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District IV	Mr. Jon Moody, Mr. Ed Weiss
District V	Ms. Allison Fogarty
School Board Representative	Mr. Richard Tonello

Pasco County Planning Commission Agenda December 2, 2009 1:30 p.m., New Port Richey



West Pasco Government Center, Board Room
7530 Little Road, 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 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 Request for Rezoning-Hidden Ridge, LLC, and Hidden Ridge Land Company, LLC -Request to rezone from R-4 to C-2; Section 29, Twn 25 S, Rng 17 E
 Memorandum ZN10-6856
 Recommendation: Approve
 Comm. Dist. 4
- C2 Zoning Petition - Request for Rezoning-Carl F. Penoyer-Requests Rezoning from A-R to R-1MH; Section 22, Twn 26 S, Rng 21 E
 Memorandum ZN10-6891
 Recommendation: Approve
 Comm. Dist. 1
- C3 Zoning Petition - Rezoning Request-CFJ Properties & CWW Enterprises, L.P.- Request to rezone from C-2/I-2, to C-2; Section 08, Twn 25 S, Rng 20 E
 Memorandum ZN10-6892
 Recommendation: Approve
 Comm. Dist. 1
- C4 Zoning Petition - Conditional Use Request-Zephyrhills Mini Storage, Inc.- Requests CU for an indoor/outdoor flea market. Location: On the east side of Allen Road, approximately 1,000 ft. south of S.R. 54; Section 15, Twn 26 S, Rng 21 E
 Memorandum ZN10-CU09
 Recommendation: Approval with conditions
 Comm. Dist. 1
- C5 Zoning Petition for Conditional Use-Toti Property Investments, Inc./Calypso Bay-CU request for sale of alcoholic beverages (2COP-beer and wine only), in conjunction with the operation of a restaurant in a PUD district; Section 33, Twn 26 S, Rng 19 E
 Memorandum ZN10-CU10
 Recommendation: Approval with conditions
 Comm. Dist. 2
- C6 Zoning Petition - Conditional Use Request-Bass Lake Plaza, Inc./Pasco Food Sore-CU for sale of alcoholic beverages (2-APS), in conjunction with the operation of a convenience store in a C-2 district. Location: Section 25, Twn 25 S, Rng 16 E
 Memorandum ZN10-CU14
 Recommendation: Approval with conditions
 Comm. Dist. 4
- C7 Zoning Petition - Conditional Use Request-Egale Creek Property Management, L.C./Stacks Hookah Lounge-CU to sell alcoholic beverages (2COP) on-premises consumption in conjunction with the operation of a hookah lounge in a C-2 district. Section 33, Twn 26 S, Rng 19 E
 Memorandum ZN10-CU15
 Recommendation: Approval with conditions
 Comm. Dist. 2
- C8 Zoning Petition - Conditional Use Request-Longleaf Town Center, Inc./Town Ground Espresso Cafe-CU for sale of alcoholic beverages (2-COP), in conjunction with operation of a cafe with outside seating and service of alcoholic beverages on a sidewalk patio in an MPUD district. Location: Section: 19, Twn 26 S, Rng 17 E
 Memorandum ZN10-CU16
 Recommendation: Approval with conditions
 Comm. Dist. 3
- C9 Zoning Petition - Special Exception Request-Craven D. Cates-SE for a breeding kennel in an A-R district
 Memorandum ZN10-6894
 Recommendation: Approval with conditions
 Comm. Dist. 2

**** END OF CONSENT ****

REGULAR

- R1 Zoning Peition - Request for Rezoning-Mathetes, LLC-Location: On the south side of Pasco-Hernando County line Road, approximately 1-1/2 miles west of the Suncoast Parkway; Section 04, Twn 24 S, Rng 18 E
Memorandum ZN10-6875
Recommendation: Approve
Comm. Dist. 2
- R2 Zoning Petition - Conditional Use -Acme Development Corporation/New River Church Flea Market-CU for an outdoor flea market in an A-C district; Section 23, Twn 26 S, Rng 19 E
Memorandum ZN10-CU11
Recommendation: Approval with conditions
Comm. Dist. 1
- R3 Zoning Peition - Conditional Use-Lowe Family, Ltd.,/Hudson Antiques and Red Barn Auction House-CU request for an indoor auction house in a C-2 district; Section 34, Twn 24 S, Rng 16 E
Memorandum ZN10-CU12
Recommendation: Approval with conditions
Comm. Dist. 5
- R4 Zoning Petition - Conditional Use-Universal Plaza Center, LLC/Chill Chamber, Inc.-CU for sale of alcoholic beverages (4COP); on-premises consumption in conjunction with operation of nightclub with outside seating and service in a C-2 district; Section 19, Twn 26 S, Rng 16 E
Memorandum ZN10-CU13
Recommendation: Approval with conditions
Comm. Dist. 3
- R5 Zoning Petition - Special Exception Request-Deborah Sue Evans-SE for a rescue kennel in an A-C District. Location: On the east side of Paso Fino Way, approximately 650 feet north of Trilby Trail; Section 27, Twn 23 S, Rng 21 E
Memorandum ZN10-6893
Recommendation: Approval with conditions
Comm. Dist. 1

**** END OF REGULAR ****