

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

August 22, 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
NIKKI ALVAREZ-SOWLES, CLERK & COMPTROLLER**

1:30 PM

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

Planning Commission:

Michael J. Cox, CFP
Jaime Girardi, P.E.
Charles Grey
Peter Hanzel
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 1:29 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. Jessica Rodriguez, Deputy Clerk, called the roll. All members were present with the exception of Mr. Chris Williams who was absent.

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

Ms. Jessica Floyd, Deputy Clerk, administered the Oath of Office to Mr. Charles Grey and Mr. Kevin Ryman.

Annual Election of Planning Commission Chairman and Vice Chairman
Recommendation: Not Applicable

The Commission approved to appoint Mr. Charles Grey as Chairman.

Motion to nominate Mr. Michael Cox as Vice-Chairman; the motion died due to the lack of a second.

The Commission approved to appoint Mr. Kevin Ryman as Vice-Chairman.

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

PROOF OF PUBLICATION

Ms. Rodriguez noted proof of publication.

PUBLIC COMMENT

There was none.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

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

The Commission approved the July 11, 2019 PC Minutes.

PUBLIC HEARINGS

The Commission sitting as the Local Planning Agency approved the Public Hearing Consent Agenda which included item PC1.

The Commission approved the Public Hearing Consent Agenda which included items PC2 and PC4.

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
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval with conditions

Approved Staff's recommendation.

- 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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

ADJOURN

The meeting adjourned at 1:55 p.m.

Prepared by: Jessica Rodriguez, Records Clerk III, Board Records Division