

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

APRIL 18, 2024

**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, 1ST FLOOR
8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654**

Members:

Mr. Charles Grey, Chairman
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Derek Pontlitz, C.R.P.C

Mr. Jonathan Moody, P.E.
Mr. Christopher Poole, CPG
VACANT

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

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

Roy Mazur, Assistant County Administrator, Development Services
David Engel, MCRP, AICP, Director Planning and Economic Growth
Nectarios Pittos, AICP, Director Planning Services
Roberto Becerill, PLA, AICP, CFM, Assistant Director of Development Review
Denise Hernandez, Zoning Administrator
Nick Uhren, Engineering Services Director

Call To Order

Chairman Grey called the meeting to order at 1:31 p.m.

Moment of Silence

A moment of silence was held.

Pledge of Allegiance

Chairman Grey led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Kayla Zine, Deputy Clerk, called the roll. All members were present with Mr. Richard Tonello representing Mr. Chris Williams

Swearing In

Ms. Zine swore in all those who planned to present testimony.

Proof of Publication

Ms. Zine noted the 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. Attendees are given an opportunity to comment on listed agenda items, as well as non-agenda items during Public Comment.

Chairman Grey read the procedures to be followed and called for public comment.

Ms. Alicia Schramm spoke regarding her concerns with code violations, FEMA, flood regulations for flood zoning, realtors lack of disclosure, the purchase and sale of her home, a lawsuit filed, open permits, the lack of disclosure, and grandfathering homes in.

Discussion was held regarding when the home was built and remodeled; downstairs units; lack of disclosures; permits pulled; open permit standards on remodeling; and that the Planning Commission does not regulate it.

Ms. Hernandez noted that she would provide Ms. Schramm with the information for Building Construction Services.

Discussion followed regarding a Chief Inspector for the County that went to her home; that they would be subpoenaed; permits on the house; the final inspection wasn't done; when the County went to computer records; FEMA; that the comments should be directed to the Board of County Commissioners; code enforcement for signage; what the Planning Commission duties were; the County Code Enforcement Department; and the difference between a code enforcement complaint and a building permit.

Ms. Hernandez noted that Ms. Cassandra Sovastion, Commissioner Starkey's Legislative Aid, would assist her as she left the room and gave her the information for Mr. Murphy from Building Construction Services.

Consent

- C1 Annotated Minutes - Planning Commission Meeting - March 7, 2024
 File Number PEG24-0320
 Comm. Dist. All
 Recommendation Approve

Approved the minutes from the March 7, 2024 Planning Commission meeting.

Public Hearings

- PC2 Special Exception (Consent) – John Azouki – Special Exception for Duplexes in an R-4 High Density Residential District – West Central Pasco County – South Side of Smokey Drive Approximately 125 Feet West of Blue Pine Circle – Containing Approximately 7.06 Acres
 File Number PEG24-7768
 Comm. Dist. 5
 Recommendation Approval with Conditions

Approved to continue the item to the June 20, 2024 Planning Commission meeting at 1:30 p.m. in New Port Richey.

Walk-Ons

There was none.

Adjourn

Ms. Hernandez noted that at the last Board of County Commissioners meeting, Commissioner Weightman appointed Mr. Matthew Munz to serve on the Planning Commission, his appointment would begin on May 2, 2024, his work and experience, and his father Mr. Bill Munz, who was the Chief Assistant County Administrator.

Mr. Goldstein noted that it was Ms. Smallwoods last day joining the Planning Commission and that she accepted a position with the State Attorney's Office.

Approved to adjourn.

The meeting was adjourned at 2:18 p.m.

Prepared by: Kayla Zine, Records Clerk I, Board Records Division