on Approximately 130 Acres - Sections 12 and 13, Township 25, Range 19
Memorandum PDD19-7420
Comm. Dist. 1
Recommendation: Approval with conditions
- P5** ZONING AMENDMENT (CONSENT) – Summer Lake Villas MPUD Master Planned Unit Development – Summer Lake Villas, LLC – A Substantial Modification amend the name of an existing MPUD from Sunset Bay Club MPUD to Summer Lake Villas MPUD, to add 84 units within the existing structures to the already existing 144 units for a total of 228 multi-family units and to amend the Conditions of Approval related to the proposed modifications.
Memorandum PDD19-1257
Comm. Dist. 4
Recommendation: Approval with conditions

ADJOURN