

**Planning Commission:**

Charles Grey, Chairman  
Kevin Ryman, Vice Chairman  
Michael J. Cox, CFP  
Jaimie Girardi  
Peter Hanzel  
Roberto Saez, MBA, CGC, AIA

**School Board Representative:**

Chris Williams

**Legal Counsel:**

David Goldstein, Chief Assistant County Attorney

**Staff:** Don L. Rosenthal, MBA, CPM, Assistant County Administrator, Development Services  
Nectaros Pittos, Director of Planning and Development  
Joaquin Servia, Development Review Manager  
Denise Hernandez, Zoning Administrator/Special Projects Manager  
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

# Pasco County Planning Commission Agenda September 06, 2018 1:30 PM, Dade City



*"Bringing Opportunities Home"*

Historic Pasco County Courthouse, Board Rm 2nd Fl  
37918 Meridian Avenue, Dade City, Florida 34654

All cellular phones and pagers 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 appeal able. 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. Within five working days of your receipt of this notice, please contact the, Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, FL 34654; (727) 847-8030 (v) in New Port Richey; (352) 523-2411, Ext. 8030 (v) in Dade City; and (727) 847-8949 if you are hearing impaired.

**CALL TO ORDER**

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**SWEARING IN**

**PROOF OF PUBLICATION**

**PUBLIC COMMENT**

**CONSENT**

**PUBLIC HEARINGS**

**PUBLIC HEARING CONSENT**

- PC1**      CONDITIONAL USE (CONTINUANCE) - Patricia Webber Fesmire/North American Towers, LLC/Earthcom Services, Inc. - For a 195 Foot Above-Ground-Level Monopole Wireless Communications Facility in an A-C Agricultural District - Central Pasco County - Approximately 1,000 Feet South of SR 52 and Approximately 1,000 Feet East of Bellamy Brothers Boulevard - Containing a Proposed 10,000 Square Foot Fenced Compound Area  
**Memorandum**      PDD18-CU27  
**Comm. Dist.**      1,  
**Recommendation:**      Continuance Requested
- PC2**      ZONING AMENDMENT (CONSENT) - Phillip Michael, Inc. - Change In Zoning From R-1MH Single-Family/Mobile Home District to a C-1 Neighborhood Commercial District - South East Pasco County - On the Northeast Corner of the Intersection of S.R. 54 and Evans Street Containing Approximately 0.27 Acres  
**Memorandum**      PDD18-7346  
**Comm. Dist.**      1  
**Recommendation:**      Approve
- PC3**      CONDITIONAL USE REQUEST (CONSENT) – ABMM2, LLC/ Board & Brush - Sale of Alcoholic Beverages (2COP): Beer and Wine Only; On-Premises Consumption, in Conjunction with the Operation of a Creative Art Studio in a C-2 General Commercial District – South Central Pasco County – at the Northwest Corner of the Intersection of Bruce B. Downs Blvd and Stockton Drive  
**Memorandum**      PDD18-CU37  
**Comm. Dist.**      2  
**Recommendation:**      Approval with conditions
- PC4**      CONDITIONAL USE REQUEST (CONSENT) – GSD Investments, LLC – Multiple-Family Dwellings in a C-2 General Commercial District - Northwest Pasco County – On the North Side of Hudson Avenue, Approximately 500 Feet West of US Highway 19 – Containing Approximately 4.79 acres  
**Memorandum**      PDD18-CU38  
**Comm. Dist.**      5  
**Recommendation:**      Approval with conditions
- PC5**      CONDITIONAL USE (CONSENT) - Christine Schneider - Sale of Alcoholic Beverages (2COP): Beer and Wine, On-Premises Consumption, in Conjunction with an Event Center and Service of Alcoholic Beverages in Outdoor Areas, in a C-2 General Commercial District. - South Central Pasco County - on the East Side of Land O'Lakes Boulevard, Approximately 900 Feet South of Swans Landing Drive  
**Memorandum**      PDD18-CU39  
**Comm. Dist.**      2  
**Recommendation:**      Approval with conditions
- PC6**      ZONING AMENDMENT (CONSENT) - Christine Schneider - Change in Zoning from R-2 Low Density Residential District and R-3 Medium Density Residential District to C-2 General Commercial District - South Central Pasco County - on the East Side of Land O'Lakes Boulevard, Approximately 900 Feet South of Swans

Landing Drive

**Memorandum** PDD18-7348

**Comm. Dist.** 2

**Recommendation:** Approve

**PUBLIC HEARING AT 1:30 P.M.**

- P7** COMPREHENSIVE PLAN TEXT AMENDMENT: AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN PROVIDING FOR AMENDMENTS REMOVING THE REFERENCE OF THE DEVELOPMENT REVIEW COMMITTEE TO POLICY FLU 2.1.7, STANDARDS FOR REVIEW OF REZONING REQUESTS; RURAL NEIGHBORHOODS; POLICY FLU 2.3.3, STANDARDS FOR REVIEW OF REZONING REQUESTS: RURAL CHARACTER AREAS AND RURAL NEIGHBORHOOD PROTECTION AREAS FOR THE PROTECTION OF EXISTING RUAL NEIGHBORHOODS; POLICY PSF 4.3.2: INPUT ON COMPHREHENSIVE PLAN AMENDMENTS; REPLACING THE REFERENCE OF THE DEVELOPMENT REVIEW COMMITTEE AND SUBSTITUTING THE PLANNING COMMISSION TO POLICY FLU 7.1.13: STARKEY RANCH MAXIMUM LEVELS OF DEVELOPMENT (2),; POLICY ED 1.2.2: TARGET BUSINESS INCENTIVE PROGRAM,

**Memorandum** PDD18-1233

**Comm. Dist.** ALL

**Recommendation:** Approve

- P8** CONDITIONAL USE REQUEST (REGULAR) - Terry D. and Mary M. McKnight - A 110 Foot Observation Tower in an A-R Agricultural-Residential District - Northeast Pasco County - On the South Side of St Joe Road, Approximately 4,965 Feet East of Happy Hill Road - Containing Approximately 9.84 Acres

**Memorandum** PDD18-CU30

**Comm. Dist.** 1,

**Recommendation:** Deny the Conditional Use Request

- P9** ZONING AMENDMENT (REGULAR) – Marie A. Crosby – Change in Zoning from an A-C Agricultural District to a C-2 General Commercial District – Southwest Pasco County – On the West Side of Anita Way, Approximately 270 Feet South of Old Country 54 – Containing Approximately 1.23 Acres

**Memorandum** PDD18-7349

**Comm. Dist.** 4

**Recommendation:** Approve

**ADJOURN**