

Planning Commission:

Charles Grey, Chairman
Jaime Girardi, P.E., Vice Chairman
Michael J. Cox, CFP
Peter Hanzel, MS
Christopher B. Poole, CPG
Roberto Saez, MBA, CGC, AIA

School Board Representative:

Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

Todd Bayley, Interim - Assistant County Administrator, Development Services
Nectaros Pittos, AICP, Director of Planning and Development
Joaquin Servia, Assistant Director of Planning and Development
Denise Hernandez, Zoning Administrator/Special Projects Manager
Margaret W. Smith, P.E., Engineering Services Director/County Engineer

Pasco County Planning Commission Agenda February 06, 2020 1:30 PM, Dade City, FL 33525



"Bringing Opportunities Home"

Historic Pasco County Courthouse, Board Room, 2nd
Historic Pasco County Courthouse
Historic Board Room, 2nd Floor
37918 Meridian Avenue

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 five working days of your receipt of this notice, please contact the, Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, FL 34654; (727) 847-8030 (v) in New Port Richey; (352) 523-2411, Ext. 8030 (v) in Dade City; and (727) 847-8949 if you are hearing impaired.

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

CONSENT

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

- PC1** ZONING AMENDMENT (CONSENT) - Suntrust Bank, Inc. - Change in Zoning from a C-1 Neighborhood Commercial District to a C-2 General Commercial District - Southeast Pasco County - At the Northeast Corner of the Intersection of SR 54 and Eiland Boulevard - Containing Approximately 1.3 Acres
Memorandum PDD20-7460
Comm. Dist. 2
Recommendation: Approve
- PC2** ZONING AMENDMENT (CONSENT) - Daniel A. Miller Revocable Trust, - Change in Zoning from an A-C Agricultural District to a I-1 Light Industrial Park District - Southeast Pasco County - On the East Side of Kittyhawk Drive Approximately 700 Feet North of Freefall Avenue, - Containing Approximately 4.9 Acres
Memorandum PDD20-7461
Comm. Dist. 1
Recommendation: Approve
- PC3** ZONING AMENDMENT (CONSENT) – Salvatore A. Carollo, – Change in Zoning from an E-R Estate Residential District to a R-1 Rural Density Residential District – South Central Pasco County – On the North Side of Country Club Road Approximately 550 Feet West of Old Pasco Road – Containing Approximately 1.77 Acres
Memorandum PDD20-7462
Comm. Dist. 2
Recommendation: Approve
- PC4** ZONING AMENDMENT (CONSENT) - 1936 Abacus Road Land Trust, - Change in Zoning from a C-1 Neighborhood Commercial District to a C-2 General Commercial District - Southwest Pasco County - On the East Side of Abacus Road Approximately 230 Feet South of Mile Stretch Road - Containing Approximately 3.91 Acres
Memorandum PDD20-7463
Comm. Dist. 3
Recommendation: Approve
- PC5** ZONING AMENDMENT (CONSENT) – Carlos and Mary Poston, – Change in Zoning from an A-R Agricultural-Residential District to a R-1MH Single Family/Mobile Home District – Southeast Pasco County – At the Southwest Corner of the Intersection of Lynbrook Drive and Forbes Road – Containing Approximately 1.25 Acres
Memorandum PDD20-7464
Comm. Dist. 1
Recommendation: Approve

- PC6** ZONING AMENDMENT (CONSENT) - Habitat for Humanity of Pinellas, Inc. - Change in Zoning from a C-2 General Commercial District to a R-4 High Density Residential District - Southwest Pasco County - On the South Side of Grey Street, approximately 235 Feet West of Madison Street - Containing Approximately .25 Acres
Memorandum PDD20-7465
Comm. Dist. 3
Recommendation: Approve
- PC7** CONDITIONAL USE REQUEST (CONSENT) - FL Equities, LLC/Stassi's Italian Grill and Pizzeria - Sale of Alcoholic Beverages (2COP): Beer and Wine only, On-Premises Consumption, in Conjunction with the Operation of a Restaurant with Outside Seating and Service of Alcoholic Beverages on a Patio in a PUD Planned Unit Development District - West Central Pasco County - At the Southwest Corner of the Intersection of Ridge Road and DeCubellis Road
Memorandum PDD20-CU16
Comm. Dist. 4
Recommendation: Approval with conditions
- PC8** CONDITIONAL USE REQUEST (CONSENT) - ARC CAFEUSA001, LLC/Applebee's Neighborhood Bar and Grill - Sale of Alcoholic Beverages (4COP-SFS): Beer, Wine, and Liquor, On-Premises Consumption, in Conjunction with the Operation of a Restaurant with Outside Seating and Service of Alcoholic Beverages on a Patio in a C-2 General Commercial District - West Central Pasco County - On the West Side of Little Road, Approximately 210 feet North of Ridge Road
Memorandum PDD20-CU17
Comm. Dist. 4
Recommendation: Approval with conditions
- PC9** CONDITIONAL USE REQUEST (CONSENT) – Jordanes Hyppolite - Residential Treatment and Care Facility in a R-2 Low Density Residential District – South Central Pasco County- On the South Side of Pomello Trace, Approximately 200 Feet East of Caroline Drive Extending Southerly to State Road 54
Memorandum PDD20-CU18
Comm. Dist. 1
Recommendation: Approval with conditions
- PC10** ZONING AMENDMENT (CONSENT) – Hayman Fuentes EC MPUD Master Planned Unit Development – Hayman-Fuentes Farmland Trust – A Rezoning Request from an MPUD Master Planned Unit Development District to an EC MPUD Employment Center Master Planned Unit Development District to allow an Employment Center and Mixed-Use Development on Approximately 83.5 Acres
Memorandum PDD20-7459
Comm. Dist. 4
Recommendation: Approval with conditions

PC11 TRANSPORTATION CORRIDOR MANAGEMENT VARIANCE (CONSENT) - PS
Florida One Inc. – Reduction in Right -of-Way Dedication Requirement and
Interim Use Approval - Southwest Pasco County - On the North Side of State
Road 54, Approximately 545 Feet East of Thys Road and Approximately 370 Feet
West of Crestwood Boulevard.

Memorandum PDD20-0337

Comm. Dist. 4

Recommendation: Approval with conditions

ADJOURN