

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

January 25, 2018

**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

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

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
Alternate Committee Member	Kevin Guthrie, Assistant County Administrator (Emergency Management)
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

CALL TO ORDER

Chairman Biles called the meeting to order at 1:30 p.m.

ROLL CALL

Ms. Jessica Floyd, Deputy Clerk, called the roll. All members were present with the exception of Mr. Chris Williams.

SWEARING IN

Ms. Floyd swore in those who planned to present testimony.

PROOF OF PUBLICATION

Ms. Floyd noted 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.

There was none.

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
Recommendation: Approval with conditions

Mr. Ahsan Khalil, Transportation Planner II for Current Planning, reviewed the item and Staff's

recommendation.

Mr. John Janssen, applicant's representative, was present.

Chairman Biles called for public comment. No one spoke.

Discussion was held regarding the shared driveway.

The Board approved the condition language modification to include "RaceTrac shall not deny the property owner to the west access to the shared driveway".

The Board approved the item per Staff's recommendation.

- 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
Recommendation: Approval with conditions

Mr. Ahsan Khalil, Transportation Planner II for Current Planning, reviewed the item and Staff's recommendation.

Mr. John Janssen, applicant's representative, was present.

Chairman Biles called for public comment. No one spoke.

Discussion was held regarding the conditions; fuel truck access; condition language; and signage.

The Board approved the item per Staff's recommendation to include the condition language modification "the applicant shall install appropriate and legal signage to ensure enforcement of this condition."

- 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
Recommendation: Approval with conditions

A Staff member reviewed the item and Staff's recommendation.

Mr. Jeremy Couch, applicant's representative, was present.

Chairman Biles called for public comment. No one spoke.

Discussion was held regarding conditions; condition language; construction access; and the deceleration lane.

The Board approved the condition language from "prior to the first building permit approval" to "prior to the issuance of the first certificate of occupancy or temporary certificate of occupancy" for both conditions.

Motion to approve a restriction of construction access to Hailey Lane; motion failed with Ms. Pearson, Mr. Breitenbach, and Chairman Biles voting nay.

The Board approved the item per Staff's recommendation.

- 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
Recommendation: Approve

Ms. Erica Wennlund, Planner I for Long Range Planning, distributed the transportation needs assessment. She reviewed the item and Staff's recommendation.

Mr. Justin Marsicano, the applicant, was present.

Mr. Theodore DeLong spoke in favor of the item.

Discussion was held regarding future land use; surrounding zoning; and future DOT road widening.

The Board approved the item per Staff's recommendation.

REGULAR

There were no items.

ADJOURN

The meeting was adjourned at 2:20 p.m.

Prepared by: Jessica L Floyd, Records Clerk I, Board Records Division