

PASCO COUNTY PLANNING COMMISSION  
PUBLIC HEARING

AUGUST 12, 2009

MINUTES

THE MINUTES WERE PREPARED  
IN AGENDA ORDER AS  
PUBLISHED AND NOT IN THE  
ORDER IN WHICH THE ITEMS WERE HEARD

WEST PASCO GOVERNMENT CENTER, BOARD ROOM  
7530 LITTLE ROAD, NEW PORT RICHEY, FL 34654-5598

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Members:

Mr. Charles Grey, Chairman  
Ms. Allison Fogarty  
Mr. Ed Weiss  
Mr. Calvin Branche  
Mr. Art Woodworth - **Absent**  
Ms. Carol Kemp

Mr. Kevin Ryman  
Mr. Dennis Smith - **Absent**  
Mr. Jon Moody  
Mr. Allen Sigmon  
Mr. Richard Tonello

Staff:

Mr. David Goldstein, Chief Assistant County Attorney  
Ms. Debra Zampetti, Zoning/Code Compliance Administrator - **Absent**  
Mr. Lee Millard, Assistant Zoning/Code Compliance Administrator  
Ms. Denise Hernandez, Planner I

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1. **CALL TO ORDER**

Chairman Grey called the meeting to order at 1:30 p.m. He welcomed new Committee members, Ms. Carol Kemp and Mr. Allen Sigmon.

**A. Invocation**

A moment of silence was held in lieu of a prayer.

## **B. Pledge of Allegiance**

Chairman Grey led the Pledge of Allegiance to the Flag.

## **C. New Business**

Chairman Grey explained the procedures that would be followed during the meeting.

Chairman Grey noted there were no minutes for approval.

Ms. Sandra Bader, Deputy Clerk, swore in those who planned to give testimony.

### **a. Rezoning Petitions/Conditional Use Petitions/Special Exception Petitions**

Mr. Lee Millard, Assistant Zoning/Code Compliance Administrator, listed the Consent Agenda items as follows: RZ 6872, CU09-24, SE-6871, and SE-6873. Rezoning Petition RZ-6877 and Conditional Use Petition CU09-25 were pulled from the Consent Agenda.

**MR. WEISS MOVED** approval of the Consent Agenda with exception of the pulled items; **MR. RYMAN SECONDED.**

Chairman Grey called on the motion; the vote was unanimous and the motion carried.

R1 Rezoning Petition – Stfen, Inc  
Memorandum: ZN09-6872  
Recommendation: Approval  
Comm. Dist. 2

The item was approved as part of the Consent Agenda.

R2 Rezoning Petition – Caliente Resorts, LLC/Caliente MPUD Master Planned Unit Development  
Memorandum ZN09-6877  
Recommendation: Approval of DRC Recommendation with Conditions  
Comm. Dist. 2

Mr. Millard explained the request and noted the item was pulled by Mr. Branche. He noted a typographical error on page 16 in the last paragraph after 2.a.(5), the words

“does not constitute a substantial change” would be changed to read “does constitute a substantial change”. Staff recommended approval with conditions.

Mr. Ben Harrill, the applicant’s representative, agreed with Staff’s recommendation and the noted revision by Mr. Millard.

Mr. Branch questioned Finding of Fact 1.b. as it related to land use standards.

Mr. Millard explained that it referred to the standards for development that were generally in the conditions and was revised to accommodate other types of development such as mid-rise units. The standards would be revised for this project only.

Mr. Branch brought up for discussion Finding of Fact 2.1., which related to density.

Ms. Dianne Naeyaert, Planner 1, Zoning/Code Compliance, noted the increase in density was due to acreage that was added to the project.

Mr. Harrill said that because of the increase in acreage and density, Staff considered the request a substantial change to the MPUD Master Planned Unit Development.

Mr. Goldstein noted that conditions number 27 and 28 were missing from the conditions of approval document. He said the same thing happened at the Development Review Committee Meeting. Discussion followed and it was determined that the missing conditions were on the back of the concurrency certificate document. Staff would add the conditions, in the proper order, to the conditions of approval document.

**MR. BRANCHE MOVED** approval of Staff’s recommendation to include the addition of conditions number 27 and 28 to the conditions of approval; **MR. WEISS SECONDED.**

Chairman Grey called on the motion; the vote was unanimous and the motion carried.

R3 Conditional Use Petition – Atkinson Investment Holdings, Inc./Xtreme Adventures  
Memorandum: ZN09-CU24  
Recommendation: Approval with Conditions  
Comm. Dist. 2

The item was approved as part of the Consent Agenda.

R4 Conditional Use Petition – Harbour Village Shopping Center, LLC/EL Charro Taco Restaurant  
Memorandum: ZN09-CU25  
Recommendation: Approval with Conditions  
Comm. Dist. 2

Mr. Millard noted that Staff pulled the petition to request the item be continued to September 8, 2009, 1:30 p.m., Dade City. There were no objections to the continuance.

**MR. BRANCHE MOVED** to continue petition CU09-25 in the name of Harbour Village Shopping Center LLC/EI Charro Taco Restaurant to September 8, 2009; 1:30 pm, Dade City; **MR. WEISS SECONDED.**

Chairman Grey called on the motion; the vote was unanimous and the motion carried.

R5 Special Exception Petition – Hope Youth Ranch, Inc.  
Memorandum: ZN09-6871  
Recommendation: Approval with Conditions  
Comm. Dist. 5

The item was approved as part of the Consent Agenda.

R6 Special Exception Petition – Donald E. Thompson and Betty J. Thompson  
Memorandum: ZN09-6873  
Recommendation: Approval with Conditions  
Comm. Dist. 2

The item was approved as part of the Consent Agenda. There was brief discussion regarding the sale of guns at the gunsmith shop, but the item remained on the Consent Agenda.

## **ADJOURN**

**MR. BRANCHE MOVED** to adjourn; **MS. FOGARTY SECONDED.**

Chairman Grey called on the motion; the vote was unanimous and the motion carried.

The meeting adjourned at 1:48 p.m.

It was noted after the adjournment that the next Planning Commission meeting would be held on Tuesday, September 8, 2009 instead of the normal Wednesday.

PLANNING COMMISSION  
REGULAR MEETING  
AUGUST 12, 2009

(SEAL)

*Office of Paula S. O'Neil, Clerk & Comptroller*

Prepared by: \_\_\_\_\_  
Sandra Bader, Board Clerk  
Board Records Department