

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

July 11, 2018

**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:

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

School Board Representative:

Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

Nectarios Pittos, Director of Planning and Development
Ernest D. Monaco, Assistant 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

CALL TO ORDER

Chairman Grey called the meeting to order at 1:32 p.m.

MOMENT OF SILENCE

A moment of silence was held in lieu of the Invocation.

PLEDGE OF ALLEGIANCE

Chairman Grey led the Pledge of Allegiance to the Flag.

ROLL CALL

Ms. Jessica Floyd, Deputy Clerk, called the roll. All members were present with the exception of Mr. Motley, Mr. Chittum, and Mr. Tonello.

SWEARING IN

Ms. Floyd swore in those who planned to present testimony.

PROOF OF PUBLICATION

Ms. Floyd noted the proof of publication.

PUBLIC COMMENT

There was none.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 June 6, 2018 Planning Commission Meeting - Minutes for Approval
Memorandum PDD18-1183
Recommendation: Approve

The Commission approved the minutes for the June 6, 2018 meeting.

PUBLIC HEARINGS

The Commission approved the Consent Agenda which included items P4, P5, P6, P7, P8, P9, P10, and P11.

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
Recommendation: Approve

Ms. Hernandez noted the applicant's withdrawal of the application.

The item was withdrawn and no action was taken.

- 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
Recommendation: Continuance Requested

Ms. Hernandez noted the applicant's continuance request to the August 9, 2018 Planning Commission meeting at 1:30 p.m. in Dade City.

The Commission continued the item to the August 9, 2018 Planning Commission meeting at 1:30 p.m. in Dade City.

- 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
Recommendation: Continue to the August 9, 2018 Planning Commission Meeting at 1:30 p.m. in Dade City.

Ms. Hernandez noted Staff's continuance request to the August 9, 2018 Planning Commission meeting at 1:30 p.m. in Dade City.

The Commission continued the item 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
Recommendation: Approval with conditions

Ms. Hernandez reviewed the item.

The applicant was present.

There was no public comment.

The item was approved as part of the Public Hearing Consent Agenda.

- 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 - Containing Approximately 35.63 acres.
Memorandum PDD18-CU31
Recommendation: Approval with conditions

Ms. Hernandez reviewed the item.

The applicant was present.

There was no public comment.

The item was approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval with conditions

Ms. Hernandez reviewed the item.

The applicant was present.

There was no public comment.

The item was approved as part of the Public Hearing Consent Agenda.

- 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

Recommendation: Approval with conditions

Ms. Hernandez reviewed the item.

The applicant was present.

There was no public comment.

The item was approved as part of the Public Hearing Consent Agenda.

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

Recommendation: Approval with conditions

Ms. Hernandez reviewed the item.

The applicant was present.

There was no public comment.

The item was approved as part of the Public Hearing Consent Agenda.

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

Recommendation: Approve

Ms. Hernandez reviewed the item.

The applicant was present.

There was no public comment.

The item was approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approve

Ms. Hernandez reviewed the item.

The applicant was present.

There was no public comment.

The item was approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approve

Ms. Hernandez reviewed the item.

The applicant was present.

There was no public comment.

The item was approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approve

Ms. Amy Hyler, Planning and Development, reviewed the item.

Mr. John Nicolette expressed his concern regarding the code violations and noted an upcoming hearing.

Discussion was held regarding the concerns that were raised; potential conditions; Mr. Nicolette's neighboring properties; and deed restrictions on the property.

Ms. Natalie Insignares, the applicant, addressed the concerns raised and explained the intent was to build another single family home once rezoned.

The Commission approved Staff's recommendation.

After the Public Hearing portion of the meeting, Ms. Hernandez expressed her appreciation to the Planning Commission for their hard work. She discussed what was adopted at the Board of County Commissioners meeting held the previous day regarding the Planning Commission which included the members selected as well as the revised Public Hearing schedule. She read the members of the Planning Commission selected by the Board of County Commissioners which were former Commissioner Michael Cox, Mr. Jaimie Girardi, Mr. Chuck Grey, Mr. Pete Hanzel, Mr. Kevin Ryman, and Mr. Roberto Saez. She noted that former Commissioner Cox may be reappointed to the Ethics Board in which case Mr. Dennis Smith was selected as the alternate member.

Mr. Goldstein expressed his appreciation to the Planning Commission for their work. He noted at the next Planning Commission meeting a new Chair and Vice-Chair would need to be elected as well as review of Sunshine Law and how the Commission's duties were to change. He explained that terms of the members had not been determined at the current time but would be decided later.

Chairman Grey expressed his appreciation to Ms. Hernandez and Mr. Goldstein for their work.

Discussion was held regarding their experiences with the Planning Commission.

ADJOURN

The Commission adjourned at 2:09 p.m.

Prepared by: Jessica L Floyd, Records Clerk I, Board Records Division