

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 May 11, 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	April 13, 2016 Planning Commission Meeting - Minutes for Approval
Memorandum	PDD16-1038
Comm. Dist.	ALL

Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARING AT 1:30 P.M.

- 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
Comm. Dist. 5
Recommendation: Continuance Requested
- 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
Comm. Dist. 5
Recommendation: Continuance Requested
- P3** CONDITIONAL USE (CONSENT) - Afra Investment, Inc./Rice N Beans - 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 Southwest Corner of the Intersection of S.R. 54 and Foggy Ridge Parkway - Section 33, Township 26 South, Range 19 East - Containing a 1,000-Square-Foot Restaurant.
Memorandum PDD16-CU19
Comm. Dist. 3
Recommendation: Approval with conditions
- P4** 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 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 Proposed 2,334 Square-Foot Restaurant.
Memorandum PDD16-CU20
Comm. Dist. 3
Recommendation: Approval with conditions
- P5** CONDITIONAL USE (CONSENT) - NNP Bexley, Ltd./Bexley Amenity Center - Sale of Alcoholic Beverages (2COP): Beer and Wine Only, On-Premises Consumption in Conjunction with the Operation of an Amenity Center in a MPUD Master Planned Unit Development District - Southwest Pasco County - On the

South Side of Vibrant Way West of Bexley Village Drive - Section 19, Township 26 South, Range 18, East - Containing 1.3 Acres, M.O.L.

Memorandum PDD16-CU21

Comm. Dist. 4

Recommendation: Approval with conditions

- P6** ZONING AMENDMENT (CONSENT) - Leonard Gerage Trust - Change in Zoning from a MPUD Master Planned Unit Development District to an A-R Agricultural-Residential District - South Central Pasco County - On the East Side of Fletch Road Approximately 800 Feet North of Silver Bay Place - Section 1, Township 26 South, Range 18 East - Containing 7.59 Acres, M.O.L.

Memorandum PDD16-7201

Comm. Dist. 2

Recommendation: Approve

- P7** ZONING AMENDMENT (CONSENT) - Sienna Village II, LLC – Change in Zoning from an R-1MH Single-Family/Mobile Home District to a PO-1 Professional Office District - South Central Pasco County - At the Southwest Corner of the Intersection of S.R. 54 and Sofia Drive - Section 26, Township 26 South, Range 18 East - Containing 9.9 acres, M.O.L.

Memorandum PDD16-7202

Comm. Dist. 3

Recommendation: Approve

- P8** ZONING AMENDMENT (CONSENT) - Aruba Express, Inc. - Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District - West Central Pasco County - On the Northwest Corner of the Intersection of S.R. 52 and Choctaw Trail - Section 5, Township 25 South, Range 17 East - Containing 1.59 Acres, M.O.L.

Memorandum PDD16-7203

Comm. Dist. 5

Recommendation: Approve

ADJOURN