

Planning Commission:

Charles Grey, Chairman
Kevin Ryman, Vice Chairman
Michael J. Cox, CFP
Jaime Girardi, P.E.
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 August 22, 2019 1:30 PM, New Port Richey, FL 34654



"Bringing Opportunities Home"

WPGC, Board Room, 1st Floor, NPR
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

Swearing in of Planning Commission Member Charles R. Grey -
Reappointment Term August 10, 2019 through August 10, 2021
Recommendation: Approve

Swearing in of Planning Commission Member Kevin Ryman -
Reappointment Term August 10, 2019 through August 10, 2021
Recommendation: Approve

Annual Election of Planning Commission Chairman and Vice Chairman

Recommendation: Not Applicable

PROOF OF PUBLICATION

PUBLIC COMMENT

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 July 11, 2019 Planning Commission Meeting - Minutes for Approval
Memorandum PDD19-1264
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

PC1 LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (CONSENT) -
CPAL19(07) Paw Materials - Large Scale Comprehensive Plan Amendment to the
Future Land Use Map (2-15 and Sheet 24) Changing from IL (INDUSTRIAL -
LIGHT) to PD (PLANNED DEVELOPMENT) on Approximately 65.71 Acres of
Real Property Located on the North Side of State Road 52 Approximately 350
Feet East of Giddens Road; And a Text Amendment Creating Subarea Policy
FLU 7.1.52 - Paw Materials; And a Map Amendment to Future Land Use Map 2-9
Adding Subarea 2-9(52) Paw Materials

Memorandum PDD19-1225
Comm. Dist. 2
Recommendation: Approve

PC2 CONDITIONAL USE REQUEST (CONSENT) – Maven Parc Holdings, LLC - Land
Excavation Operation Permit to Allow Approximately 165,000 Cubic Yards of Soil
to be Excavated and Exported from the Site on Approximately 105.87 Acres in an
MPUD Master Planned Unit Development District – Central Pasco County – On
the East Side of Old Pasco Road, Approximately ¼ Mile North of Overpass Road

Memorandum PDD19-CU49
Comm. Dist. 1
Recommendation: Approval with conditions

PC3 VARIANCE REQUEST (CONSENT) - Beazer Homes, LLC – Adjustment of the
Standards Established within the Land Development Code (LDC), Chapter 500,
Zoning; Section 522, MPUD Master Planned Unit Development District;
Subsection 522.4 Development Standards, to Allow a Reduction in the Required
Minimum Front Setback for a Front-Loaded Garage From 20 Feet to 18.4 Feet in
an MPUD Master Planned Unit Development District – South Central Pasco
County – On the West Side of Little Stream Lane, at the Intersection with Turtle
Bay Drive – Containing Approximately .12 Acre

Memorandum PDD19-2076
Comm. Dist. 2
Recommendation: Approval with conditions

PC4 ZONING AMENDMENT (CONSENT) – Connerton Village II MPUD Master Planned Unit Development – Lennar Homes, LCC, – A Substantial Modification to adjust Regional Park and Elementary/Middle School campus boundaries and to remove the extension of Pleasant Plains Parkway north of Connerton Blvd based on the exchanges in the Land Swap Agreement between Lennar Homes, LLC, District School Board of Pasco County and Pasco County. In addition, the applicant proposes to add an additional neighborhood encompassing 268 acres, adding 225 single family units from the remaining Phase I entitlements, updating the Connerton Village II internal access points to reflect the pending development and to amend the COA related to the proposed modifications.

Memorandum PDD 19-1179
Comm. Dist. 2
Recommendation: Approval with conditions

ADJOURN