

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

December 13, 2017

**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, Florida 34654**

Planning Commission: Charles Grey, Chairman, District 5
Calvin Branche, Vice Chairman, District 5
Art Woodworth Jr., District 1
Kevin Ryman, District 1
Dennis Smith, District 2
Peter Hanzel, District 2
John Motley, District 3
Jim Goodchild, District 3
Jaimie Girardi, District 4
Christopher Chittum, District 4

School Board Representative: Richard Tonello

Staff: David Goldstein, Chief Assistant County Attorney
Kristen M. Hughes, Planning and Development Administrator
Michael LaSala, AICP, Planner I, Planning and Development Department

CALL TO ORDER

The meeting was called to order at 1:44 p.m.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

All members were present except for Mr. Art Woodworth, Mr. Kevin Ryman, and Mr. John Motley.

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

There was none.

CONSENT

No Items.

PUBLIC HEARINGS

PUBLIC HEARING AT 1:30 P.M.

- P1 **CONDITIONAL USE (CONTINUANCE) - Pasco County Facilities Management Department/Coalition for the Homeless of Pasco County, Inc. - Residential Treatment and Care Facility in an A-R Agricultural-Residential District and a MF-2 Multiple-Family High Density District - West Central Pasco County - On the North Side of Youth Lane, Approximately 650 Feet West of Little Road - Section 26, Township 25 South, Range 16 East - Containing 3.55 Acres M.O.L. - No Funding Required**
Memorandum PDD18-CU03
Recommendation: Continue to the February 20, 2018 BCC Meeting at 1:30 PM in New Port Richey

Approved to continue to February 7, 2018 at 1:30 p.m. in New Port Richey.

- P2 **ZONING AMENDMENT (CONTINUANCE) - Roman Salamaca - Change in Zoning from a C-1 Neighborhood Commercial District to a C-2 General Commercial District - Southwest Pasco County - At the Southwest Corner of the Intersection of Mile Stretch Drive and Schlotter Circle - Section 31, Township 26 South, Range 16 East - Containing 2 Acres M.O.L. - No Funding Required**
Memorandum PDD18-7288
Recommendation: Continue to the February 20, 2018 BCC Meeting at 1:30 PM in New Port Richey.

Approved to continue to February 7, 2018 at 1:30 p.m. in New Port Richey.

- P3 SPECIAL EXCEPTION (CONSENT) - Robert Uttley/The Red Apple Adult Training Center - Private School in a C-1 Neighborhood Commercial District - Southwest Pasco County - On the East Side of Rowan Road, Approximately 950 feet South of Massachusetts Avenue - Section 3, Township 26 South, 16 Range East - Containing 2.06 Acres M.O.L. - No Funding Required
Memorandum PDD18-7289
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- P4 SPECIAL EXCEPTION (CONSENT) - Andrew G. Mathis and Caryl D. Mathis Revocable Living Trust/Seminole Electric Cooperative - Transmission, Substation, and Power Delivery Facility in an A-C Agricultural District - Northwest Pasco County - On the West Side of Softwind Lane, Approximately 1,000 Feet North of Hudson Avenue - Section 25, Township 24 South, Range 17 East - Containing 43.32 Acres M.O.L. - No Funding Required
Memorandum PDD18-7290
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- P5 CONDITIONAL USE (CONSENT) - Regency Capital Assets, LLC/Mamma Mia Pizzeria - Sale of Alcoholic Beverages (2COP): Beer and Wine Only; On-Premises Consumption, in Conjunction with the Operation of a Restaurant in a C-2 General Commercial District - West Central Pasco County - On the West Side of Regency Park Boulevard, Approximately 700 Feet North of Ridge Road - Section 27, Township 25 South, Range 16 East - Containing a 1,680 Square Foot Restaurant - No Funding Required
Memorandum PDD18-CU05
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- P6 CONDITIONAL USE (CONSENT) - Kenneth M. Henke - Metal Recycling Facility in a C-2 General Commercial District - Northwest Pasco County - On the West Side of U.S. Highway 19, Approximately 450 Feet South of Houston Avenue - Section 13, Township 24 South, Range 16 East - Containing 3 Acres M.O.L. - No Funding Required
Memorandum PDD18-CU09
Recommendation: Approval with conditions

Approved Staff's recommendation with noted revisions to Conditions 4 and 6.

- P7 ZONING AMENDMENT (CONSENT) - Behnke Land Trust Number One and Southern Landscape Materials, Inc. - Change in an A-C Agricultural District to a C-2 General Commercial District - South Central Pasco County - On the North Side of S.R. 54, Approximately One-Quarter Mile West of Lakepointe Parkway - Section 26, Township 26 South, Range 17 East - Containing 9.9

Acres M.O.L. - No Funding Required
Memorandum PDD18-7286
Recommendation: Approve

Approved Staff's recommendation.

P8 ZONING AMENDMENT (REGULAR) - Richard and Rebecca Murphy -
Change in Zoning from an R-2 Low Density Residential District to an E-R
Estate-Residential District - Northwest Pasco County - On the East Side of
Owen Drive, Approximately 2,000 Feet North of Aripeka Road - Section 1,
Township 24 South, Range 16 East - Containing 5.0 Acres M.O.L. - No
Funding Required
Memorandum PDD18-7270
Recommendation: Approve

Withdrawn.

P9 ZONING AMENDMENT (REGULAR) - Society of St. Vincent de Paul South
Pinellas, Inc. - Change in Zoning from a C-2 General Commercial District to
a MF-1 Multiple-Family Medium Density District - Southwest Pasco County -
On the West Side of Osteen Road, Approximately 650 Feet South of
Massachusetts Avenue - Containing 3.145 Acres M.O.L. - No Funding
Required
Memorandum PDD18-7287
Recommendation: Approve

Denied Staff's recommendation by a roll call vote with Mr. Jim Goodchild voting nay.

Approved to receive and file documents submitted on behalf of Ms. Dorothy Stippert.

ADJOURN

The meeting adjourned at 2:43 p.m.

Prepared by: Shannon Egbert, Records Clerk I, Board Records Division