

Planning Commission

Mr. Charles Grey, **Chairman**
Mr. Calvin Branche, **Vice Chairman**
Mr. Art Woodworth Jr., Mr. Kevin Ryman, **District I**
Mr. Dennis Smith, Mr. Peter Hanzel, **District II**
Mr. John Motley, Mr. Allen Sigmon, **District III**
Mr. Jaimie Girardi, Mr. Christopher Chittum, **District IV**
Mr. Calvin Branche, **District V**

School Board Representative

Mr. Richard Tonello

Pasco County Planning Commission Agenda December 02, 2015 1:30 PM, New Port Richey



"Bringing Opportunities Home"

West Pasco Government Center, Board Room, 1st Floor
8731 Citizens Drive, New Port Richey, FL 34654

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, Personnel Department, West Pasco Government Center, 8731 Citizens Drive, 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 October 7, 2015 Planning Commission Meeting - Minutes for Approval
 Memorandum PDD16-216
 Comm. Dist. ALL
 Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARING AT 1:30 P.M.

P1 SPECIAL EXCEPTION - District School Board of Pasco County - School Bus Maintenance, Storage, and Refueling Facility in an A-R Agricultural-Residential

District - South Central Pasco County - on the North Side of Interlaken Road
Approximately 2,000-Feet West of Gunn Highway - Section 27, Township 26
South, Range 17 East - Containing 27.75 Acres, M.O.L.

Memorandum PDD16-7174

Comm. Dist. 3

Recommendation: Continuance Requested

- P2** SPECIAL EXCEPTION (CONSENT) - St. Verena Investments, Inc. - Professional Services Office in an R-4 High Density Residential District - Southwest Pasco County - on the Northwest Corner of the Intersection of Trouble Creek Road and Blanche Street - Section 17, Township 26 South, Range 16 East - Containing 0.14 Acre, M.O.L.

Memorandum PDD16-7171

Comm. Dist. 4

Recommendation: Approval with conditions

- P3** CONDITIONAL USE (CONSENT) - JG Cypress Creek LLC/Costco Wholesale - Sale of Alcoholic Beverages, (2APS): Beer and Wine Only; Package Sales, in Conjunction with the Operation of a Wholesale Store; and, (3PS): Beer, Wine, and Liquor; Package Sales Only, in Conjunction with the Operation of a Liquor Store in a MPUD Master Planned Unit Development District - South Central Pasco County - On the West Side of Grand Cypress Drive Approximately 600-Feet South of S.R. 56 - Section 27, Township 26 South, Range 19 East - Containing a 152,626-Square-Foot Wholesale Store with a 2,136-Square-Foot Liquor Store for a Total of 154,762-Square-Feet

Memorandum PDD16-CU04

Comm. Dist. 3

Recommendation: Approval with conditions

- P4** ZONING AMENDMENT (CONSENT) - Domenico Enterprises of Pasco, Inc. - Change in Zoning from a MPUD Master Planned Unit Development to an A-R Agricultural-Residential District - Northwest Pasco County - on the North Side of Gennaro Road Approximately 150-Feet West of Langdale Drive - Section 22, Township 24 South, Range 17 East - Containing 1.4 Acres, M.O.L.

Memorandum PDD16-7173

Comm. Dist. 5

Recommendation: Approve

- P5** ZONING AMENDMENT (CONSENT) - Perry W. Dotson – Change in Zoning from a C-1 Neighborhood Commercial District to a C-2 General Commercial District – Southwest Pasco County - At the Southeast Corner of the Intersection of U.S. 19 and Manor Drive – Section 19, Township 26 South, Range 16 East – Containing 0.35 Acre, M.O.L.

Memorandum PDD16-7175

Comm. Dist. 3

Recommendation: Approve

- P6** ZONING AMENDMENT (CONSENT) - Erick David Land Corporation - Change in Zoning from an A-C Agricultural District to a C-2 General Commercial District -

South Central Pasco County - on the West Side of Oakley Boulevard Opposite Coconut Palm Lane - Section 1, Township 26 South, Range 19 East - Containing 2 Acres, M.O.L.

Memorandum PDD16-7176

Comm. Dist. 1

Recommendation: Approve

- P7** ZONING AMENDMENT (CONSENT) - Al Ayers and Caleb and Kaitlyn Steele - Change in Zoning from an MF-1 Multiple Family Medium Density District to an R-2 Low Density Residential District - South Central Pasco County - on the North Side of Leonard Road Opposite Upward Loop - Section 26, Township 26 South, Range 18 East - Consisting of 4.34 Acres, M.O.L.

Memorandum PDD16-7177

Comm. Dist. 3

Recommendation: Approve

- P8** ZONING AMENDMENT (CONSENT) - Pizza of Florida, Inc. - Change in Zoning from an R-2 Low Density Residential District to a PO-2 Professional Office District - South Central Pasco County - at the Northwest Corner of the Intersection of S.R. 54 and Caroline Drive - Section 8, Township 26 South, Range 20 East - Containing 0.66 Acre, M.O.L.

Memorandum PDD16-7178

Comm. Dist. 1

Recommendation: Approve

ADJOURN