

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

December 02, 2015

**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

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

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

CALL TO ORDER

Called to Order at 1:30 p.m.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

All Members were present with the exception of Mr. Art Woodworth, Mr. John Motley, and Mr. Allen Sigmon.

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

None.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 October 7, 2015 Planning Commission Meeting - Minutes for Approval
 Memorandum PDD16-216
 Recommendation: Approve

Minutes approved.

PUBLIC HEARINGS

PUBLIC HEARING AT 1:30 P.M.

Approved Consent Agenda with the exception of P3 and P8.

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
 Recommendation: Continuance Requested

Continued to January 13, 2016.

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

Recommendation: Approval with conditions

Approved as part of the Consent Agenda.

- 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
Recommendation: Approval with conditions

Approved Staff's Recommendation.

- 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
Recommendation: Approve

Approved as part of the Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Consent Agenda.

- 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

Recommendation: Approve

Approved as part of the Consent Agenda.

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
Recommendation: Approve

Approved Staff's Recommendation.

ADJOURN

Adjourned at 1:55 p.m.

Prepared by: Marie Miller, Records Clerk