

PLANNING COMMISSION, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

February 06, 2020

**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
NIKKI ALVAREZ-SOWLES, CLERK & COMPTROLLER**

1:30 PM

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

Planning Commission:

Michael J. Cox, CFP
Jaime Girardi, P.E.
Charles Grey
Peter Hanzel
Roberto Saez, MBA, CGC, AIA

School Board Representative:

Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

Nectarios Pittos, AICP, Director of Planning and Development
Ernest D. Monaco, Assistant 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

CALL TO ORDER

Called to order at 1:27 p.m.

MOMENT OF SILENCE

A moment of silence was held in lieu of a prayer.

PLEDGE OF ALLEGIANCE

Chairman Grey led the Pledge of Allegiance to the Flag.

ROLL CALL

Ms. Shannon Egbert, Deputy Clerk, called the roll. All members were present with the exception of Mr. Roberto Saez who was absent.

SWEARING IN

Mr. Egbert swore in those who planned to present testimony.

PROOF OF PUBLICATION

Ms. Egbert noted proof of publication.

PUBLIC COMMENT

There was none.

CONSENT

There was none.

PUBLIC HEARINGS

The Commission approved the Public Hearing Consent Agenda which included items PC1, PC2, PC6, PC7, PC8, and PC10. Agenda Items PC3, PC4, PC5, and PC9 were pulled for discussion. PC11 was continued to the February 27, 2020 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PUBLIC HEARING CONSENT

- | | |
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| 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 |
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Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

- 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
Recommendation: Approve

The Commission approved the item per Staff's recommendation.

- 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
Recommendation: Approve

The Commission approved to receive and file documents submitted by Ms. Ruth Wells.

The Commission approved to receive and file documents submitted by Mr. Henry Clark.

The Commission approved to continue the item to the February 27, 2020 Planning Commission meeting at 1:30 p.m. in New Port Richey to allow Staff and the Applicant to finalize Deed Restrictions that would include buffering, screening, and noise reductions.

- 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
Recommendation: Approve

The Commission denied Staff's recommendation to rezone the property to R-1MH and

approval to rezone the property to R-1.

- 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
 Recommendation: Approve

Approved as part of the Public Hearing Consent Agenda.

- 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
 Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
 Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- 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
 Recommendation: Approval with conditions

The Commission approved to receive and file documents by Ms. Cathy Schram.

***The Commission denied Staff's recommendation due to not meeting standards in 402.3
 Subparagraph F, 1 through 6 and Item Number 1 not complying with the Comprehensive Plan
 Policy 1.01.1.***

- PC10 ZONING AMENDMENT (CONSENT) – Hayman Fuentes EC MPUD Master Planned Unit Development – Hayman-Fuentes Farm Land 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 PDD20-7459C
Recommendation: Approval with conditions

Approved as part of the Public Hearing Consent Agenda.

- PC11 TRANSPORTATION CORRIDOR MANAGEMENT VARIANCE (CONTINUANCE) - PS Florida One Inc. - Reduction in Right-of-Way Dedication Requirement to Reduce the Right-of-Way Dedication Requirement from 64 Feet to 6.5 Feet and to Preserve an Area for Future Right-of-Way Dedication of Up to 35 Additional Feet and to Allow a Landscape Buffer as an Interim Use - 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
Recommendation: Continue to the February 27, 2020 PC Meeting at 1:30 p.m. in NPR

The Commission approved to continue the item to the February 27, 2020 Planning Commission meeting at 1:30 p.m. in New Port Richey.

ADJOURN

The meeting adjourned at 3:27 p.m.

Prepared by: Shannon Egbert, Operations Lead, Board Records Division