

**Planning Commission:**

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

**School Board Representative:**

Richard Tonello

**Staff:**

David Goldstein, Chief Assistant County Attorney  
Ernest D. Monaco, Acting Planning and Development Administrator  
Denise Hernandez, Zoning Administrator/Special Projects Manager

# Pasco County Planning Commission Agenda July 11, 2018 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, 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**

**CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL**

**C1**            June 6, 2018 Planning Commission Meeting - Minutes for Approval  
                    **Memorandum**                      PDD18-1183

**Comm. Dist.** ALL  
**Recommendation:** Approve

## **PUBLIC HEARINGS**

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

- P1** ZONING AMENDMENT (WITHDRAWAL) - Rene Wertheimer Revocable Living Trust - Change In Zoning From an A-C Agricultural District to an AR-1 Agricultural-Residential District - Northeast Pasco County - At the Northwest Corner of the Intersection of Old Trilby Road and Trilby Trail -- Section 27, Township 23 South, Range 21 East - Containing Approximately 10 Acres (PC: 7/11/18, 1:30 p.m.; DC, BCC: 8/7/18, 1:30 p.m.; DC  
**Memorandum** PDD18-7332  
**Comm. Dist.** 1  
**Recommendation:** Approve
- P2** Patricia Webber Fesmire/North American Towers, LLC/Earthcom Services, Inc. (CONTINUANCE) - Conditional Use 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
- P3** Terry D. and Mary M. McKnight (CONTINUANCE) - Conditional Use for 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:** Continue to the August 9, 2018 Planning Commission Meeting at 1:30 p.m. in Dade City.
- P4** SPECIAL EXCEPTION (CONSENT) – Ervin W. and Maryann K. Bishop / Rosebud Continuum – Private School in an A-C Agricultural and C-2 General Commercial Districts – Located in South Central Pasco County - At the Northwest Corner of the Intersection of Collier Parkway and Hale Road – Section 07, Township 26 South, Range 19 East – Containing Approximately 19.2 Acres  
**Memorandum** PDD18-7336  
**Comm. Dist.** 2  
**Recommendation:** Approval with conditions
- P5** CONDITIONAL USE (CONSENT) - B&Z Port Richey, LLC/Gables at Gulf View - Multiple-Family Dwellings - West Central Pasco County - On the West Side of US Highway 19 at Salt Springs Road Extending Northerly to Tacoma Drive- Section 21 and 20, Township 25 South, Range 16 East - Containing Approximately 35.63

acres.

**Memorandum** PDD18-CU31

**Comm. Dist.** 5

**Recommendation:** Approval with conditions

- P6** CONDITIONAL USE (CONSENT) – Lordi, Inc. DBA Hilton Garden Inn - Wesley Chapel – Sale of Alcoholic Beverages (4COP-S): Beer, Wine, and Liquor, On-Premises Consumption, in Conjunction with a Hotel with Outside Seating and Service of Alcoholic Beverages on Patios, in an MPUD Master Planned Unit Development District. – South Central Pasco County – on the South Side of S.R. 56 Approximately 200 Feet East of Silver Maple Parkway – Section 26, Township 26 South, Range 19 East.

**Memorandum** PDD18-CU32

**Comm. Dist.** 3

**Recommendation:** Approval with conditions

- P7** Conditional Use Request (CONSENT) – Vista Investments, LLC/Capital Tacos - Sale of Alcoholic Beverages (2COP): Beer and Wine Only, On-Premises Consumption, in Conjunction with the Operation of a Restaurant in a C-2 District – West Central Pasco County – On the South Side of Ridge Rd. Approximately 650 Feet East of Little Rd. – Section 26, Township 25, Range 16

**Memorandum** PDD18-CU33

**Comm. Dist.** 4

**Recommendation:** Approval with conditions

- P8** Conditional Use Request (CONSENT) – Cypress Creek NVH, LLC/MOD Super-Fast Pizza - Sale of Alcoholic Beverages (2COP): Beer and Wine Only, On-Premises Consumption, in Conjunction with the Operation of a Restaurant with Outside Seating and Service of Alcoholic Beverages on a Patio in a Master Planned Unit Development (MPUD) – South Central Pasco County – On the North Side of Sun Vista Dr. Approximately 300 Feet East of Wesley Chapel Boulevard – Section 27, Township 26, Range 16

**Memorandum** PDD18-CU34

**Comm. Dist.** 3

**Recommendation:** Approval with conditions

- P9** Zoning Amendment (Consent) – WESCHAP 54, LLC – Change In Zoning From AR-1 Agricultural-Residential District and PO-2 Professional Office District to MF-1 Multifamily Medium Density District – South Central Pasco County – On The South Side Of S.R. 54 Approximately ½ Mile East of Curley Road extending Southwesterly to Wesley Chapel Loop – Section 09, Township 26 South, Range 20[ a portion thereof] and Section 09, Township 26 South, Range 20 – Containing Approximately 9.14 Acres M.O.L.

**Memorandum** PDD18-7330

**Comm. Dist.** 2

**Recommendation:** Approve

- P10** ZONING AMENDMENT (CONSENT) - David L. and Betty E. Pearl - Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial

District - Southwest Pasco County - The Parcel of Land is a Flag Lot Generally Located on the Northeast Corner of S.R. 54 and Barker Drive. The Southern Portion of the Lot is Approximately 90 Feet East of Barker Drive, while the Main Body of the Lot is Approximately 100 Feet North of S.R. 54. There is an Approximately 0.2 Acre Lot (Parcel I.D. No.:17-26-16-0000-02700-0000) that is on the Hard Corner of Barker Drive and S.R. 54 that is not part of this rezoning. - Section 17, Township 26 South, Range 16 East - Containing Approximately 0.9 Acre

**Memorandum** PDD18-7331

**Comm. Dist.** 3

**Recommendation:** Approve

- P11** ZONING AMENDMENT (CONSENT) - Ballantrae Professional Center Owners Association Inc. et al - Change In Zoning From PO-1 Professional Office District to PO-2 Professional Office District- South Central - On The South Side Of S.R. 54, At the Intersection of Hunting Bow Circle and S.R. 54 - Section 29, Township 26 South, Range 18 East - Containing Approximately 8.8 Acres

**Memorandum** PDD18-7334

**Comm. Dist.** 3

**Recommendation:** Approve

- P12** ZONING AMENDMENT (REGULAR) - Premium Land Trust - Change in Zoning from a A-C Agricultural District to AR-5 Agricultural-Residential District - North Central Pasco County - Approximately 650' North of Darby Road and 250' Northeast of the Terminus of Twin Lane - Section 30, Township 24, Range 20 - Containing Approximately 10 Acres

**Memorandum** PDD18-7333

**Comm. Dist.** 1

**Recommendation:** Approve

**ADJOURN**