

Chairman	Mr. Charles Grey
Vice Chairman	Ms. Sandra Lee Werner
District I	Mr. James Childers, Mr. Mike Fields
District II	Mr. Calvin Branche, Mr. Dennis Smith
District III	Mr. Jim Dreher
District IV	Mr. Jon Moody, Mr. Ed Weiss
District V	Ms. Alison Fogarty
School Board Representative	Mr. John Letvin

Pasco County Planning Commission Agenda
June 11, 2008
1:30 p.m., New Port Richey, Fl



West Pasco Government Center, Board Room
7530 Little Road, New Port Richey, FL 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 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 ZONING PETITION -Win-Suncoast, Ltd.-C-1 Neighborhood Commercial to C-2 General Commercial, PC 6/11/08, 1:30 p.m., NPR
Memorandum ZN08-6772
Recommendation: Approval with conditions
Comm. Dist. 2
- C2 Zoning Petition-Shannon L. and Terry L. Pinkston, Jr.-A-C to an A-R, Planning Commission Meeting, 6-11-08, 1:30 p.m., NPR
Memorandum ZN08-6787
Recommendation: Approval with conditions
Comm. Dist. 1
- C3 Zoning Petition-Kevin E Howell, JR., Certified Building Contractor, LLC-From a PO-1 to a PO-2, Planning Commission Meeting, 6-11-08, 1:30 p.m., NPR
Memorandum ZN08-6789
Recommendation: Approval with conditions
Comm. Dist. 2
- C4 Zoning Petition-Joseph D. and Teresa M. Johnson-A-R to an R-1MH, Planning Commission Meeting, 6-11-08, 1:30 p.m., NPR
Memorandum ZN08-6793
Recommendation: Approval with conditions
Comm. Dist. 1
- C5 ZONING PETITION (Regular)-Win-Suncoast, Ltd.-For the Sale of Alcoholic Beverages (2APS) in Conjunction with the Operation of a Convenience Store with Gas Pumps, PC 6/11/08, 1:30 p.m., NPR
Memorandum ZN08-CU15
Recommendation: Approval with conditions
Comm. Dist. 2
- C6 ZONING PETITION -Win-Suncoast, Ltd.-for the Sale of Alcoholic Beverages (4COP-SRX) in Conjunction with the Operation of a Restaurant with Outside Seating and Service on a Patio, PC 6/11/08, 1:30 p.m., NPR
Memorandum ZN08-CU16
Recommendation: Approval with conditions
Comm. Dist. 2
- C7 Zoning Petition-Wilderness Commons Commercial Center, Inc./Beef O' Brady's -For the sale of alcoholic beverages (2COP) in an MPUD. Planning Commission Meeting, 6-11-08, 1:30 p.m., NPR
Memorandum ZN08-CU27
Recommendation: Approval with conditions
Comm. Dist. 2
- C8 Zoning Petition-Betta Management & Development, LLC/Time Race Plaza II- For the sale of alcoholic beverages (2APS) in an MPUD, Planning Commission Meeting, 6-11-08, 1:30 p.m., NPR
Memorandum ZN08-CU28A
Recommendation: Approval with conditions
Comm. Dist. 2
- C9 Zoning Petition-Win-Suncoast, Ltd.-For gasoline sales and a car wash. Planning Commission Meeting, 6/11/08, 1:30 p.m., NPR
Memorandum ZN08-6773
Recommendation: Approval with conditions
Comm. Dist. 2
- C10 Zoning Petition-Betty G. Henley-Fora personal and future breeding kennel in an A-R. Planning Commission Meeting, 6-11-08, 1:30 p.m., NPR
Memorandum ZN08-6790
Recommendation: Approval with conditions
Comm. Dist. 2

- C11 Zoning Petition-Nancy Mae Kipfer and Kay Etta Harris-For a Breeding Kennel in an A-R. Planning Commission Meeting, 6-11-08, 1:30 p.m., NPR
Memorandum ZN08-6791
Recommendation: Approval with conditions
Comm. Dist. 2
- C12 Zoning Petition-Gamma Management & Development, LLC/Time Race Plaza-For the sale of alcoholic beverages (2APS) in an MPUD, Planning Commission Meeting, 6-11-08, 1:30 p.m., NPR
Memorandum ZN08-CU29A
Recommendation: Approval with conditions
Comm. Dist. 2

**** END OF CONSENT ****

REGULAR

- R1 Zoning Petition-Hays Road Land Trust No. 1/Hays Towne Center MPUD-A-C to an MPUD, Planning Commission Meeting, 6-11-08, 1:30 p.m., NPR
Memorandum ZN08-6786
Recommendation: Approval with conditions
Comm. Dist. 2
- R2 Zoning Petition-Oakley Grove Development, LLC/Cobb Theatres-Waiver of the specific limitation of 1,000 ft. for a church and a church school and a conditional use for the sale of alcoholic beverages (4COP). Planning Commission Meeting, 6-11-08, 1:30 p.m., NPR
Memorandum ZN08-CU14
Recommendation: Approval with conditions
Comm. Dist. 1
- R3 Zoning Petition-Gulf Landings Development Corporation-For a residential treatment and care facility in an MF-2. Planning Commission Meeting, 6-11-08, 1:30 p.m., NPR
Memorandum ZN08-CU24
Recommendation: Continuance Requested
Comm. Dist. 5
- R4 Zoning Petition-Alexandra Lake, LLC-For a bed and breakfast and tourist home in an A-C and A-R. Planning Commission Meeting, 6-11-08, 1:30 p.m., NPR
Memorandum ZN08-6792
Recommendation: Continuance Requested
Comm. Dist. 1

**** END OF REGULAR ****