

Planning Commission:

Charles Grey, Chairman
Kevin Ryman, Vice Chairman
Michael J. Cox, CFP
Jaime Girardi, P.E.
Peter Hanzel
Roberto Saez, MBA, CGC, AIA

School Board Representative:

Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff: Don L. Rosenthal, MBA, CPM, Assistant County Administrator, Development Services
Nectaros Pittos, AICP, Director of Planning and Development
Joaquin Servia, Assistant Director of Planning and Development
Denise Hernandez, Zoning Administrator/Special Projects Manager
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

Pasco County Planning Commission Agenda July 11, 2019 1:30 PM, Dade City, FL 33525



"Bringing Opportunities Home"

Historic Pasco County Courthouse, Board Room, 2nd
Historic Pasco County Courthouse
Board Room, Second Floor
37918 Meridian Avenue

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

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

- PC1** ZONING AMENDMENT (CONTINUANCE) – Gulf Coast Estates, LLC – Change In Zoning From a C-2 General Commercial District to a C-3 Commercial/Light Manufacturing District – Northwest Pasco County – On the East Side of Harris Loop, Approximately 170 Feet South of Craig Loop – Containing Approximately 1.8 Acres (PC: 7/11/19, 1:30 p.m.; DC, BCC: 8/6/19, 1:30 p.m.; DC)
Memorandum PDD19-7419
Comm. Dist. 5
Recommendation: Continuance Requested
- PC2** ZONING AMENDMENT (CONSENT) - MHC Forest Lake Estates MH, LLC. - Change in Zoning From an A-C Agricultural District to an R-MH Mobile Home District - Southeast Pasco County - On the Southwest Corner of County Road 54 and Forest Lake Drive, Extending West to Gateway Drive - Containing Approximately 11.73 Acres
Memorandum PDD19-7410
Comm. Dist. 1,
Recommendation: Approve
- PC3** ZONING AMENDMENT (CONSENT) - Carmel Friendship Baptist Church, Inc. - Change In Zoning From a MPUD Master Planned Unit Development District to a C-1 Neighborhood Commercial District - South Central Pasco County - On the Northeast Corner of Boyette Road and Wells Road - Containing Approximately 11.17 Acres
Memorandum PDD19-7413
Comm. Dist. 1,
Recommendation: Approval
- PC4** ZONING AMENDMENT (CONSENT) – Dwight and Joyce Hopkins Revocable Trust – Change in Zoning from A-C Agricultural and C-2 General Commercial Districts to a C-2 General Commercial District – South Central Pasco County – On the Northwest Corner of Old State Road 54 and Old Cypress Creek Road – Containing Approximately 7.41 Acres
Memorandum PDD19-7418
Comm. Dist. 2
Recommendation: Approve
- PC5** CONDITIONAL USE REQUEST (CONSENT) - BB Agritourism, LLC and Saint Joe Ranch, LLC - Amusement Park in an A-C Agricultural District - North Central Pasco County - On the East Side of Bellamy Brothers Boulevard Approximately 1,400 feet North of Bent Fork Road and on the North Side of St Joe Road, Approximately 800 Feet East of Bellamy Brothers Boulevard, Containing Approximately 118.2 Acres
Memorandum PDD19-CU01
Comm. Dist. 1,
Recommendation: Approval with Conditions
- PC6** CONDITIONAL USE REQUEST (CONSENT) – BB Agritourism, LLC and Saint

Joe Ranch, LLC - Sale of Alcoholic Beverages (2COP): Beer and Wine Only, On-Premises Consumption, in Conjunction with the Operation of an Amusement Park with Outdoor Sales and Service of Alcoholic Beverages in an A-C Agricultural District – North Central Pasco County – On the North Side of St Joe Road, Approximately 800 Feet East of Bellamy Brothers Boulevard and on the East Side of Bellamy Brothers Boulevard, Approximately 1,400 Feet North of Bent Fork Road

Memorandum PDD19-CU39

Comm. Dist. 1

Recommendation: Approval with conditions

PC7

CONDITIONAL USE REQUEST (CONSENT) – KW Realty Fund III, LLC, et al./Starkey Ranch Heart Pine Business Park - Sale of Alcoholic Beverages (2COP): Beer and Wine Only, On-Premises Consumption, in Conjunction with the Operation of a Retail Center in an MPUD Master Planned Unit Development District – Southwest Pasco County – At the Northeast Intersection of State Road 54 and Heart Pine Avenue

Memorandum PDD19-CU41

Comm. Dist. 4

Recommendation: Approval with conditions

PC8

CONDITIONAL USE REQUEST (CONSENT) – ABC Liquors, Inc/ABC Fine Wine and Spirits - Sale of Alcoholic Beverages (4COP): Beer, Wine, and Liquor, Package Sales and On-Premises Consumption, in Conjunction with the Operation of a Liquor Store in an MPUD Master Planned Unit Development District – Southwest Pasco County – On the South Side of State Road 54, and on the North Side of Trinity Boulevard, Approximately 1,600 Feet West of the Intersection of State Road 54 and Trinity Boulevard

Memorandum PDD19-CU42

Comm. Dist. 3

Recommendation: Approval with conditions

PC9

CONDITIONAL USE REQUEST (CONSENT) – ANT of Florida, LLC/Bubba's 33 - Sale of Alcoholic Beverages (4COP-SFS): Beer, Wine, and Liquor, On-Premises Consumption, in Conjunction with the Operation of a Restaurant in an MPUD Master Planned Unit Development District – South Central Pasco County – On the South Side of Silver Maple Parkway, Approximately One-Quarter Mile East of I-75

Memorandum PDD19-CU43

Comm. Dist. 3

Recommendation: Approval with conditions

PC10

CONDITIONAL USE REQUEST (CONSENT) – Pasco Ranch, Inc./Walk-On's Bistreaux & Bar - Sale of Alcoholic Beverages (4COP-SFS): Beer, Wine, and Liquor, On-Premises Consumption, in Conjunction with the Operation of a Restaurant with Outside Seating and Service of Alcoholic Beverages on a Patio in an MPUD Master Planned Unit Development District – South Central Pasco County – On the South Side of Sierra Center Boulevard, Approximately 450 Feet West of Grand Cypress Drive

Memorandum PDD19-CU44
Comm. Dist. 2
Recommendation: Approval with conditions

PUBLIC HEARING AT 1:30 P.M.

P11 LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (REGULAR) – CPAL
19(04) Central Pasco Employment Village – Comprehensive Plan Text
Amendment to the Central Pasco Employment Village Subarea Policies, Policy
FLU 7.1.12

Memorandum PDD19-1121
Comm. Dist. 1,2
Recommendation: Approve

ADJOURN