

Development Review Committee Dan Biles, P.E., County Administrator
Erik Breitenbach, Assistant County Administrator
(Internal Services)
Cathy Pearson, Assistant County Administrator
(Public Services)
Flip B. Mellinger, Assistant County Administrator
(Public Infrastructure)
Chris Williams, District School Board of Pasco County

Legal Counsel David Goldstein, Chief Assistant County Attorney

Advisory Staff Kristen M. Hughes, Planning and Development Administrator
Margaret W. Smith, P.E, Engineering Services Director/County
Engineer
Joaquin Servia, Development Review Manager

Pasco County Development Review Committee Agenda January 25, 2018 1:30 PM, New Port Richey



"Bringing Opportunities Home"

West Pasco Government Center, Board Room, 1st Fl
8731 Citizens Drive, New Port Richey, Florida 34654

All cellular phones and pagers must be turned off while in the Board Room.

The Development Review Committee Agenda is comprised of two sections. Beginning at 1:30 p.m., the

first section is called **PUBLIC HEARING**. Public Hearing items are advertised items for appeals, variances, preliminary plans/site plans and other final determinations by the DRC.

The Public Hearing section requires discussion, motions, and votes on an item-by-item basis. Comments by the public are allowed on Public Hearing items. Unless otherwise approved by the Development Review Committee, **each individual is limited to three minutes for such comments**. A timer will sound at two minutes to indicate that you have one minute remaining. Unless otherwise approved by the Development Review Committee, an individual is limited to one presentation per item.

The next section of the agenda is for **REGULAR**. Regular consists of Consent Items which may be publicly noticed items which are not requesting variances from the Land Development Code and ones where staff is not aware of any public opposition on the application. Prior to voting on a Consent Item, a Development Review Committee member, staff, developer, or a member of the public may request an item be removed from the Consent for discussion. All remaining items on Consent are approved by the Development Review Committee with a single motion and vote.

Regular also consists of items for consideration by the Development Review Committee that do not require public notice and upon which the Development Review Committee may have discussion.

With the exception of Discussion and Noted Items, regular items require motions, and votes on an item-by-item basis. Regular items include MPUDs, DRIs, Comprehensive Plan Amendments and Development Agreements (and amendments thereto) where the Development Review Committee makes recommendations to the Board of County Commissioners and non-substantial amendments to preliminary plans/site plans that fall under Section 205.3.F of the Land Development Code.

Regular also allows for public comment with each individual limited to three minutes for such presentation per item, unless otherwise approved by the Development Review Committee. Discussion allows the Development Review Committee an opportunity to discuss a policy matter in depth in a more informal manner and to receive lengthy presentations by staff or consultants. Noted Items contain a listing of those actions taken by staff in regard to matters not required to be presented to the Development Review Committee.

ANY PERSON DESIRING TO APPEAL ANY FINAL ACTION OF THE DEVELOPMENT REVIEW COMMITTEE WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE ENTIRE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. APPEALS OF SUCH FINAL ACTIONS 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, West Pasco Government Center, 8731 Citizens Drive, 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

ROLL CALL

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

Citizens are given an opportunity to comment on any proposition coming before the Development Review Committee during Public Comment. The Development Review Committee also takes public comment on items to be placed on a future Development Review Committee agenda or under their purview. Public Comment for Public hearing items is taken during those individual public hearings at 1:30 PM or as soon thereafter as the item can be heard.

CONSENT

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

PUBLIC HEARINGS AT 1:30 P.M.

- P1** Driveway Spacing Standards, Land Development Code (LDC) Section 901.3.I and Throat Distances standard, Land Development Code (LDC) Section 901.3.K - No Funding Required. The proposed development is located in the northwest corner of Vandine Road and S.R. 54 intersection located within Wesley Chapel, FL.
Memorandum PDD18-416
Comm. Dist. 1,
Recommendation: Approval with conditions
- P2** Alternative Standard Request – RaceTrac Petroleum, Inc. – Approval of Driveway Spacing Standards, Land Development Code (LDC) Section 901.3.I - No Funding Required. The proposed development is located along the northeast corner of Bexley Village Drive and S.R. 54 in Odessa, FL.
Memorandum PDD18-417
Comm. Dist. 4
Recommendation: Approval with conditions
- P3** Alternative Standard Request – Stonewood Professional Park – Approval of Driveway Spacing Standards, Land Development Code (LDC) Section 901.3.I - No Funding Required. The proposed development is located along the east side of Hailey Lane and north of S.R. 54 in Odessa, FL.
Memorandum PDD18-427
Comm. Dist. 4

Recommendation: Approval with conditions

- P4** Small-Scale Comprehensive Plan Amendment – CPAS 17(11) Absolute Gutters amending the Future Land Use (FLU) from Residential 6 du/ga (RES-6) to Commercial (COM) on approximately 0.9 acre more or less (m.o.l.) of real property located on the east side of Land O’ Lakes Boulevard, approximately 1,000 feet south of the intersection of Land O’ Lakes Boulevard and S.R. 52 – No Funding Required. (Public Hearing LPA January 25, 2018 at 1:30 p.m.; NPR)
- Memorandum** PDD18-0213
- Comm. Dist.** 2
- Recommendation:** Approve

REGULAR

ADJOURN