

Planning Commission:

Mr. Charles Grey, Chairman, District 5
Mr. Calvin Branche, Vice Chairman, District 5
Mr. Art Woodworth Jr., District 1
Mr. Kevin Ryman, District 1
Mr. Dennis Smith, District 2
Mr. Peter Hanzel, District 2
Mr. John Motley, District 3
Mr. Allen Sigmon, District 3
Mr. Jaimie Girardi, District 4
Mr. Christopher Chittum, District 4

School Board Representative:

Mr. Richard Tonello

Staff:

Mr. David Goldstein, Chief Assistant County Attorney
Mr. Michael LaSala, AICP, Zoning and Intake Planner I

Pasco County Planning Commission Agenda August 10, 2016 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	June 8, 2016 Planning Commission Meeting - Minutes for Approval
Memorandum	PDD16-1480
Comm. Dist.	ALL

Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARING AT 1:30 P.M.

- P1** SPECIAL EXCEPTION (CONSENT) - Tampa Bay Cat Alliance, Inc. - Kennel in an A-R Agricultural District - Northwest Pasco County - On the South Side of Passaic Drive Approximately 100 Feet West of Hicks Road -Section 25, Township 24 South, Range 16 East - Containing 1.79 Acres M.O.L.
Memorandum PDD16-7217-
Comm. Dist. 5
Recommendation: Approval with conditions
- P2** SPECIAL EXCEPTION (CONSENT) - John C. Simmons - Kennel in an A-C Agricultural District - Northeast Pasco County - On the South Side of Corto Way Approximately 325 Feet South of Hackney Place - Section 34, Township 23 South, Range 21 East - Containing 5 Acres M.O.L.
Memorandum PDD16-7218
Comm. Dist. 1
Recommendation: Approval with conditions
- P3** SPECIAL EXCEPTION (CONSENT) - Duke Energy Florida, Inc. - Storage and Repair Facility for Essential Public Services in an A-C Agricultural District - Northwest Pasco County - On the South Side of Hudson Avenue Approximately One-Quarter Mile West of Hays Road - Sections 35 and 36, Township 24 South, Range 17 East, Containing 26.89 Acres M.O.L.
Memorandum PDD16-7220
Comm. Dist. 5
Recommendation: Approval with conditions
- P4** CONDITIONAL USE REQUEST (CONSENT) - First Presbyterian Church or Port Richey, Inc./Verizon Wireless - 130 Foot Above-Ground Level Wireless Facility in an A-C Agricultural District. West Central Pasco County - On the South Side of Ridge Road, Approximately 500 Feet East of Lemon Road - Will Contain a Proposed 6,400 Square Foot Fenced Compound Area - Section 27, Township 25 South, Range 16 East.
Memorandum PDD16-CU26
Comm. Dist. 4
Recommendation: Approval with conditions
- P5** CONDITIONAL USE (CONSENT) - Shoppes at Trinity Lakes, LLC/Moe's Southwest Grill - 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 MPUD Master Planned Unit Development District - South Central Pasco County - On the South Side of S.R. 54 and on the West Side of Community Drive - Section 28, Township 26 South, Range, 17 East - Containing a 2,334 Square-Foot Restaurant with a 650-Square-Foot Patio for a Total of 2,984 Square Feet

Memorandum PDD16-CU33
Comm. Dist. 3
Recommendation: Approval with conditions

- P6** ZONING AMENDMENT (CONSENT) - Bootleg Ventures, LLC, Pacific and Southern, LLC, and Charles D. Slade - Change in Zoning from an A-C Agricultural District to an R-4 High Density Residential District - Southwest Pasco County - On the East and West Sides of Solar Drive Extending Northerly to Elkridge Drive, Easterly to Kenilworth Street, and Southerly to Coldwell Drive - Section 36, Township 26 South, Range 15 East - Containing 5 Acres, M.O.L.

Memorandum PDD16-7159
Comm. Dist. 3
Recommendation: Approve

- P7** ZONING AMENDMENT (CONSENT) - Liberty Company of Pasco, Inc. - Change in Zoning from an A-R Agricultural-Residential District, a C-2 General Commercial District/Specific Uses, and a C-3 Commercial/Light Manufacturing District/Specific Uses to a C-2 General Commercial District - Southeast Pasco County - On the South Side of Chancey Road Approximately 750 Feet East of Allen Road - Section 22, Township 26 South, Range 21 East - Containing 6.12 Acres, M.O.L.

Memorandum PDD16-7209
Comm. Dist. 2,
Recommendation: Approve

- P8** ZONING AMENDMENT (CONSENT) - JRC Ventures, LLC - Change in Zoning from a C-2 General Commercial District and an R-1MH Single-Family/Mobile Home District to a C-2 General Commercial District - Southwest Pasco County - At the Northeast Corner of the Intersection of Louis Avenue and Lucas Street - Section 31, Township 26 South, Range 16 East - Containing 1.2 Acres, M.O.L.

Memorandum PDD16-7211
Comm. Dist. 3,
Recommendation: Approve

- P9** ZONING AMENDMENT (CONSENT) - East Lake, LLC - Change in Zoning from a C-2 General Commercial District and a C-2 General Commercial District Specific Uses to a C-2 General Commercial District - West Central Pasco County - At the Northeast Corner of the Intersection of S.R. 52 and Parkwood Street - Section 1, Township 25 South, Range 16 East - Containing 3.57 Acres M.O.L.

Memorandum PDD16-7215
Comm. Dist. 5
Recommendation: Approve

- P10** 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 Approximately 750 Feet North of Pink Flamingo Lane - Section 1, Township 26 South, Range 19 East - Containing 4 Acres M.O.L.

Memorandum PDD16-7216
Comm. Dist. 1

Recommendation: Approve

- P11** ZONING AMENDMENT (REGULAR) - Florida Investment Houses, Inc. - Change in Zoning from an E-R Estate-Residential District to an AR-1 Agricultural-Residential District - West Central Pasco County - On the West Side of Wild Cat Lane Approximately 750 Feet North of Fawn Drive - Section 7, Township 25 South, Range 17 East - Containing 2.19 Acres M.O.L.
Memorandum PDD16-7195
Comm. Dist. 5,
Recommendation: Denial

- P12** CONDITIONAL USE (REGULAR) - Florida Investment Houses, Inc. - Residential Treatment and Care Facility in an AR-1 Agricultural-Residential District - West Central Pasco County - On the West Side of Wild Cat Lane Approximately 750 Feet North of Fawn Drive - Section 7, Township 25 South, Range 17 East - Containing 2.19 Acres M.O.L.
Memorandum PDD16-CU17
Comm. Dist. 5,
Recommendation: Denial

ADJOURN