

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. Jim Goodchild, 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 August 16, 2017 1:30 PM, New Port Richey



"Bringing Opportunities Home"

West Pasco Government Center, Board Room 1st Floor
8731 Citizens Drive, New Port Richey, Florida 34654

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, Human Resources 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 June 7, 2017 Planning Commission Meeting - Minutes for Approval
 Memorandum PDD17-1857

Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARING AT 1:30 P.M.

- P1** **CONDITIONAL USE (CONSENT)** - Pasco County Facilities Management Department/Pasco Sheriff's Office - Outdoor Firing Range in an A-R Agricultural-Residential District - Northwest Pasco County - On the West Side of Softwind Lane, Approximately One-Half Mile North of Hudson Avenue - Section 25, Township 24 South, Range 17 East - Containing 9.9 Acres, M.O.L.
Memorandum PDD17-CU29
Comm. Dist. 5
Recommendation: Approval with conditions
- P2** **CONDITIONAL USE (CONSENT)** - WKH Development, LLC - Amend Conditions of Previous Conditional Use No. CU17-19, for an Auto Auction House in an I-1 Light Industrial Park District - Northwest Pasco County - On the South Side of Bolton Avenue, Approximately 150 Feet East of Omaha Street - Section 23, Township 24 South, Range 16 East - Containing 19.4 Acres, M.O.L.
Memorandum PDD17-CU30
Comm. Dist. 5
Recommendation: Approval with conditions
- P3** **CONDITIONAL USE (CONSENT)** - Ash Trust - Multiple-Family Dwellings in a C-2 General Commercial District - South Central Pasco County - At the Southeast Corner of the Intersection of Land O' Lakes Boulevard and McKaig Lane - Section 25, Township 26 South, Range 18 East - Consisting of 0.95 Acre, M.O.L.
Memorandum PDD17-CU31
Comm. Dist. 2
Recommendation: Approval with conditions
- P4** **CONDITIONAL USE (CONSENT)** - FC Wiregrass SPE, LLC/Goodforest LLC/Wok Chi - 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 East Side of Paseo Drive, Approximately 300 Feet North of Willet Way - Section 30, Township 26 South, Range 20 East - Containing a 2,242-Square-Foot Restaurant
Memorandum PDD17-CU32
Comm. Dist. 2
Recommendation: Approval with conditions
- P5** **CONDITIONAL USE (CONSENT)** - Bohn Group LLC/Brick City Eatery - 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 Pointe Village Drive, Approximately 475 Feet West of Northpoint Parkway - Section 30,

Township 26 South, Range 18 East - Containing a 2,503-Square-Foot Restaurant

Memorandum PDD17-CU33

Comm. Dist. 3

Recommendation: Approval with conditions

- P6** ZONING AMENDMENT (CONSENT) - James and Heather Fitzpatrick - Change in Zoning from an E-R Estate-Residential District to a PO-2 Professional Office District - Northwest Pasco County - On the South Side of County Line Road, Approximately 550 Feet West of Autumn Lake Boulevard - Section 3, Township 24 South, Range 17 East - Containing 2.45 Acres M.O.L.
Memorandum PDD17-7244
Comm. Dist. 5
Recommendation: Approve
- P7** ZONING AMENDMENT (CONSENT) - Roopani Development Corporation - Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District - South Central Pasco County - On the South Side of S.R. 54, Approximately 450 Feet East of Curley Road - Section 9, Township 26 South, Range 20 East - Containing 3.86 Acres, M.O.L.
Memorandum PDD17-7258
Comm. Dist. 2
Recommendation: Approve
- P8** ZONING AMENDMENT (CONSENT) - Levy and Gloria Roberts - Change in Zoning from an R-1MH Single-Family/Mobile Home District to a C-2 General Commercial District - Central Pasco County - On the East Side of Pasco Road, Approximately 250 Feet North of S.R. 52 - Section 9, Township 25 South, Range 20 East - Containing 0.8 Acre, M.O.L.
Memorandum PDD17-7259
Comm. Dist. 1
Recommendation: Approve
- P9** ZONING AMENDMENT (CONSENT) - Pasco County Facilities Management Department/Pasco Sheriff's Office - Change in Zoning from an MPUD Master Planned Unit Development District to an A-R Agricultural-Residential District - Northwest Pasco County - On the West Side of Softwind Lane, Approximately One-Half Mile North of Hudson Avenue - Section 25, Township 24 South, Range 17 East - Containing 9.9 Acres, M.O.L.
Memorandum PDD17-7264
Comm. Dist. 5
Recommendation: Approve
- P10** ZONING AMENDMENT (CONSENT) - Francesca Lisa Hankins - Change in Zoning from an A-R Agricultural-Residential District with conditions to an A-R Agricultural-Residential District - North Central Pasco County - At the East End of a Private Ingress/Egress Easement, Approximately 675 Feet East of Sherrod Croft Lane and Approximately 1,300 Feet South of St. Joe Road - Section 28, Township 24, Range 20 East - Containing 10 Acres, M.O.L.

Memorandum PDD17-7265
Comm. Dist. 1
Recommendation: Approve

- P11** ZONING AMENDMENT (CONSENT) - James L. and Marion O. Rich - Change in Zoning from an R-2 Low Density Residential District to an A-R Agricultural-Residential District - East Central Pasco County - On the South Side of Roberts Road, Approximately One-Quarter Mile East of Smith Road - Section 4, Township 25 South, Range 21 East - Containing 5 Acres, M.O.L.

Memorandum PDD17-7266
Comm. Dist. 1
Recommendation: Approve

- P12** ZONING AMENDMENT (CONSENT) - George M. and Cassandra L. Wall - Change in Zoning from an A-C Agricultural District to an R-1 Rural Density Residential District - On the North Side Bexley Road, Approximately One-Quarter Mile East of Lake Irene Drive - Southwest Pasco County - Section 3, Township 26 South, Range 18 East - Containing 3.17 Acres M.O.L.

Memorandum PDD17-7267
Comm. Dist. 2,
Recommendation: Approve

- P13** ZONING AMENDMENT (CONSENT) - Ash Trust - Change in Zoning from a C-2 General Commercial District and an R-MH Mobile Home District to a C-2 General Commercial District - South Central Pasco County - At the Southeast Corner of the Intersection of Land O' Lakes Boulevard and McKaig Lane - Section 25, Township 26 South, Range 18 East - Consisting of 0.95 Acre, M.O.L.

Memorandum PDD17-7268
Comm. Dist. 2
Recommendation: Approve

- P14** CONDITIONAL USE (REGULAR) - Java Business Group LLC/Mamma Mia Pizzeria - Sale of Alcoholic Beverages (2COP): Beer and Wine Only, On-Premises Consumption in Conjunction with the Operation of a Restaurant with Outside Seating and Service of Alcoholic Beverages on a Patio, in a C-2 General Commercial District - Northwest Pasco County - On the South Side of Hudson Avenue, Approximately 350 Feet East of Hicks Road - Section 31, Township 24 South, Range 17 East - Containing a 5,862 Square-Foot Restaurant and Retail Area with a 950 Square-Foot Patio, for a Total of 6,812 Square Feet

Memorandum PDD17-CU28
Comm. Dist. 5,
Recommendation: Approval with conditions

- P15** SPECIAL EXCEPTION (REGULAR) - Ryan A. and Elizabeth J. Pryor - Private School in an A-R Agricultural-Residential District - Central Pasco County - Approximately 320 Feet South of the Intersection of Hadlock Drive and Elkmont Lane - Section 29, Township 25 South, Range 20 East - Containing 5.0 Acres, M.O.L.

Memorandum PDD17-7249

Comm. Dist. 1,
Recommendation: Approval with conditions

ADJOURN