

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

July 11, 2019

**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
NIKKI ALVAREZ-SOWLES, CLERK & COMPTROLLER, AD INTERIM**

1:30 PM

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

Planning Commission:

Michael J. Cox, CFP
Jaime Girardi, P.E.
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, AICP, Director of Planning and Development
Ernest D. Monaco, Assistant 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

CALL TO ORDER

Called the meeting to order at 1:31 p.m.

MOMENT OF SILENCE

A moment of silence was held in lieu of a prayer.

PLEDGE OF ALLEGIANCE

Chairman Grey led the Pledge of Allegiance to the Flag.

ROLL CALL

Ms. Tiffany Linville, Deputy Clerk, called the roll. All members were present with the exception of Mr. Roberto Saez who was absent.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Linville noted the proof of publication.

PUBLIC COMMENT

There was none.

CONSENT

No items.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included items PC2, PC3, PC4, PC7, PC9, and PC10.

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
Recommendation: Continuance Requested

The Commission approved to continue the item to the August 9, 2019 Planning Commission meeting at 1:30 p.m. in Dade City.

- 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
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval with Conditions

Items PC5 and PC6 were heard together per Staff's request.

Court Reporter Ms. Barbara Kelshaw RPR, Anderson Court Reporting, was present.

The Commission approved to receive and file documents submitted by Ms. Judy Geiger.

The Commission approved the item per Staff's recommendation.

- 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
Recommendation: Approval with conditions

Items PC5 and PC6 were heard together per Staff's request.

Court Reporter Ms. Barbara Kelshaw RPR, Anderson Court Reporting, was present.

The Commission approved the item per Staff's recommendation.

- 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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval with conditions

The Commission approved the item per Staff's recommendation.

- 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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

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
Recommendation: Approve

The Commission sitting as the Local Planning Agency approved to remove the second paragraph under E1 in the Comprehensive Plan.

Moved to “add language which included prior to the approval of the first ECMPUD or MPUD containing residential entitlements the CPV Master Plan shall be amended to identify the location and acreage of any required school or County park sites” as stated by Mr. Goldstein.

The motion was withdrawn.

The Commission sitting as the Local Planning Agency approved the revisions to the language

to include the word light in front of industrial and to add “as described in Section 522.5D of the LDC”.

The Commission sitting as the Local Planning Agency approved to “add language which included prior to the approval of the first ECMPUD or MPUD containing residential entitlements the CPV Master Plan shall be amended to identify the location and acreage of any required school or County park sites” as stated by Mr. Goldstein.

The Commission sitting as the Local Planning Agency approved the item as amended.

THE MEETING RECESSED AT 2:57 P.M. AND RECONVENED AT 3:06 P.M.

ADJOURN

The meeting adjourned at 4:09 p.m.

Prepared by: Tiffany Linville, Records Clerk I, Board Records Division