DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

April 26, 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 Floo
8713 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) Michael J. Carballa, P.E., Interim 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. Shannon Egbert, Deputy Clerk, called the roll. All members were present.

SWEARING IN

Ms. Egbert swore in those who would give testimony.

PROOF OF PUBLICATION

Ms. Egbert 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

The Board approved the Consent Agenda which included item C1.

DEVELOPMENT SERVICES - PLANNING AND DEVELOPMENT

C1 LUEM REQUEST (CONSENT) - Qualified Property Management, Inc. is requesting a Land Use Exchange pursuant to the Mitchell Ranch Plaza Development of Regional Impact (DRI) Land Use Exchange Matrix (LUEM) from Hotel to Assisted Living Facility (ALF).
Memorandum PDD18-0805
Recommendation: Approve

Ms. Corelynn Howell, Current Planning, reviewed the request.

There were no objections.

The item was approved as part of the Consent Agenda.

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

PUBLIC HEARINGS AT 1:30 P.M.

P1 ZONING AMENDMENT - Master Planned Unit Development (MPUD) Rezoning Request – Long Lake Ranch MPUD - TRP Office Florida, LLC - A Substantial Modification to the Currently Approved MPUD Specifically Parcel A and B - The Specific Subject Parcel is Located on the Southwest Corner of S.R. 54 and Sunlake Boulevard and Contains Approximately 72.6 acres (Subject Parcel ID No. 28-26-18-0000-00100-0031)
Memorandum PDD18-7307
Recommendation: Approval with conditions

Ms. Corelynn Howell, Current Planning, reviewed the request using a PowerPoint presentation. She noted the Conditions for Parcel C would be before the DRC in June and had been modified to be consistent with the changes to A and B. Staff recommended approval with Conditions.

Discussion followed between Mr. Goldstein and Ms. Howell regarding Parcel C.

Ms. Barbara Wilhite, applicant's representative, thanked Staff and Mr. Joel Tew. She was available for any questions.

Mr. Joel Tew, represented the owners of Parcel C, agreed and was in support of the changes to Parcel C.

Chairman Biles called for public comment. No one spoke.

The Board approved the item per Staff's recommendation.

P2 Transportation Corridor Management Variance Request - Millpond Collections LTD - Request Reduction in ROW Requirement, Exemption from Site Design Setback Requirement, Approval of Interim Use Not Allowed in the LDC, Exemption from Interim Use Relocation Requirement - No Funding Required
Memorandum PDD18-0719
Recommendation: Denial of variance

Ms. Aurybel Rivero, Planning and Development, reviewed the request using a PowerPoint presentation. She spoke regarding the visibility and wetland hardship at the site. She reviewed the County's 2020-2040 Cost Affordable Long Range Transportation Plan and the Vision 54/56 Study. She stated that if the applicant's proposal was approved, it may increase additional costs to the County. Staff recommended denial of the requested variance.

Discussion followed regarding the visibility issue; signage at the site; the Vision 54/56 Study in regard to intersection right-of-way; parking at the site per the Land Development Code; and

the applicant's proposed 14 foot right-of-way.

Mr. Todd Pressman, applicant's representative, reviewed the request using a PowerPoint presentation. He spoke regarding the proposed future right-of-way line and the right-of-way line if not approved, and the negative effects without the proposal. He noted the estimated trips in regard to the Vision 54/56 Study.

Mr. Dimitri Artzibushev, property owner, spoke regarding a lease with Taco Bell and the visibility hardship.

Chairman Biles called for public comment. No one spoke.

Discussion followed regarding the future traffic model at Little Road; the Ridge Road Extension impact; the State design process in regard to the right-of-way along State Road 54; the Task Force recommendation for the right-of-way west of Little Road and the roadway analysis of comparable intersections; funding for intersections in the County; the wetlands near the proposed site; and the applicant's proposed 14 foot right-of-way and 31 foot interim use.

Mr. Goldstein recommended the DRC members continue the item for Staff and the applicant to work on appropriate Conditions.

Mr. Ali Atefi, Planning and Development, spoke regarding the build-out data and traffic volumes from the western part of State Road 54 from U.S. 19 to Little Road.

Discussion followed regarding the need for additional lanes and additional footage of pavement, and the applicant's proposed right-of-way dedication and interim use.

Motion to continue to the May 10, 2018 DRC meeting in Dade City.

Discussion continued regarding the motion; landscape at the site; and the members gave Staff direction to work with the applicant on the dedicated right-of-way and interim use.

The Board continued the item to the May 10, 2018 DRC meeting at 1:30 p.m. in Dade City and gave Staff direction to work with the applicant.

REGULAR

There were none.

ADJOURN

The meeting adjourned at 2:33 p.m.

Prepared by: Shannon Egbert, Records Clerk I, Board Records Division