

**PLANNING COMMISSION, PASCO COUNTY, FLORIDA**

**ANNOTATED AGENDA**

**July 08, 2015**

**THE DOCUMENT WAS PREPARED  
IN AGENDA ORDER AS PUBLISHED  
AND NOT IN THE ORDER IN WHICH  
THE ITEMS WERE HEARD**

**PREPARED IN THE OFFICE OF  
PAULA S. O'NEIL, CLERK & COMPTROLLER**

**1:30 PM**

**Historic Pasco County Courthouse, Board Rm. 2nd Fl  
37918 Meridian Avenue, Dade City, Florida, 33525**

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**Planning Commission**

Mr. Charles Grey, **Chairman**  
Mr. Calvin Branche, **Vice Chairman**  
Mr. Art Woodworth Jr., Mr. Kevin Ryman,  
**District I**  
Mr. Dennis Smith, Mr. Peter Hanzel **District**  
**II**  
Mr. John Motley, Mr. Allen Sigmon, **District**  
**III**  
Mr. Jaimie Girardi, Mr. Christopher Chittum,  
**District IV**  
Mr. Calvin Branche, **District V**

**School Board Representative**

Mr. Richard Tonello

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**CALL TO ORDER**

*Called to order at 1:30 p.m.*

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

*Mr. John Motley and Mr. Richard Tonello were absent.*

**SWEARING IN**

**PROOF OF PUBLICATION**

**PUBLIC COMMENT**

*None.*

**CONSENT**

**CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL**

C1      June 10, 2015 Planning Commission Meeting - Minutes for Approval  
Memorandum PDD15-1267  
Recommendation: Approve

*Approved.*

**PUBLIC HEARINGS**

*Agenda Items P2, P3, P4, and P5 were pulled from the Rezoning Consent Agenda.*

*Approved Rezoning Consent Agenda to include Agenda Items P6 and P7.*

PUBLIC HEARING AT 1:30 P.M.

- P1        ZONING AMENDMENT - Leroy Gonzales, Jr. - Change in Zoning from A-R Agricultural-Residential District to R-MH Mobile Home District - Northwest Pasco County - On the North Side of Greenglen Lane Approximately One-Quarter Mile West of Shady Hills Road - Section 24, Township 24 South, Range 17 East - consisting or 4.81 Acres M.O.L.  
Memorandum   PDD15-7151  
Recommendation:   Continuance Requested

***Continued to September 9, 2015.***

- P2        SPECIAL EXCEPTION (CONSENT) - Jose J. and Ibraham J. Baez - Duplex in an R-3 Medium Density Residential District - Southeast Pasco County - At the Southeast Corner of the Intersection of C Avenue and Plum Street - Section 14, Township 26 South, Range 21 East - Containing 0.24 Acre M.O.L.  
Memorandum   PDD15-7155  
Recommendation:   Approval with conditions

***Approved Staff's Recommendation with Mr. Hanzel and Chairman Grey voting nay.***

- P3        SPECIAL EXCEPTION (CONSENT) - Kimberly M. Stevens and Bernadette Stevens - Kennel in an A-R Agricultural Residential District - Central Pasco County - On the West Side of Ehren Cutoff at the intersection with Ehren Cemetery Road - Section 30, Township 25 South, Range 19 East - Containing 2.11 Acres M.O.L.  
Memorandum   PDD15-7156  
Recommendation:   Approval with conditions

***Denied.***

- P4        CONDITIONAL USE (CONSENT) - Forty Nine Acres, Inc. - Multi-Family Dwellings in a C-2 General Commercial District - Northwest Pasco County - On the East Side of Shady Hills Road Approximately 800-Feet South of County Line Road - Section 6, Township 24 South, Range 18 East - Containing 11.149 Acres M.O.L.  
Memorandum   PDD15-CU17

Recommendation: Approval with conditions

***Continued to August 5, 2015.***

- P5      CONDITIONAL USE (CONSENT) - James P. Gills - Multi-Family Dwellings in a C-2 General Commercial District - Southwest Pasco County - On the North Side of Rancho Del Rio Drive Approximately 350-Feet East of Little Road - Section 11, Township 26 South, Range 16 East - Containing 5.71 Acres M.O.L.  
Memorandum PDD15-CU18  
Recommendation: Approval with conditions

***Approved Staff's Recommendation with Mr. Girardi abstaining.***

- P6      CONDITIONAL USE (CONSENT) - El Ray Development, Inc./Big Storm Brewing Co. - Sale of Alcoholic Beverages (2COP): Beer and Wine Only; On-Premises Consumption, in Conjunction with a Tap and Tasting Room in an I-1 Light Industrial Park District - Southwest Pasco County - On the East Side of Success Drive Approximately 600-Feet North of S.R. 54 - Section 29, Township 26 South, Range 17 East - Containing a 2,600-Square-Foot Tap and Tasting Room  
Memorandum PDD15-CU19  
Recommendation: Approval with conditions

***Approved as part of the Rezoning Consent Agenda.***

- P7      CONDITIONAL USE (CONSENT) - Maximo Sanchez and Jose R. Fernandez III/Night Owl - On-Premises Consumption of Alcoholic Beverages (14BC): Beer, Wine, and Liquor; in Conjunction with the Operation of a Bottle Club in a C-2 General Commercial District - Northwest Pasco County - On the East Side of U.S. 19, Approximately 750 Feet North of Jessup Lane - Section 12, Township 24 South, Range 16 East - Containing 2,000-Square-Feet  
Memorandum PDD15-CU20  
Recommendation: Approval with conditions

***Approved as part of the Rezoning Consent Agenda.***

**ADJOURN**

***Adjourned at 2:59 p.m.***

***Prepared By: Sandra Bader, Records Clerk***