

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

August 10, 2016

**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, 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

CALL TO ORDER

Called to order at 1:27 p.m.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

All Commission members were present.

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

None.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 June 8, 2016 Planning Commission Meeting - Minutes for Approval
Memorandum PDD16-1480
Recommendation: Approve

Approved.

PUBLIC HEARINGS

Approved Zoning Consent Agenda with the exception of Agenda Items P2 and P5.

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-
Recommendation: Approval with conditions

Approved as part of the Consent Agenda.

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
Recommendation: Approval with conditions

Continued to September 14, 2016, 1:30 p.m., Dade City.

- 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
Recommendation: Approval with conditions

Approved as part of the Consent Agenda.

- P4 CONDITIONAL USE REQUEST (CONSENT) - First Presbyterian Church of 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
Recommendation: Approval with conditions

Approved as part of the Consent Agenda.

- 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
Recommendation: Approval with conditions

Continued to September 14, 2016, 1:30 p.m., Dade City.

- 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
Recommendation: Approve

Approved as part of the Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Consent Agenda.

- 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
Recommendation: Denial

Approved to receive and file a map presented by Mr. William Harrison.

Motion to Approve Staff's Recommendation. Mr. Branche, Mr. Motley, Mr. Sigmon, Mr. Girardi, Mr. Chittum, and Mr. Hanzel voted nay; motion failed.

Approved the Rezoning Amendment. Mr. Woodworth, Mr. Ryman, Mr. Smith, and Mr. Grey voted nay.

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
Recommendation: Denial

Approved the Conditional Use with modified conditions as discussed by the Commission and Staff. Mr. Ryman and Mr. Smith voted nay.

ADJOURN

Adjourned at 4:26 p.m.

Prepared By: Tammy Glisson, Records Clerk I