

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

February 22, 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, FL 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 (Public Safety)
Legal Counsel	David Goldstein, Chief Assistant County Attorney
Advisory Staff	Ernest D. Monaco, Acting 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 1:31 p.m.

ROLL CALL

Ms. Jessica Floyd, Deputy Clerk, called the roll. Mr. Guthrie was present on behalf of Mr. Breitenbach who was absent. Ms. Pearson arrived to the meeting at 1:33 p.m.

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.

Chairman Biles called for public comment. No one spoke.

CONSENT

The Board approved the Consent Agenda which included items C1, C2, and C3.

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

- C1 December 14, 2017 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD18-587
 Recommendation: Approve

The item was approved as part of the Consent Agenda.

- C2 January 11, 2018 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD18-609
 Recommendation: Approve

The item was approved as part of the Consent Agenda.

- C3 January 25, 2018 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD18-610
Recommendation: Approve

The item was approved as part of the Consent Agenda.

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
Recommendation: Continue to the March 15, 2018 DRC Meeting at 1:30 P.M. in Dade City.

The item was continued to the March 15, 2018 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
Recommendation: Approve

Ms. Amy Elmore, Planning and Development, reviewed the request.

Mr. Terry Pittos, Planning and Development, spoke regarding the request.

Mr. Jaimie Girardi, the applicant's representative, spoke regarding the request.

Chairman Biles called for public comment. No one spoke.

Discussion was held regarding the zoning; concerns pertaining to the road network and interconnects; the Master Plan; and the access on Mercy Way.

The Board approved the item per Staff's recommendation.

- 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
Recommendation: Approval with conditions

Ms. Ines Nizeye, Planning and Development, reviewed the request.

Mr. Joseph Angelini spoke regarding the request.

Chairman Biles called for public comment. No one spoke.

Discussion was held regarding the shape of the parcel and the setbacks on the neighboring property.

The Board approved the item per Staff's recommendation.

- 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
Recommendation: Denial

Mr. Terry Pittos, Planning and Development, noted that the applicant had requested a continuance to the March 29, 2018 meeting.

Mr. Daniel Kovacs, the applicant's representative, confirmed the request for a continuance.

Chairman Biles called for public comment. No one spoke.

The Board continued the item to the March 29, 2018 meeting at 1:30 p.m. in New Port Richey.

- 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

Recommendation: Continuance Requested

The item was continued to the March 15, 2018 meeting at 1:30 p.m. in Dade City.

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
Recommendation: Continuance Requested

The item was continued to the March 15, 2018 meeting at 1:30 p.m. in Dade City.

REGULAR

There were no items.

Chairman Biles explained that Staff was working on an LDC amendment that would move the responsibilities from the DRC to the Planning Commission which would also dissolve the DRC.

Discussion was held regarding issues Staff was working on; the School Board representative; current agreements would need to be adjusted; the duties that would be transferred; the estimated timeline; and the main discussion points.

ADJOURN

The meeting was adjourned at 2:10 p.m.

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