

**Planning Commission**

Charles Grey, Chairman  
Jaime Girardi, P.E., Vice Chairman  
Christopher B. Poole, CPG  
Jon Moody, P.E.  
Peter Hanzel, MS  
Derek Pontlitz, CRPC

**School Board Representative**

Chris Williams

**Legal Counsel**

David Goldstein, Chief Assistant County Attorney

**Staff**

Robert Marin, Interim Assistant County Administrator, Development Services  
Nectarios Pittos, AICP, Director of Planning and Development  
Roberto Becerril, PLA, AICP, CFM, Assistant Director of Planning and Development  
Denise Hernandez, Zoning Administrator  
Nick Uhren, Engineering Services Director

**Pasco County  
Planning Commission Agenda  
Thursday, September 7, 2023  
1:30 PM**



Historic Pasco County Courthouse  
Historic Board Room, 2nd Floor  
37918 Meridian Avenue  
Dade City, FL 33525

This meeting will be broadcast live on the [Pasco TV](#), [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 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. 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. Attendees are given an opportunity to comment on listed agenda items, as well as non-agenda items during Public Comment.

#### **Consent**

#### **Public Hearings**

- |     |                                                                                                                                                                                                                                                                                                   |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PC1 | Zoning Amendment (Continuance) –Schrader 52 CC - MPUD Master Planned Unit Development– Mary Burke and Thomas Schrader– A Rezoning from an R-1 Rural Density Residential and A-R Agricultural Residential District to an MPUD Master Planned Unit Development District to Allow the Development of |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

625 Multi-family Units and 106, 686 of Commercial Uses on Approximately 57.49 Acres.

**File Number** PDD23-7679

**Comm. Dist.** 1

**Recommendation** Continuance Requested

PC2 Zoning Amendment (Consent) – Martha Dexter – Change in Zoning from an A-R Agricultural-Residential District to an R-1MH Single-Family/Mobile Home District – Central Pasco County – North Side of Clearview Drive, Approximately 500 Feet East of Land Drive – Containing Approximately 1.05 Acres

**File Number** PDD23-7736

**Comm. Dist.** 1

**Recommendation** Approve

PC3 Zoning Amendment (Consent) – Ruben A and Maria J Sanchez – Change in Zoning from an A-R Agricultural-Residential District with conditions to an A-R Agricultural-Residential District – Northeast Pasco County – South of Pine Terrace, Approximately 650 Feet East of Barry Road – Containing Approximately 5.04 Acres

**File Number** PDD23-7697

**Comm. Dist.** 1

**Recommendation** Approve

PC4 Small-Scale Comprehensive Plan Amendment (Consent) - CPAS23 (05) The Crossings at Sunlake - Providing for Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 12) from IL (Industrial Light) to COM (Commercial) on approximately 3.69 acres of real property located at the intersection north of Sunlake Boulevard Extension and SR-52.

**File Number** PDD23-0401

**Comm. Dist.** 5

**Recommendation** Approve

P5 Conditional Use (Regular) - Pasco Land and Cattle Co, LLC/Skyway Towers/Verizon Wireless - 155 Foot Above-Ground-Level (AGL) Monopole Wireless Communications Facility (WCF) in an AR-1 Agricultural-Residential District - Central Pasco County - On the North Side of Green Willow Run, Approximately 2,000 Feet East of Quail Hollow Boulevard

**File Number** PDD24-CU02

**Comm. Dist.** 2

**Recommendation** Approval with Conditions

**Walk-Ons**

**Adjourn**