

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

Pasco County Development Review Committee Agenda February 22, 2018 1:30 PM, New Port Richey



"Bringing Opportunities Home"

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

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

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

- C1** December 14, 2017 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD18-587
 Comm. Dist. ALL
 Recommendation: Approve
- C2** January 11, 2018 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD18-609
 Comm. Dist. ALL
 Recommendation: Approve
- C3** January 25, 2018 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD18-610
 Comm. Dist. ALL
 Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

PUBLIC HEARINGS AT 1:30 P.M.

- P1** VARIANCE (CONTINUANCE) - D. Aprile Properties, LLC, 2508 U.S. Hwy 19 Crossings, LLC, and JA-1 Real Estate, LLC - Adjustment of the Standards Established within the Land Development Code (LDC), Chapter 500, Zoning; Section 526, C-2 General Commercial District; Subsection 526.8 Yard Regulations, to allow a reduction in the required minimum east side yard setback, from 30 feet to 10 feet - Southwest Pasco County - At the Northeast Corner of the Intersection of U.S. Hwy 19 and Darlington Road - Section 30, Township 26 South, Range 16 East - Containing 0.66 Acre, More or Less
Memorandum PDD18-2017
Comm. Dist. 3
Recommendation: Continue to the March 15, 2018 DRC Meeting at 1:30 P.M. in Dade City.
- P2** Small Scale Comprehensive Plan Map Amendment - CPAS18(01) Mitchell Ranch East from Planned Development (PD) to Commercial (COM), located on the South side of State Road 54, East of Trinity Medical Center Parcel ID 24-26-16-0000-00100-0011 (Public Hearing: LPA February 22, 2018 at 1:30 PM; NPR)
Memorandum PDD18-0341
Comm. Dist. 3
Recommendation: Approve
- P3** Variance Request – Danielle and Joseph Angelini – Adjustment of the Standards Established within Chapter 1200, Nonconformities; Section 1204, Nonconforming Lots; and Chapter 500, Zoning Standards; Section 515, R-2 Low Density Residential District; Subsection 515.7, Yard Regulations, to allow a reduction in the required minimum front setback from 25 feet to 8 feet for a single family residence.
Memorandum PDD18-2072
Comm. Dist. 5
Recommendation: Approval with conditions
- P4** Small-Scale Comprehensive Plan Amendment – CPAS 18(02) U-Haul Odessa amending the Future Land Use (FLU) from Industrial-Heavy (IH) to Commercial (COM) on approximately 8.84 acres more or less (m.o.l.) of real property located on the north side of S.R. 54 approximately 1,000 feet west of Lakepointe Parkway. (Public Hearing LPA February 22, 2018 at 1:30 p.m.; NPR)
Memorandum PDD18-0563
Comm. Dist. 4
Recommendation: Denial
- P5** Transportation - Corridor Management Variance Request on US Hwy 19 - D'Aprile Properties & 2508 U.S. Hwy 19 Crossings, LLC & JA - 1 Real Estate, LLC - Request for Continuance to the March 15, 2018, DRC Hearing in Dade City
Memorandum PDD18-0607
Comm. Dist. 3
Recommendation: Continuance Requested
- P6** Transportation-Corridor Management Variance Request on Darlington Road - D'Aprile Properties & 2508 US Hwy 19 Crossings, LLC & JA-1 Real Estate, LLC -

Request for Continuance to March 15, 2018, DRC Hearing, Dade City

Memorandum PDD18-0608

Comm. Dist. 3

Recommendation: Continuance Requested

REGULAR

ADJOURN