

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 January 13, 2016 1:30 PM, Dade City



"Bringing Opportunities Home"

Historic Pasco County Courthouse Board Rm, 2nd Fl
37918 Meridian Avenue, Dade City, Florida 33525

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	November 4, 2015 Planning Commission Meeting - Minutes for Approval
Memorandum	PDD16-313
Comm. Dist.	ALL

Recommendation: Approve

- C2** December 2, 2015 Planning Commission Meeting - Minutes for Approval
Memorandum PDD16-379
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: Approval with Conditions
- P2** SPECIAL EXCEPTION (CONSENT) - Mary Leigh Anderson - Kennel in an A-R Agricultural-Residential District - Central Pasco County - On the East Side of Ehren Cutoff (C.R. 583) Approximately 800-Feet North of Bahia Loop - Section 20, Township 25 South, Range 19 East - Containing 3.71 Acres M.O.L.
Memorandum PDD16-7186
Comm. Dist. 2
Recommendation: Approval with conditions
- P3** CONDITIONAL USE (CONSENT) - E List Properties, LLC - Multiple-Family Dwellings in a C-2 General Commercial District - South Central Pasco County - On the East Side of Land O' Lakes Boulevard Approximately 550-Feet North of Stiverson Road - Section 24, Township 26 South, Range 18, East - Containing 1.96 Acres, M.O.L.
Memorandum PDD16-CU05
Comm. Dist. 2
Recommendation: Approval with conditions
- P4** CONDITIONAL USE (CONSENT) - Andrea and Josephine Mannino/Amici Pizza and Deli - 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 - South Central Pasco County - At the Southeast Corner of the Intersection of Wesley Chapel Boulevard and Magnolia Boulevard - Section 14, Township 26 South, Range 19 East - Containing a 3,000-Square-Foot Restaurant
Memorandum PDD16-CU07
Comm. Dist. 2
Recommendation: Approval with conditions
- P5** CONDITIONAL USE (CONSENT) - Tampa Premium Outlets, LLC/B.J.'s

Restaurant and Brewhouse - Sale of Alcoholic Beverages (4COP-SRX): Beer, Wine, and Liquor; On-Premises Consumption, in Conjunction with the Operation of a Restaurant in a MPUD Master Planned Unit Development District - South Central Pasco County - At the Southeast Corner of the Intersection of S.R. 56 and Grand Cypress Drive - Section 27, Township 26 South, Range 19 East - Containing a 7,500-Square-Foot Restaurant

Memorandum PDD16-CU08

Comm. Dist. 3

Recommendation: Approval with conditions

- P6** CONDITIONAL USE (CONSENT) - Ossa, Inc./Rebel Dog Brewing Co. - Sale of Alcoholic Beverages (CMBP) and (1COP): Beer Only; On-Premises Consumption, in Conjunction with the Operation of a Brewery and Pub in a C-2 General Commercial District - West Central Pasco County - On the South Side of Ridge Road Approximately 250-Foot East of Regency Park Boulevard - Section 27, Township 25 South, Range 16 East - Containing a 1,250-Square-Foot Brewery and Pub

Memorandum PDD16-CU09

Comm. Dist. 4

Recommendation: Approval with conditions

- P7** CONDITIONAL USE (CONSENT) - Interior Elegance, Inc./In the Loop Brewing - Sale of Alcoholic Beverages (CMBP) and (2COP): Beer and Wine Only; On-Premises Consumption, in Conjunction with the Operation of a Brewery, a Tap and Tasting Room, and an Outdoor Beer Garden in a C-2 General Commercial District - South Central Pasco County - On the East Side of Land O'Lakes Boulevard Approximately 600-Foot South of Swans Landing Drive - Section 24, Township 26 South, Range 18 East - Consisting of 10,204-Square-Feet

Memorandum PDD16-CU10

Comm. Dist. 2

Recommendation: Approval with conditions

- P8** CONDITIONAL USE (CONSENT) - Ramco-Gershenson Properties, LP/Imperial Buffet - 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 - South Central Pasco County - On the North Side of S.R. 54, Approximately 2,000-Foot East of Land O' Lakes Boulevard - Section 25, Township 26 South, Range 18 East - Containing 7,500-Square-Feet

Memorandum PDD16-CU11

Comm. Dist. 2

Recommendation: Approval with conditions

- P9** ZONING AMENDMENT (CONSENT) - Brothers Investments, Inc. - Change in Zoning from an R-2 Low Density Residential District and R-3 Medium Density Residential District to a C-3 Commercial/Light Manufacturing District - South Central Pasco County - On the east side of Land O' Lakes Boulevard approximately 300-feet north of Stiverson Road - Section 24, Township 26 South, Range 18 East - Containing 3.6 Acres, M.O.L.

Memorandum PDD16-7181

Comm. Dist. 2
Recommendation: Approve

- P10** ZONING AMENDMENT (CONSENT) - E List Properties, LLC - Change in Zoning from an R-2 Low Density Residential District and R-3 Medium Density Residential District to a C-2 General Commercial District - South Central Pasco County - On the East Side of Land O' Lakes Boulevard Approximately 550-Feet North of Stiverson Road - Section 24, Township 26 South, Range 18, East - Containing 1.96 Acres, M.O.L.

Memorandum PDD16-7182

Comm. Dist. 2

Recommendation: Approve

- P11** ZONING AMENDMENT (CONSENT) - John D. Jones - Change in Zoning from a C-2 General Commercial District to a C-3 Commercial/Light Manufacturing District - West Central Pasco County - On the West Side of Land O' Lakes Boulevard Approximately 1,100-Feet North of Gator Lane - Section 35, Township 25 South, Range 18 East - Containing 2.15 Acres, M.O.L.

Memorandum PDD16-7184

Comm. Dist. 2

Recommendation: Approve

- P12** ZONING AMENDMENT (CONSENT) - Andrea and Josephine Mannino/Amici Pizza and Deli - Change in Zoning from a PO-1 Professional Office District to a C-2 General Commercial District - South Central Pasco County - At the Southeast Corner of the Intersection of Wesley Chapel Boulevard and Magnolia Boulevard - Section 14, Township 26 South, Range 19, East - Consisting of 0.72 Acres, M.O.L.

Memorandum PDD16-7185

Comm. Dist. 2

Recommendation: Approve

ADJOURN