

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
Ernest D. Monaco, Acting Planning and Development Administrator
Denise Hernandez, Zoning Administrator/Special Projects Manager

Pasco County Planning Commission Agenda June 06, 2018 1:30 PM, New Port Richey



"Bringing Opportunities Home"

West Pasco Government Center, Board Room, 1st Fl
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, Internal Services Building, 7536 State Street, 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 9, 2018 Planning Commission Meeting - Minutes for Approval
Memorandum PDD18-938

Comm. Dist. ALL
Recommendation: Approve

- C2** May 9, 2018 Planning Commission Meeting - Minutes for Approval
Memorandum PDD18-970
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARING AT 1:30 P.M.

- P1** ZONING AMENDMENT (CONSENT) – Lake Como Co-Op, Inc. – Change in Zoning from a R-MH Mobile Home District to an A-R Agricultural-Residential District – South Central Pasco County – On the South Side of Leonard Road Approximately 600 Feet West of Cot Road – Section 35, Township 26 South, Range 18 East – Containing Approximately 11.7 Acres
Memorandum PDD18-7325
Comm. Dist. 5
Recommendation: Approve
- P2** SPECIAL EXCEPTION (CONSENT) – Lake Como Co-Op, Inc. – Change in Zoning from a R-MH Mobile Home District to an A-R Agricultural-Residential District – South Central Pasco County – On the South Side of Leonard Road Approximately 600 Feet West of Cot Road – Section 35, Township 26 South, Range 18 East – Containing Approximately 11.7 Acres
Memorandum PDD18-7326
Comm. Dist. 3
Recommendation: Approval with conditions
- P3** CONDITIONAL USE (REGULAR) - Pasco County Facilities Management Department/Coalition for the Homeless of Pasco County, Inc. - Residential Treatment and Care Facility in an A-R Agricultural-Residential District and a MF-2 Multiple-Family High Density District - West Central Pasco County - On the North Side of Youth Lane, Approximately 650 Feet West of Little Road - Section 26, Township 25 South, Range 16 East - Containing 3.55 Acres M.O.L.
Memorandum PDD18-CU03
Comm. Dist. 4,
Recommendation: Approval with Conditions
- P4** Zoning Amendment (CONSENT) – NJA PROPERTIES, LLC – Change In Zoning From C-2 General Commercial District to C-3 Commercial Light Manufacturing District – Northeast Pasco County - On the west side of US 301 opposite Cummer Road extending Northerly to Comfort Street – Section 26, Township 23 South, Range 21 East – Containing Approximately 4.8 acres
Memorandum PDD18-7321
Comm. Dist. 1
Recommendation: Approve

- P5** Zoning Amendment (Consent) – William M. Stang, et. al – Change In Zoning From A-C Agricultural to R-1 Residential District – South Central Pasco County- At the Northeast Corner of the intersection of Phillips Road and Bluefield Road – Section 36, Township 26 South, Range 17 East- Containing Approximately 4.78 Acres
Memorandum PDD18-7322
Comm. Dist. 3
Recommendation: Approve
- P6** ZONING AMENDMENT (WITHDRAWAL) - Berton Raden Thomas Et Al -Change in Zoning from R-4 High Density Residential to MF-1 Multiple Family Medium Density District - West Central Pasco County - On the East Side of First Isle Approximately 1,100 Feet South of Beach Boulevard - Section 04, Township 25 South, Range 16 East - Containing Approximately 2.16 Acres
Memorandum PDD18-7327
Comm. Dist. 5
Recommendation: Withdraw
- P7** Conditional Use Request – Mermaid Lounge Hudson, Inc. – Expand Existing 1,765 Square Foot Indoor Bar To Add a 965 Square Foot Outdoor Seating Area And a 2,176 Square Foot Outdoor Activity Area in a C-2 Commercial District– Section 08, Township 25 South, Range 17 East
Memorandum PDD18-CU24
Comm. Dist. 5
Recommendation: Approval with conditions
- P8** Conditional Use Request (CONSENT) – Paul & Michelle Enterprises, LLC/Blue Lagoon Lounge - Sale of Alcoholic Beverages (4COP): Beer, Wine, and Liquor, 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 – Southeast Corner of the Intersection of Corporate Center Drive and S.R. 54 – Section 29, Township 26 South, Range 17 East
Memorandum PDD18-CU28
Comm. Dist. 3
Recommendation: Approval with conditions
- P9** ZONING AMENDMENT (CONSENT) - Dennis Detrie and Jihad Sabbagh - Change in Zoning from an C-1 Neighborhood Commercial District to an MF-3 Multiple Family High Density District - Southwest Pasco County - On the Northwest Corner of Mitchell Blvd. and the Proposed Pemberton Rd Extension - Section 34, Township 26 South, Range 16 East - Containing Approximately 8.8 Acres
Memorandum PDD18-7323
Comm. Dist. 3
Recommendation: Approve
- P10** ZONING AMENDMENT – (CONSENT) Claribel Paredes – Change in Zoning from an A-R Agriculture-Residential District to an R-1MH Single-Family/Mobile Home District – South Central Pasco County – At the southwest corner of the

intersection of New River Road and Arthur – Section 24, Township 26 South,
Range 20 East – Containing Approximately 1.07 Acres

Memorandum PDD18-7324

Comm. Dist. 2

Recommendation: Approve

- P11** CONDITIONAL USE REQUEST – Danijela Meccia / La Casa Mexicana – Sale of
alcoholic beverages – West Central Pasco County – On the East Side of US Hwy
19 approximately 250 feet south of Commons Blvd – Section 10, Township 25
South, Range 16 East – Containing a 2,300 square foot building.

Memorandum PDD18-CU29

Comm. Dist. 5

Recommendation: Approval with conditions

ADJOURN