

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

April 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

**West Pasco Government Center, Board Room 1st Floor
8713 Citizens Drive, Suite 230, New Port Richey, Florida 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 1:30 p.m.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

All members were present with the exception of Mr. Kevin Ryman and Mr. Peter Hanzel.

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

None.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

- C1 March 9, 2016 Planning Commission Meeting - Minutes for Approval
Memorandum PDD16-910
Recommendation: Approve

Approved.

PUBLIC HEARINGS

PUBLIC HEARING AT 1:30 P.M.

Approved Consent Agenda items P3 and P4.

- P1 ZONING AMENDMENT (CONTINUANCE) - Charles Flood and George
Bernett - Change in Zoning from an R-MH Mobile-Home District to a C-1
Neighborhood Commercial District - Northwest Pasco County - On the
South Side of Puffin Lane Approximately 300 Feet West of U.S. 19 - Section
33, Township 24 South, Range 16 East - Containing 0.29 Acre, M.O.L.
Memorandum PDD16-7192
Recommendation: Continuance Requested

Continued to May 11, 2016.

- P2 SPECIAL EXCEPTION (CONTINUANCE) - Charles Flood and George
Bernett – Marine Canvas Repair and Manufacturing Facility in a C-1
Neighborhood District – Northwest Pasco County - On the South Side of
Puffin Lane Approximately 300 Feet West of U.S. 19 – Section 33,
Township 24 South, Range 16 East – Containing 0.29 Acre, M.O.L.
Memorandum PDD16-7193
Recommendation: Continuance Requested

Continued to May 11, 2016.

- P3 CONDITIONAL USE REQUEST (Consent) - First Assembly of God of Zephyrhills, Inc./Verizon Wireless - 150 Foot Above-Ground Level Wireless Facility in An A-R Agricultural Residential District - On the East Side of Ryals Road, Approximately 300 Feet South of SR 54 - Section 16, Township 26 South, Range 21 East - No Funding Required
Memorandum PDD16-CU14
Recommendation: Approval with conditions

Approved as part of the Consent Agenda.

- P4 CONDITIONAL USE (CONSENT) - Tampa Premium Outlets, LLC/Longhorn Steakhouse - 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 - On the South Side of S.R. 56 Approximately 1,000 Feet East of Grand Cypress Drive Extending Southerly to Creek Grass Way - Section 27, Township 26 South, Range 18, East - Consisting of a 5,734 Square-Foot Restaurant
Memorandum PDD16-CU16
Recommendation: Approval with conditions

Approved as part of the Consent Agenda.

- P5 ZONING AMENDMENT (CONSENT) - Youth and Family Alternatives, Inc. - Change in Zoning from an A-R Agricultural-Residential District and a MF-2 Multiple Family High Density District to a MF-2 Multiple Family High Density District - Southwest Pasco County - On the North Side of Plathe Road Approximately 300 Feet East of Rowan Road - Section 10, Township 26 South, Range 16 East - Containing 4.62 Acres, M.O.L.
Memorandum PDD16-7196
Recommendation: Approve

Pulled for discussion.

Approved.

- P6 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

Agenda items P6 and P7 were heard together.

Continued to June 8, 2016.

P7 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

Agenda items P6 and P7 were heard together.

Continued to June 8, 2016.

ADJOURN

Adjourned at 3:01 p.m.

Prepared By: Tammy Glisson, Records Clerk I