

Planning Commission:

Mr. Charles Grey, Chairman, District 5
Mr. Calvin Branche, Vice Chairman, District 5
Mr. Art Woodworth Jr., District 1
Mr. Kevin Ryman, District 1
Mr. Dennis Smith, District 2
Mr. Peter Hanzel, District 2
Mr. John Motley, District 3
Mr. Allen Sigmon, District 3
Mr. Jaimie Girardi, District 4
Mr. Christopher Chittum, District 4

School Board Representative:

Mr. Richard Tonello

Staff:

Mr. David Goldstein, Chief Assistant County Attorney
Mr. Michael LaSala, AICP, Zoning and Intake Planner I

Pasco County Planning Commission Agenda December 14, 2016 1:30 PM, Dade City



"Bringing Opportunities Home"

Historic Pasco County Courthouse, Board Rm 2nd Fl
37918 Meridian Avenue, Dade City, Florida 33525

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, Personnel Department, West Pasco Government Center, 8731 Citizens Drive, 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 AT 1:30 P.M.

P1 **CONDITIONAL USE (CONSENT) - Seven Hills, Inc. - Auction House in an I-1**

Light Industrial Park District - Northwest Pasco County - At the Southeast Corner of the Intersection of Shady Hills Road and Softwind Lane, Extending to Suncoast Parkway - Section 30, Township 24 South Range 18 East - Containing 74.91 Acres M.O.L.

Memorandum PDD17-CU01

Comm. Dist. 5

Recommendation: Approval with conditions

- P2** CONDITIONAL USE REQUEST (CONSENT) - District School Board of Pasco County/AT&T Wireless/F&L Towers, LLC - 150-Foot Above-Ground-Level Unipole Wireless Facility in an MPUD District - South Central Pasco County, On the South Side of County Line Road at the Intersection with Tangledvine Drive - Section 32, Township 26 South, Range 20 East - Will Contain a 3,600 Square-Foot Fenced Compound Area within a 24 Acre M.O.L. Parcel.

Memorandum PDD17-CU08

Comm. Dist. 2

Recommendation: Approval with conditions

- P3** CONDITIONAL USE (CONSENT) - Joseph L. Deluca - Outdoor Remote Control Car Racetrack in a C-2 General Commercial District - West Central Pasco County - On the East Side of Congress Street Approximately 600 Feet South of Orchid Lake Road - Section 33, Township 25, Range 16 East - Containing 2.5 Acres M.O.L.

Memorandum PDD17-CU09

Comm. Dist. 4

Recommendation: Approval with conditions

- P4** CONDITIONAL USE (CONSENT) - Tropical Trader 2, LLC/Circle S BBQ - Sale of Alcoholic Beverages (2COP): Beer and Wine Only, On-Premises Consumption in Conjunction with the Operation of a Restaurant with Outdoor Seating and Service of Alcoholic Beverages in a C-2 General Commercial District - Northwest Pasco County - On the East Side of U.S. 19 Approximately 450 Feet South of Rhodes Road - Section 27, Township 24 South, Range 16 East - Containing a 1,270-Square-Foot Restaurant and Proposed 840-Square-Foot Patio, and a Proposed 15,200-Square-Foot Outdoor Activity Area for a Total of 17,310 Square Feet

Memorandum PDD17-CU10

Comm. Dist. 5

Recommendation: Approval with conditions

- P5** CONDITIONAL USE REQUEST (CONSENT) - Pasco County Facilities Management - Pasco County P25 Phase II Public Safety Radio System - 314 Foot Above-Ground Level Guyed Lattice Wireless Facility in an MPUD Master Planned Unit Development District - Northeast Pasco County - On the South Side of Christian Road, Approximately 750 Feet West of US 301 - Section 3, Township 24 South, Range 21 East - Will Contain a 6,400 Square Foot Fenced Compound Area Within a 175 Acre M.O.L. Overall Parcel.

Memorandum PDD17-CU11

Comm. Dist. 1

Recommendation: Approval with conditions

- P6** **CONDITIONAL USE (CONSENT)** - Fred J. & Paula J. Markert/Seven Springs Liquor Store - Sale of Alcoholic Beverages (3PS): Beer, Wine, and Liquor; Package Sales Only in Conjunction with the Operation of a Liquor Store in a C-2 General Commercial District - Southwest Pasco County - On the East Side of Seven Springs Boulevard Approximately 200 Feet South of Perrine Ranch Road - Section 27, Township 26 South, Range 16 East - Containing a Proposed 1,000-Square-Foot Liquor Store
Memorandum PDD17-CU12
Comm. Dist. 3
Recommendation: Approval with conditions
- P7** **ZONING AMENDMENT (CONSENT)** - Seven Hills, Inc. - Change in Zoning from an A-R Agricultural-Residential District to an I-1 Light Industrial Park District - Northwest Pasco County - At the Southeast Corner of the Intersection of Shady Hills Road and Softwind Lane, Extending to Suncoast Parkway - Section 30, Township 24 South Range 18 East - Containing 74.91 Acres M.O.L.
Memorandum PDD17-7224
Comm. Dist. 5
Recommendation: Approve
- P8** **ZONING AMENDMENT (CONSENT)** - WCD Holding, LLC - Change in Zoning from a MPUD Master Planned Unit Development District to a PO-2 Professional Office District - South Central Pasco County - At the Northeast Corner of the Intersection of S.R. 54 and Hailey Lane - Section 26, Township 26 South, Range 18 East - Containing 4.16 Acres, M.O.L.
Memorandum PDD17-7225
Comm. Dist. 4
Recommendation: Approve
- P9** **ZONING AMENDMENT (CONSENT)** - Joseph L. Deluca - Change in Zoning from an A-C Agricultural District to a C-2 General Commercial District - West Central Pasco County - On the East Side of Congress Street Approximately 600 Feet South of Orchid Lake Road - Section 33, Township 25 South, Range 16, East - Containing 2.5 Acres M.O.L.
Memorandum PDD17-7228
Comm. Dist. 4
Recommendation: Approve
- P10** **ZONING AMENDMENT (CONSENT)** - Tropical Trader 2, LLC/Circle S BBQ - Change in Zoning from an R-2 Low Density Residential District to a C-2 General Commercial District - Northwest Pasco County - On the East Side of U.S. 19 Approximately 450 Feet South of Rhodes Road - Section 27, Township 24 South, Range 16 East - Consisting of 0.9 Acre, M.O.L.
Memorandum PDD17-7229
Comm. Dist. 5
Recommendation: Approve

ADJOURN

