

PASCO COUNTY PLANNING COMMISSION
PUBLIC HEARING

MAY 12, 2010

MINUTES

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

HISTORIC PASCO COUNTY COURTHOUSE, BOARD ROOM 2ND FLOOR
37918 MERIDIAN AVENUE, DADE CITY, FL 33525-3894

Members:

Mr. Charles Grey, Chairman
Ms. Allison Fogarty
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 – **Absent**
Ms. Debra Zampetti, Zoning/Code Compliance Administrator – **Absent**
Mr. Lee Millard, Assistant Zoning/Code Compliance Administrator

1. CALL TO ORDER

Chairman Grey called the meeting to order at 1:30 p.m.

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.

Ms. Katie McCormick, Deputy Clerk, swore in those who planned to give testimony.

Chairman Grey welcomed the newest member to the Planning Commission, Mr. Chris Chittum.

Ms. McCormick called the roll. All members were present except Mr. Woodworth and Mr. Smith.

Ms. Elizabeth Blair, County Attorney's office, arrived to the meeting at 1:36 p.m.

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

Ms. McCormick noted proof of publication.

Mr. Millard read the Consent Agenda into the record and stated Petition 6915 in the name of Bible Teaching Commandment Keeping Mission, and SE6919 in the name of William J. & Maryjean Bozenhardt were being pulled from the Consent Agenda.

MS. FOGARTY MOVED approval of the Consent Agenda with the exception of the noted items; **MR. MOODY SECONDED.**

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

CONSENT

C1 Zoning Petition for Rezoning-Bible Teaching Commandment Keeping Mission-
Request to rezone from C-2 to A-R
Memorandum ZN10-6915
Recommendation: Approve
Comm. Dist. 2

Mr. Millard explained the request and gave the location of the property. The parcel was part of a larger parcel which was already zoned AR. The owner wanted to rezone the smaller parcel in order to use it in conjunction with the farming operation. Staff felt the request was compatible with the established pattern of land use in the area and recommended approval. The item was pulled from the Consent Agenda because of an email from a neighbor, which was distributed to the Commission members.

MR. MOODY MOVED to receive and file the email; **MS. KEMP SECONDED.**

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

Mr. Millard explained that the owner could not store his farming equipment on the property while it was zoned C-2. The storage of the equipment was what prompted the objection from the neighbor.

Mr. Victor Carter, owner of the property, said once it was rezoned he would fence in the equipment, to make it more secure and to improve the appearance.

MR. MOODY MOVED approval of Staff's recommendation; **MS. KEMP SECONDED.**

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

C2 Zoning Petition - Request to Rezone-Karen J. Martin Trust & Paul A. Martin-
Request to rezone from C-1/R-4, to C-1
Memorandum ZN10-6916
Recommendation: Approve
Comm. Dist. 3

The item was approved as part of the Consent Agenda.

C3 Zoning Petition - Request for Rezoning-Esther J. & Jose A. Roldan, Sr.-
Request to rezone from A-4 TO R-1MH
Memorandum ZN10-6917
Recommendation: Approve
Comm. Dist. 1

The item was approved as part of the Consent Agenda.

C4 Zoning Petition - Request to Rezone-54 Pasco, LLC-Request to rezone from
C-1 to C-2
Memorandum ZN10-6918
Recommendation: Approve
Comm. Dist. 2

The item was approved as part of the Consent Agenda.

C5 Zoning Petition - Conditional Use Request-Nature Coast Development, LLC/
Spring Hill Domino and Social Club, Inc.-CU for a social/recreational club in a
C-2 district
Memorandum ZN10-CU26
Recommendation: Approval with conditions
Comm. Dist. 2

The item was approved as part of the Consent Agenda.

- C6 Zoning Petition - Conditional Use Request-Walgreen Co., Store #6412-CU for the sale of alcoholic beverages (2APS); beer and wine only, package sales only, in conjunction with the operation of a retail store and pharmacy in a C-2 District
Memorandum ZN10-CU28
Recommendation: Approval with conditions
Comm. Dist. 1

The item was approved as part of the Consent Agenda.

- C7 Zoning Petition - Conditional Use Request-Walgreen Co., Store #5857-CU for the sale of alcoholic beverages (2APS); beer and wine only, package sales only, in conjunction with the operation of a retail store and pharmacy in a C-1 District
Memorandum ZN10-CU29
Recommendation: Approval with conditions
Comm. Dist. 3

The item was approved as part of the Consent Agenda.

- C8 Zoning Petition - Conditional Use Request-Walgreen Co., Store #11246-CU for the sale of alcoholic beverages (2APS); beer and wine only, package sales only, in conjunction with the operation of a retail store and pharmacy in a C-2 District
Memorandum ZN10-CU30
Recommendation: Approval with conditions
Comm. Dist. 2

The item was approved as part of the Consent Agenda.

- C9 Zoning Petition - Conditional Use Request-Walgreen Co., Store #6752-CU for the sale of alcoholic beverages (2APS); Beer and wine only, package sales only, in conjunction with the operation of a retail store and pharmacy in a MPUD District.
Memorandum ZN10-CU31
Recommendation: Approval with conditions
Comm. Dist. 3

The item was approved as part of the Consent Agenda.

- C10 Zoning Petition - Conditional Use Request-J & W Hudson, LLC/Walgreen Store #4400-CU for the sale of alcoholic beverages (2APS), beer and wine only, package sales only, in conjunction with the operation of a retail store and pharmacy in an MPUD District.
Memorandum ZN10-CU32
Recommendation: Approval with conditions
Comm. Dist. 5

The item was approved as part of the Consent Agenda.

- C11 Zoning Petition - Conditional Use Request-Inland Western New Port Richey Mitchell, LLC/Thai Samurai-CU 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-CU33
Recommendation: Approval with conditions
Comm. Dist. 3

The item was approved as part of the Consent Agenda.

- C12 Zoning Petition - Conditional Use Request-Inland Western New Port Richey Mitchell, LLC/ Zim Zari California Coastal Grill-CU to expand a previously approved Conditional Use for the sale of alcoholic beverages (4COP-SRX); beer, wine, and liquor, on-premises consumption in conjunction with the operation of a restaurant with outside seating and service in a C-2 District
Memorandum ZN10-CU34
Recommendation: Approval with conditions
Comm. Dist. 3

The item was approved as part of the Consent Agenda.

- C13 Zoning Petition - Request for Special Exception-William J. & Maryjean Bozenhardt-SE for a breeding and hobby kennel in an A-C district.
Memorandum ZN10-6919
Recommendation: Approval with conditions
Comm. Dist. 5

Mr. Millard explained the request and gave the location of the property. The owner was cited for too many dogs, although animal services had no objection to the request. Staff pulled the item from the Consent Agenda because the application was for 40 dogs. Animal Control had concerns regarding the number of dogs so Staff changed their recommendation to 18 dogs which was the number of dogs currently on site. This change would be reflected in condition number one; all other conditions remained as

stated. He clarified that puppies under four months were not counted as part of the total animals on site.

Ms. Moody abstained due to a conflict of interest.

Ms. Maryjean Bozenhardt agreed to the conditions.

MR. BRANCHE MOVED approval of Staff's recommendation; **MS. FOGARTY SECONDED.**

Chairman Grey called on the motion; the motion carried with Mr. Moody abstaining.

D. Minutes

Chairman Grey requested a motion for approval of the February 10, 2010 minutes and the March 17, 2010 minutes.

MR. BRANCHE MOVED approval of the February 10, 2010 minutes and the March 17, 2010 minutes; **MS. KEMP SECONDED.**

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

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 1:53 p.m.

PLANNING COMMISSION
REGULAR MEETING
MAY 12, 2010

(SEAL)

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

Prepared by: _____
Katie McCormick, Board Clerk
Board Records Department