

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
July 9, 2008
1:30 p.m., Dade City, 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-James J. Mennie-From a A-R to a PO-1, Planning Commission Meeting, 7-9-08, 1:30 p.m., DC
Memorandum ZN08-6794
Recommendation: Approval with conditions
Comm. Dist. 2
- C2 Zoning Petition-Jerry H. & Elizabeth C. Harris-From an A-C to an A-R, Planning Commission Meeting, 7-9-08, 1:30 pm, DC
Memorandum ZN08-6795
Recommendation: Approval with conditions
Comm. Dist. 1
- C3 Zoning Petition-Phillip L. & Sandra T. Joyner-From an R-1 to C-2, Planning Commission Meeting, 7-9-08, 1:30 pm, DC
Memorandum ZN08-6796
Recommendation: Approval with conditions
Comm. Dist. 2
- C4 Zoning Petition-William Donnelly-From an A-R to a C-2, Planning Commission Meeting, 7-9-08, 1:30 pm, DC
Memorandum ZN08-6797
Recommendation: Approval with conditions
Comm. Dist. 4
- C5 ZONING PETITION -Gulf Landings Development Corporation-For a Residential Treatment and Care Facility in an MF-2 Multiple Family High Density District, PC 7/9/08, 1:30 p.m., DC
Memorandum ZN08-CU24
Recommendation: Approval with conditions
Comm. Dist. 5
- C6 Zoning Petition-Joseph A. Izzo/Whiskey Willy's-For the sale of alcoholic beverages (4COP) in an C-2, Planning Commission Meeting, 7-9-08, 1:30 pm, DC
Memorandum ZN08-CU31A
Recommendation: Approval with conditions
Comm. Dist. 2
- C7 Zoning Petition-OPC Retail Partners, LLC/CVS Store #4362-For the sale of alcoholic beverages (2APS) in an MPUD, Planning Commission Meeting, 7-9-08, 1:30 p.m., Dade City
Memorandum ZN08-CU32
Recommendation: Approval with conditions
Comm. Dist. 2
- C8 Zoning Petition-Stephen A. & June M. Richardson/Famous Treasures-For the sale of alcoholic beverages (2COP) in C-2, Planning Commission Meeting, 7-9-08, 1:30 pm, DC
Memorandum ZN08-CU34
Recommendation: Approval with conditions
Comm. Dist. 2
- C9 Zoning Petition-Willow Bend Towne Centre, LTD./Tijuana Flats-For the sale of alcoholic beverages (2COP) in an MPUD, Planning Commission Meeting, 7-9-08, 1:30 p.m, Dade City
Memorandum ZN08-CU35
Recommendation: Approval with conditions
Comm. Dist. 2
- C10 Zoning Petition-Goodforest, LLC/Freestanding Restaurant-Outparcel One-For the sale of alcoholic beverages (4COP-SRX) in an C-2, Planning Commission Meeting, 7-9-08, 1:30 p.m., DC
Memorandum ZN08-CU36
Recommendation: Approval with conditions

- Comm. Dist. 2
- C11 Zoning Petition-Goodforest, LLC/Freestanding Restaurant- Outparcel Three-
For the sale of alcoholic beverages (4COP-SRX) in an C-2, Planning
Commission Meeting, 7-9-08. 1:30 p.m., DC
Memorandum ZN08-CU37
Recommendation: Approval with conditions
Comm. Dist. 2
- C12 Zoning Petition-Goodforest, LLC/Freestanding Restaurant- Outparcel 7-For the
sale of alcoholic beverages (4COP-SRX) in an C-2, Planning Commission
Meeting, 7-9-08, 1:30 p.m, DC
Memorandum ZN08-CU39
Recommendation: Approval with conditions
Comm. Dist. 2
- C13 Zoning Petition-Edwin M. & Kristin K. Cardwell-For a duplex in an R-3,
Planning Commission Meeting, 7-9-08, 1:30 p.m., DC
Memorandum ZN08-6803
Recommendation: Approval with conditions
Comm. Dist. 3
- C14 Zoning Petition-GMB Investments, Inc.-For a day-care center in an R-4,
Planning Commission Meeting, 7-9-08, 1:30 p.m., DC
Memorandum ZN08-6802
Recommendation: Approval with conditions
Comm. Dist. 4
- C15 Zoning Petition-Buel James & Susan Lambert-For a boarding kennel in an R-2,
Planning Commission Meeting, 7-9-08, 1:30 p.m., DC
Memorandum ZN08-6801
Recommendation: Approval with conditions
Comm. Dist. 3
- C16 Zoning Petition-Michael B. & Michelle J. Smith-For a home occupation for the
fabrication of orthotics and prosthetics in and R-2, Planning Commission
Meeting, 7-9-08, 1:30 pm, DC
Memorandum ZN08-6800
Recommendation: Approval with conditions
Comm. Dist. 2
- C17 Zoning Petition-Mark and Carol Bleich-For a personal and breeding kennel in
AR-5, Planning Commission Meeting, 7-9-08, 1:30 p.m., DC
Memorandum ZN08-6799
Recommendation: Approval with conditions
Comm. Dist. 1
- C18 Zoning Petition-Connerton, LLC-For farm feed and supplies establishment in
an A-C, Planning Commission Meeting, 7-9-08, 1:30 pm, DC
Memorandum ZN08-6798
Recommendation: Approval with conditions
Comm. Dist. 2
- C19 Zoning Petition-Carlos A. Anderson & sommer Dawn Bee-For a home
occupation for web based outsourcing services of produce field buying and real
estate services in an MPUD, PLanning Commission Meeting, 7-9-08, 1:30 pm,
DC
Memorandum ZN08-6788
Recommendation: Approval with conditions
Comm. Dist. 2
- C20 Zoning Petition-Goodforest, LLC-For the sale of alcoholic beverages (4COP-
SRX), Planning Commission Meeting, 7-9-08, 1:30 pm, DC
Memorandum ZN08-CU49
Recommendation: Approval with conditions
Comm. Dist. 2

- C21 Zoning Petition-Goodforest, LLC-For the sale of alcoholic beverages (4COP-SRX) in an C-2, Planning Commission Meeting, 7-9-08, 1:30 pm, DC
Memorandum ZN08-CU48
Recommendation: Approval with conditions
Comm. Dist. 2
- C22 Zoning Petition-Goodforest, LLC/Moe's Southwest Grill-For the Sale of Alcoholic Beverages (2COP) in a C-2, Planning Commission Meeting, 7-9-08, 1:30 p.m., DC
Memorandum ZN08-CU47
Recommendation: Approval with conditions
Comm. Dist. 2
- C23 Zoning Petition-Goodforest, LLC -For the Sale of Alcoholic Beverages (4COP-SRX) in a C-2, Planning Commission Meeting, 7-9-08, 1:30 p.m., DC
Memorandum ZN08-CU46
Recommendation: Approval with conditions
Comm. Dist. 2
- C24 Zoning Petition-Goodforest, LLC-For the Sale of Alcoholic Beverages (4COP-SRX) in a C-2, Planning Commission Meeting 7-9-08, 1:30 p.m., DC
Memorandum ZN08-CU45
Recommendation: Approval with conditions
Comm. Dist. 2
- C25 Zoning Petition-Goodforest, LLC/Put A Cork In It-For Sale of Alcoholic Beverage (2APS) in a C-2, Planning Commission Meeting 7/9/08, 1:30 p.m., DC
Memorandum ZN08-CU44
Recommendation: Approval with conditions
Comm. Dist. 2
- C26 Zoning Petition-Goodforest, LLC-For the sale of alcoholic beverages (4COP-SRX) in an C-2, Planning Commission Meeting, 7-9-08, 1:30 pm, DC
Memorandum ZN08-CU43
Recommendation: Approval with conditions
Comm. Dist. 2
- C27 Zoning Petition-Goodforest, LLC/The Brass Tap-For the alcoholic beverages (2COP) in an C-2, Planning Commission Meeting, 7-9-08, 1:30 p.m., DC
Memorandum ZN08-CU42
Recommendation: Approval with conditions
Comm. Dist. 2
- C28 Zoning Petition-Goodforest, LLC/Grillsmith Restaurant-For the sale of alcoholic beverages (4COP-SRX) in an C-2, Planning Commission Meeting, 7-9-08, 1:30 p.m., DC
Memorandum ZN08-CU41
Recommendation: Approval with conditions
Comm. Dist. 2
- C29 Zoning Petition-Goodforest, LLC/Freestanding Restaurant- Outparcel 9-For the sale of alcoholic beverages (4COP-SRX) in C-2, Planning Commission Meeting, 7-9-08, 1:30 p.m., DC
Memorandum ZN08-CU40
Recommendation: Approval with conditions
Comm. Dist. 2

**** END OF CONSENT ****

REGULAR

- R1 Zoning Petition-Joseph V., Daniel T., and Ronald D. Aprile/Shoppes of Ballantrae Village MPUD-From an A-C to MPUD, Planning Commission Meeting, 7-9-08, 1:30 p.m., Dade City
Memorandum ZN08-6758

Recommendation: Approval with conditions
Comm. Dist. 2

R2 Zoning Petition-Dash Development, LLC-From a MF-2 to a C-2, Planning
Commission Meeting, 7-9-08, 1:30 pm, DC
Memorandum ZN08-6761
Recommendation: Continuance Requested
Comm. Dist. 3

R3 Zoning Petition-James P. and Patricia L. Birren/Birren MPUD-From C-2, A-R,
and R-3 to an MPUD, Planning Commission Meeting, 7-9-08, 1:30 p.m., Dade
City
Memorandum ZN08-6765
Recommendation: Approval with conditions
Comm. Dist. 2

R4 ZONING PETITION (Regular)-Berry Hill Estates, Ltd. et al./Berry Hill Estates
MPUD-A-C Agricultural and A-R Agricultural-Residential Districts to an MPUD
Master Planned Unit Development, PC 7/9/08, 1:30 p.m., DC
Memorandum ZN08-6778
Recommendation: Continuance Requested
Comm. Dist. 1

R5 Zoning Petition-Mark & Bibi Moore, Ridan Industries, LLC & Break Free
Wireless, LLC/Morris Bridge Ridan Site #FL-1154-For a 180' AGL Monopole
PWSF in an A-R, Planning Commission Meeting, 7-9-08, 1:30 p.m., DC
Memorandum ZN08-CU26B
Recommendation: Continuance Requested
Comm. Dist. 2

**** END OF REGULAR ****