

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

January 13, 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

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

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 1:34 p.m.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

All Members were present with the exception of Mr. Allen Sigmon and Mr. Christopher Chittum.

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

None.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

- C1 November 4, 2015 Planning Commission Meeting - Minutes for Approval
Memorandum PDD16-313
Recommendation: Approve

Minutes approved.

- C2 December 2, 2015 Planning Commission Meeting - Minutes for Approval
Memorandum PDD16-379
Recommendation: Approve

Minutes approved.

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
Recommendation: Approval with Conditions

Continued to February 10, 2016.

- 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

Recommendation: Approval with conditions

Approved Staff's Recommendation.

- 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
Recommendation: Approval with conditions

Approved Staff's Recommendation to include replacing Findings of Fact #11 with the standard language used for Conditional Uses.

- 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
Recommendation: Approval with conditions

Approved as part of the Consent Agenda.

- 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
Recommendation: Approval with conditions

Approved as part of the Consent Agenda.

- 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-Feet 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

Recommendation: Approval with conditions

Approved as part of the Consent Agenda.

- 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-Feet South of Swans Landing Drive - Section 24, Township 26 South, Range 18 East - Consisting of 10,204-Square-Feet
Memorandum PDD16-CU10
Recommendation: Approval with conditions

Approved Staff's Recommendation to include the amended Conditions of Approval as presented by Staff.

- 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-Feet East of Land O' Lakes Boulevard - Section 25, Township 26 South, Range 18 East - Containing 7,500-Square-Feet
Memorandum PDD16-CU11
Recommendation: Approval with conditions

Approved as part of the Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Consent Agenda.

- 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
Recommendation: Approve

Approved Staff's Recommendation.

- 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
Recommendation: Approve

Approved Staff's Recommendation.

- 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
Recommendation: Approve

Approved as part of the Consent Agenda.

ADJOURN

Adjourned at 2:29 p.m.

Prepared by: Tammy Glisson, Records Clerk