

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

May 11, 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 1:29 p.m.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

Planning Commission members Mr. John Motley, Mr. Christopher Chittum, and School Board Representative, Mr. Richard Tonello were absent.

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

None.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 April 13, 2016 Planning Commission Meeting - Minutes for Approval
Memorandum PDD16-1038
Recommendation: Approve

Approved April 13, 2016 minutes.

PUBLIC HEARINGS

PUBLIC HEARING AT 1:30 P.M.

Approved Rezoning Consent Agenda to include Agenda Items P3, P5, P6, P7, and P8.

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

Approved to Continue to June 8, 2016, 1:30 p.m., New Port Richey.

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

Approved to Continue to June 8, 2016, 1:30 p.m., New Port Richey.

- 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
Recommendation: Approval with conditions

Approved as part of the Rezoning Consent Agenda.

- 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
Recommendation: Approval with conditions

Pulled from Consent Agenda. Approved Staff's Recommendation.

- 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
Recommendation: Approval with conditions

Approved as part of the Rezoning Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Rezoning Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Rezoning Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Rezoning Consent Agenda.

ADJOURN

Adjourned at 1:49 p.m.

Prepared By: Sandra Bader, Records Clerk II