

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

August 16, 2017

**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
8731 Citizens Drive, New Port Richey, Florida 34654**

Planning Commission:

Charles Grey, Chairman, District 5
Calvin Branche, Vice Chairman, District 5
Art Woodworth Jr., District 1
Kevin Ryman, District 1
Dennis Smith, District 2
Peter Hanzel, District 2
John Motley, District 3
Jim Goodchild, District 3
Jaimie Girardi, District 4
Christopher Chittum, District 4

School Board Representative:

Richard Tonello

Staff:

David Goldstein, Chief Assistant County Attorney
Kristen M. Hughes, Planning and Development Administrator
Michael LaSala, AICP, Planner I, Planning and Development Department

CALL TO ORDER

Called to order at 1:38 p.m.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

All members were present.

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

Mr. Joe Mason spoke regarding P1 and P9.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 June 7, 2017 Planning Commission Meeting - Minutes for Approval
Memorandum PDD17-1857
Recommendation: Approve

Approved.

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
Recommendation: Approval with conditions

***Approved Staff's recommendation with revisions to conditions 3,4,7, and 8, and the
elimination of condition 10.***

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
Recommendation: Approval with conditions

Approved Staff's recommendation as part of the Consent Agenda.

- 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
Recommendation: Approval with conditions

Approved Staff's recommendation as part of the Consent Agenda.

- 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
Recommendation: Approval with conditions

Approved Staff's recommendation as part of the Consent Agenda.

- 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
Recommendation: Approval with conditions

Approved Staff's recommendation as part of the Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Consent Agenda.

- 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
Recommendation: Approve

Approved Staff's recommendation.

- 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
Recommendation: Approve

Approved Staff's recommendation.

- 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
Recommendation: Approve

Approved as part of the Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Consent Agenda.

- P14 CONDITIONAL USE (CONSENT) - 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
Recommendation: Approval with conditions

Approved Staff's recommendation with revision to condition 2.

- 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
Recommendation: Approval with conditions

Approved to receive and file photographs submitted by Mr. Dave Smolker and Ms. Cyndi Tarapani.

Denied Staff's recommendation of approval with Mr. Jim Goodchild and Mr. John Motley voting nay.

ADJOURN

Meeting was adjourned at 4:26 p.m.

Prepared by: Jessica L Floyd, Records Clerk I, Board Records Division