

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

OCTOBER 28, 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. 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
- Rep. by Ms. Elizabeth Blair

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 1:33 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. Carolyn Mendez, Deputy Clerk, called the roll. All members were present with the exception of Mr. Roberto Saez who was absent.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Mendez 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 item PC1 and **sitting as the Local Planning Agency approved** the Public Hearing Consent Agenda which included Agenda item PC3.

PC1 Zoning Amendment (Consent) – American Homes 4 Rent TRS LLC/Bridge Haven – Change in Zoning from a R-4 High Density Residential District with Conditions to a R-4 High Density Residential District – South Central Pasco County – South Side of Chancey Road, west of Apfel Road – Containing Approximately 50.55 Acres
File Number PDD22-7572
Comm. Dist. 2
Recommendation Approve

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

PC2 Zoning Amendment (Consent) – Arlington-Dale Mabry MPUD Master Planned Unit Development – 1170 Dale Mabry, LLC – A Rezoning Request from an MPUD Master Planned Development District to an MPUD Master Planned Unit Development District to Allow for the Addition of Residential Entitlements and to Change the Name of the MPUD on 37.9 Acres
File Number PDD22-7569
Comm. Dist. 3
Recommendation Approval with Conditions

The Commission approved the item per Staff's recommendation.

PC3 A Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (Map 2-15 and Sheet 22) Changing from RES-3 (Residential-3 Du/Ga) to COM (Commercial) on Approximately 4 Acres of Real Property Located on the Southeast Corner at the Intersection of Foxwood Boulevard and State Road 54.
File Number PDD22-0004
Comm. Dist. 2
Recommendation Approve

The Commission sitting as the Local Planning Agency approved the item as part of the Public Hearing Consent Agenda.

PC4 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 200 Decision Making Bodies And Officials; Section 204 Planning Commission, Amending The Appointment Of Members; 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.
File Number PDD22-0006
Comm. Dist. All
Recommendation Approve

The Commission sitting as the Local Planning Agency approved the item per Staff's recommendation.

PC5 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 500 Zoning; Section 511 R-MH Mobile Home Park District; Section 515 R-2 Low Density Residential District; Section 516 R-3 Medium Density Residential District; Section 527 Commercial/Light Manufacturing District; Section 528 I-1 Light Industrial Park District; Section 529 I-2 General Industrial Park District; Section 530 Supplemental Regulations; Renaming Subsection 530.14 Reserved To Outdoor Illumination Limits; Chapter 900 Development Standards; Section 901 Transportation; Subsection 901.4 Substandard Roadway Analysis Mitigation; 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.
File Number PDD22-0009
Comm. Dist. All
Recommendation Approve

THE BOARD RECESSED AT 3:09 P.M.AND RECONVENED AT 3:12 P.M. ALL COMMISSION MEMBERS WERE PRESENT WITH THE EXCEPTION OF MR. SAEZ WHO WAS ABSENT.

The Commission sitting as the Local Planning Agency approved the item per Staff's recommendation.

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 PDD22-7552
Comm. Dist. 4
Recommendation Approve

The Commission approved to receive and file documents submitted by Ms. Barbara Wilhite.

The Commission approved to receive and file documents submitted by Ms. Mariam Butler.

Motion to continue the item to the November 18, 2021, Planning Commission meeting in New Port Richey failed with Mr. Anderson, Mr. Hanzel, Mr. Tonello, and Chairman Grey voting nay by a roll call vote.

The Commission approved the item per Staff's recommendation to also add a SWFWMD permit on the restrictive covenants on the deed restriction with Mr. Girardi voting nay by a roll call vote.

WALK-ONS

There was none.

ADJOURN

The Commission approved to adjourn the meeting.

The meeting adjourned at 3:29 p.m.

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