

**PASCO COUNTY PLANNING COMMISSION
HYBRID VIRTUAL REGULAR MEETING**

ANNOTATED AGENDA

SEPTEMBER 30, 2021

**PREPARED IN THE OFFICE OF
NIKKI ALVAREZ-SOWLES, Esq., CLERK & COMPTROLLER**

**THE MINUTES WERE PREPARED IN AGENDA ORDER
AS PUBLISHED AND NOT IN THE ORDER
IN WHICH THE ITEMS WERE HEARD**

1:30 P.M.

**WEST PASCO GOVERNMENT CENTER, BOARD ROOM
8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654**

Members:

Mr. Charles Grey, Chairman
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Michael J. Cox, CFP
Mr. Don E. Anderson, MBA

Mr. Peter Hanzel, MS
Mr. Christopher Poole, CPG
Mr. Roberto Saez, MBA, CGC, AIA
- ABSENT

School Board Representative – Mr. Chris Williams
- Rep. by Mr. Richard Tonello

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

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

CALL TO ORDER

Chairman Grey called the meeting to order at 1:32 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. Shannon Egbert, Deputy Clerk, called the roll. All members were present with the exception of Mr. Roberto Saez who was absent. Mr. Chris Williams was represented by Mr. Richard Tonello.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Egbert noted proof of publication.

PUBLIC COMMENT

There was none.

CONSENT

There was none.

Chairman Grey reviewed the procedures to be followed.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included Agenda item PC4.

- 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

The Commission approved the item per Staff's recommendation.

- 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

The Commission approved the item per Staff's recommendation with Mr. Girardi abstaining from the vote due to conflict of interest.

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

The Commission approved the item per Staff’s recommendation.

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

The item was approved as part of the Public Hearing Consent Agenda.

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

The Commission approved to receive and file documents submitted by Mr. Ray Gadd.

The motion to approve “the project with an added condition that they build the realigned version of Wisteria Loop on right-of-way to be acquired by the Developer from the Clarke MPUD” as stated by Mr. Goldstein failed with Mr. Girardi, Mr. Poole, Mr. Tonello, and Chairman Grey voting nay.

The Commission approved to continue the item to the November 4, 2021 Planning Commission meeting at 1:30 p.m. in Dade City with Mr. Hanzel voting nay.

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

The Commission approved to continue the item to the October 28, 2021 Planning
Commission meeting at 1:30 p.m. in New Port Richey.

WALK-ONS

There was none.

ADJOURN

The Commission approved to adjourn the meeting.

The meeting adjourned at 3:22 p.m.

Prepared by: Carolyn Mendez, Records Clerk I, Board Records Division

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