

Chairman	Mr. Charles Grey
Vice Chairman	Mr. Calvin Branche
District I	Mr. Art Woodworth Jr., Mr. Kevin Ryman
District II	Mr. Dennis Smith
District III	Ms. Carol Kemp, Mr. Allen Sigmon
District IV	Mr. Jon Moody, Mr. Ed Weiss
District V	Ms. Allison Fogarty
School Board Representative	Mr. Richard Tonello

Pasco County Planning Commission Agenda January 13, 2010 1:30 p.m., Dade City



Historic Pasco County Courthouse, Board Room, 2nd Floor
37918 Meridian Avenue, Dade City, Florida 33525-3894

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 two working days of your receipt of this notice, please contact the Zoning/Code Compliance Division, West Pasco Government Center, 7530 Little Road, New Port Richey, FL 34654; (727) 847-8110 (v) in New Port Richey; (352) 521-4274, Ext. 8110 (v) in Dade City; and via 1-800-955-8771 if you are hearing impaired.

CALL TO ORDER

- A. Invocation
- B. Pledge of Allegiance
- C. New Business
 - a Rezoning Petitions/Conditional Use Petitions/Special Exception Petitions
- D. Minutes

CONSENT

- C1 CONSENT - Zoning Petition-Florida Hospital Zephyrhills, Inc./ Wesley Chapel Medical Center-Conditional Use request for a helipad in a C-1 District
Memorandum ZN10-CU17
Recommendation: Approve
Comm. Dist. 2
- C2 CONSENT - Zoning Petition-Goodforest, LLC/Red Robin Restaurant-Conditional Use request for the sale of alcoholic beverages (4 COP-SRX); beer, wine, and liquor, on-premises consumption in conjunction with the operation of a restaurant in a C-2 District
Memorandum ZN10-CU18
Recommendation: Approve
Comm. Dist. 2
- C3 CONSENT - Zoning Petition-TPMK, Inc./Madison Restaurant-Conditional Use request for the sale of alcoholic beverages (2COP); beer and wine only, on-premises consumption, in conjunction with the operation of a restaurant in a C-2 district.
Memorandum ZN10-CU19
Recommendation: Approve
Comm. Dist. 3
- C4 CONSENT - Zoning Petition-Mehraniporejad Living Trust/Villa Verde Cafe-Conditional Use request for the sale of alcoholic beverages (2 COP); beer and wine only, on-premises consumption, in conjunction with the operation of a cafe with outside seating and service in a C-2 district
Memorandum ZN10-CU20
Recommendation: Approve
Comm. Dist. 2
- C5 CONSENT - Zoning Petition-Commercial South, Inc./Pappas Ranch-Conditional Use request for the sale of alcoholic beverages (4 COP-SRX); beer, wine, and liquor, on-premises consumption, in conjunction with the operation of a restaurant with outside seating and service in a C-3 district.
Memorandum ZN10-CU21
Recommendation: Approve
Comm. Dist. 3
- C6 CONSENT - Zoning Petition-Philip Mazzuco-Special Exception request for a Veterinary Clinic in a C-1 district
Memorandum ZN10-6896A
Recommendation: Approve
Comm. Dist. 2
- C7 Zoning Petition - Special Exception Request-Houghton-Wagman Partnership-Location: On the southeast corner of the intersection of Land O'Lakes Boulevard (U.S. 41) and Lake Floyd Drive; Section 36, Twn 26 S, Rng 18 E
Memorandum ZN10-6897
Recommendation: Approval with conditions
Comm. Dist. 2
- C8 CONSENT - Zoning Petition - Rezoning Request-David Laura-Request for rezoning from C-3 to I-2
Memorandum ZN10-6898
Recommendation: Approve
Comm. Dist. 2
- C9 CONSENT - Zoning Petition-Joshua J. Cooley-Requests rezoning from A-C TO A-R
Memorandum ZN10-6899
Recommendation: Approve
Comm. Dist. 2

C10 ZONING PETITION (Regular)-Pasco Industrial, Inc./Pasco Commerce Center
MPUD-Location: On the East and West Sides of Pasco Road, approximately
1,350 Feet North of S.R. 52; Sections 04, 05, 08, and 09, Twn 25 S, Rng 20 E
Memorandum ZN10-6849
Recommendation: Continuance Requested
Comm. Dist. 1

C11 Zoning - Rezoning Petition-Northwood Centers & MJG Ventures,
Ltd./Northwood MPUD-MPUD Amendment
Memorandum ZN10-6878
Recommendation: Approve
Comm. Dist. 2

**** END OF CONSENT ****

REGULAR

R1 Zoning Petition - Rezoning Request-Paul D. Finora & Grandview Botanicals,
Inc./Main Street at Grandview Village Center-Rezoning request from A-C to
MPUD.
Memorandum ZN10-6895
Recommendation: Approval with conditions
Comm. Dist. 1

R2 Zoning Petition - Rezoning Request-Scioto Bend Townhomes, LLC, & Cody R.
Adams-Request to rezone from PO-2 TO R-1 MH
Memorandum ZN10-6900
Recommendation: Approve
Comm. Dist. 2

R3 Zoning Petition - Rezoning Request-Price Realty, LLC, & Florida Colonial
Groves, Inc./Harvest Hills MPUD-Request to rezone from A-C to MPUD
Memorandum ZN10-6901
Recommendation: Approval with conditions
Comm. Dist. 1

**** END OF REGULAR ****