

**PLANNING COMMISSION, PASCO COUNTY, FLORIDA**

**ANNOTATED AGENDA**

**December 14, 2016**

**THE DOCUMENT WAS PREPARED  
IN AGENDA ORDER AS PUBLISHED  
AND NOT IN THE ORDER IN WHICH  
THE ITEMS WERE HEARD**

**PREPARED IN THE OFFICE OF  
PAULA S. O'NEIL, CLERK & COMPTROLLER**

**1:30 PM**

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

---

**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. Jim Goodchild, 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

\*\*\*\*\*

**CALL TO ORDER**

*Called to order at 1:28 p.m.*

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**SWEARING IN**

**PROOF OF PUBLICATION**

**PUBLIC COMMENT**

*No one spoke.*

**CONSENT**

**PUBLIC HEARINGS**

PUBLIC HEARING AT 1:30 P.M.

***Approved the Consent Agenda with the exception of Items P2, P3, P4, and P9.***

- 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  
Recommendation:   Approval with conditions

***Approved as part of the Consent Agenda.***

- 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-CU08C  
Recommendation:   Approval with conditions

***Approved with Mr. Smith and Mr. Sigmon voting nay.***

- 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  
Recommendation: Approval with conditions

***Continued to February 8, 2017 at 1:30 p.m. in New Port Richey.***

- 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  
Recommendation: Approval with conditions

***Approved with amendment to Condition 4.***

- 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  
Recommendation: Approval with conditions

***Approved as part of the Consent Agenda.***

- 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  
Recommendation: Approval with conditions

***Approved as part of the Consent Agenda.***

- 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

Recommendation: Approve

***Approved as part of the Consent Agenda.***

- 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  
Recommendation: Approve

***Approved as part of the Consent Agenda.***

- 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  
Recommendation: Approve

***Continued to February 8, 2017 at 1:30 p.m. in New Port Richey.***

- 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  
Recommendation: Approve

**ADJOURN**

***The Commission adjourned at 2:35 p.m.***

***Prepared by: Amanda Damminger, Records Clerk I***

***Board Records Division***