

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

October 11, 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

The meeting was called to order at 1:31 p.m.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

All members were present except Chairman Grey.

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

There were none.

Discussion followed regarding deed restrictions; re-zonings; and business permits.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

- C1 July 12, 2017 Planning Commission Meeting - Minutes for Approval
Memorandum PDD18-007
Recommendation: Approve

Approved the July 12, 2017 Planning Commission Minutes.

PUBLIC HEARINGS

PUBLIC HEARING AT 1:30 P.M.

- P1 SPECIAL EXCEPTION (CONSENT) - Megan Prager - Boarding Kennel in
an A-R Agricultural-Residential District - Southeast Pasco County - At the
Northeast Intersection of Ashmore Road and Chancey Road - Section 20,
Township 26 South, Range 21 East - Containing 2.89 Acres, M.O.L.
Memorandum PDD18-7282
Recommendation: Approval with conditions

*Approved as part of the Public Consent Agenda and to change Condition 1 to read
"regardless of age or breed".*

- P2 CONDITIONAL USE (CONSENT) - Touch Blue SR54 Oakgrove LLC/Little
Italy's Family Restaurant - 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 - Section 33, Township 26 South, Range 19 East - Containing a 1,380-Square-Foot Restaurant
Memorandum PDD18-CU01
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- P3 CONDITIONAL USE (CONSENT) - Petes Towing and Recovery LLC - Automotive Towing Service and Connected Storage of Vehicles - Southwest Pasco County - On the East Side of US Highway 19, Approximately 400 Feet North of Darlington Road - Section 30, Township 26 South, Range 16, East - Containing 0.5 Acre, M.O.L.
Memorandum PDD18-CU02
Recommendation: Approval with conditions

Approved to include an additional Condition which read, "vehicles delivered to or from the site are restricted to only occur during the hours between 7:00 a.m. and 9:00 p.m."

- P4 CONDITIONAL USE (CONSENT) - Embassy Realty, Inc./Westshore Pizza - 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 - On the South Side of S.R. 54, Approximately 250 Feet West of Foggy Ridge Parkway - Section 33, Township 26, South, Range 19 East - Containing a 1,600 Square-Foot Restaurant
Memorandum PDD18-CU25
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- P5 ZONING AMENDMENT (CONTINUANCE) - Richard and Rebecca Murphy - Change in Zoning from an R-2 Low Density Residential District to an E-R Estate-Residential District - Northwest Pasco County - On the East Side of Owen Drive, Approximately 2,000 Feet North of Aripeka Road - Section 1, Township 24 South, Range 16 East - Containing 5.0 Acres, M.O.L.
Memorandum PDD18-7270
Recommendation: Continue to the January 23, 2018 BCC Meeting at 1:30 p.m. in New Port Richey

Continued to December 13, 2017 at 1:30 p.m. in New Port Richey.

Approved to receive and file documents from Ms. Mary Anne Edmonds.

- P6 ZONING AMENDMENT (CONSENT) - Carefree Shadowwood, LLC - Change in Zoning from an R-MH Mobile Home District and a MPUD Master Planned Unit Development District to an R-MH Mobile Home District - Northwest Pasco County - On the South Side of New York Avenue at the Intersection with Shadowwood Boulevard - Section 26, Township 24 South,

Range 16, East - Containing 33.3 Acres, M.O.L.
Memorandum PDD18-7275
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

- P7 ZONING AMENDMENT (CONSENT) - 1995 Loyal Mont, LLC - Change in Zoning from a PUD Planned Unit Development District to an AR-5 Agricultural-Residential District - Central Pasco County - On the East Side of Ehren Cemetery Road, Approximately 350 feet South of Liberty Lane - Section 32, Township 25 South, Range 19 East - Containing 8.96 Acres, M.O.L.
Memorandum PDD18-7279
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

- P8 Zoning Amendment (Consent) - Karl F. and Brenda P. Tupper - Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District - On the West Side of Old Gunn Highway, Approximately 150 Feet North of Blissfield Road - South Central Pasco County - Section 27, Township 26 South, Range 17 East - Containing 0.37 Acres, M.O.L. - No Funding Required
Memorandum PDD18-7280
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

- P9 ZONING AMENDMENT (CONSENT) - Deborah Lincoln - Change in Zoning from an R-3 Medium Density Residential District to an R-1MH Single-Family/Mobile Home District - On the North Side of Tilly Lane, Approximately 200 feet East of Lamar Road - Southeast Pasco County - Section 15, Township 26 South, Range 21 East - Containing 1.5 Acres, M.O.L.
Memorandum PDD18-7281
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

ADJOURN

The meeting adjourned at 2:30 p.m.

Prepared by: Shannon Egbert, Records Clerk I, Board Records Division