

Planning Commission

Charles Grey, Chairman
Jaime Girardi, P.E., Vice Chairman
Donald E. Anderson, MBA
Christopher B. Poole, CPG
Peter Hanzel, MS
Roberto Saez, MBA, CGC, AIA

School Board Representative

Chris Williams

Legal Counsel

David Goldstein, Chief Assistant County Attorney

Staff

Sally Sherman, Assistant County Administrator, Development Services
Nectarios Pittos, AICP, Director of Planning and Development
Denise Hernandez, Zoning Administrator
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

Pasco County Planning Commission

Agenda

Thursday, September 30, 2021

1:30 PM



West Pasco Government Center
Board Room, First Floor
8731 Citizens Drive
New Port Richey, FL 34654

This meeting will be broadcast live on the [County's website](#), [Facebook](#), [YouTube Live](#), Frontier Channel 42, and Spectrum Channel 643 (only for residents living in Pasco County).

All electronic devices 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 appealable. 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. Please contact the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, FL 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

Call To Order

Moment of Silence

Pledge of Allegiance

Roll Call

Swearing In

Proof of Publication

Public Comment

Citizens are given an opportunity to comment on items listed on the Agenda by participating via WebEx during the meeting or attending in person. A WebEx pre-registration process can be found on the [Public Comment Options](#) page and must be completed to participate. Citizens may also comment on items listed on the Agenda in person inside the Board Room. The Planning Commission will take Public Comment on items on this agenda.

Consent

Public Hearings

- PC1 Variance Request (Consent) – Shaunna Mizelle – Increase in the Maximum Fence Height Along the South Front Property Line Facing Sea Ranch Drive from 4 Feet to 6 Feet on a Corner Lot in a R-4 High Density Residential District – Northwest Pasco County – On the Northeast Corner of the Intersection of Melanie Avenue and Sea Ranch Drive – Containing Approximately .15 Acre
File Number PDD21-2094
Comm. Dist. 5
Recommendation Approval with Conditions
- PC2 Alternative Standard (Consent) – Snow Mountain/Scream-A-Geddon-TreeHoppers – Alternative Standard from the Requirements of the Land Development Code, Section 406.1 Signs, to Increase the Maximum Allowable Height of One Monument Sign from 8 feet to 12 feet and Increase the Maximum Square Feet in Sign Structure Area from 80 Square Feet to 104 Square Feet in Exchange for an Overall Reduction in the Total Signage on the Property in a A-C Agricultural District – North Central Pasco County – on the North Side of St Joe Road, Approximately 800 feet East of Bellamy Brothers Boulevard and on the East Side of Bellamy Brothers Boulevard, Approximately 1,400 Feet North of Bent Fork Road – Containing Approximately 118.2 Acres
File Number PDD21-2095
Comm. Dist. 1
Recommendation Approval with Conditions
- PC3 Special Exception (Consent) – American Homes 4 Rent / Bridge Haven Residential– Special Exception for an Amenity Center in an R-4 High Density Residential District – South Central Pasco County – on the West Side of Apfel Road, Approximately 800 Feet South of Chancey Road – Containing Approximately 0.70 Acre
File Number PDD21-7554
Comm. Dist. 2
Recommendation Approval with Conditions
- PC4 Special Exception (Consent) – Davron LLC / 8429 Land O Lakes Boulevard – Special Exception for a Professional Services Office in an R-1 Rural Density Residential District– West Central Pasco County – on the West Side of Land O’ Lakes Boulevard, approximately .25 Mile South of Sundance Lake Boulevard – Containing Approximately 3.10 Acres
File Number PDD21-7559
Comm. Dist. 2
Recommendation Approval with Conditions

P5 Zoning Amendment (Regular) – Renner MPUD – Darrell A. and Karen J. Renner – Rezoning Request from A-C Agricultural District and AR-1 Agricultural Residential District to an MPUD Master Planned Unit Development District to Allow 108 Single-Family Detached Units on Approximately 50.15 Acres – South Central Pasco County, on the South Side of Bexley Road, Approximately 1 Mile West of the intersection of U.S. Highway 41 and Wisteria Loop

File Number PDD21-7526
Comm. Dist. 2
Recommendation Approval with Conditions

P6 Zoning Amendment (Regular) – SR40 LLC/Riverside Village Unit 5 – Change in Zoning from a R-2 Low Density District to a to a MF-1 Multiple-Family Medium Density District (55 Townhomes) - Southwest Pasco County – South of Alvernon Drive, East and West Patrician Drive – Containing Approximately 12.03 Acres

File Number PDD21-7552
Comm. Dist. 4
Recommendation Approve

Walk-Ons

Adjourn