

**DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA**

**ANNOTATED AGENDA**

**April 12, 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**

**Historic Pasco County Courthouse Board Rm, 2nd Fl  
37918 Meridian Avenue, Dade City, Florida**

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| <b>Development Review Committee</b> | Dan Biles, P.E., County Administrator<br>Erik Breitenbach, Assistant County Administrator (Internal Services)<br>Cathy Pearson, Assistant County Administrator (Public Services)<br>Michael J. Carballa, P.E., Interim Assistant County Administrator (Public Infrastructure)<br>Chris Williams, District School Board of Pasco County |
| <b>Alternate Committee Member</b>   | Kevin Guthrie, Assistant County Administrator (Public Safety)                                                                                                                                                                                                                                                                          |
| <b>Legal Counsel</b>                | David Goldstein, Chief Assistant County Attorney                                                                                                                                                                                                                                                                                       |
| <b>Advisory Staff</b>               | Ernest D. Monaco, Acting Planning and Development Administrator<br>Margaret W. Smith, P.E, Engineering Services Director/County Engineer<br>Joaquin Servia, Development Review Manager                                                                                                                                                 |

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## CALL TO ORDER

*Chairman Biles called the meeting to order at 1:29 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.

*No one spoke.*

## CONSENT

*There was none.*

## PUBLIC HEARINGS

### PUBLIC HEARING CONSENT

### PUBLIC HEARINGS AT 1:30 P.M.

- P1      VARIANCE - 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 PDD18-2071  
Recommendation: Approval with Conditions

***Chairman Biles stated that because Agenda Items P1, P2, and P3 involved the same property that each item would be presented first, with discussion and public comment held second, and then action would be taken at the end.***

***Ms. Denise Hernandez, Planning and Development, reviewed the request using a PowerPoint presentation. She stated that the Clerk's Office had received ex-parte forms from Chairman Biles, Mr. Carballa, and Mr. Breitenbach.***

***The Board approved the item per Staff's recommendation.***

P2      Transportation-Corridor Management Variance Request - D'Aprile Properties & 2508 U.S. Hwy 19 Crossings, LLC & JA-1 Real Estate, LLC - Request for Exemption from ROW Preservation Requirement on Darlington Road  
Memorandum PDD18-0537  
Recommendation: Approval with conditions

***Ms. Aurybel Rivero, Planning and Development, reviewed the request using a PowerPoint presentation. She noted the applicant would demolish the existing building and would construct 6,000 square feet of retail.***

***The Board approved the item per Staff's recommendation.***

P3      Transportation-Corridor Management Variance Request - D'Aprile Properties & 2508 U.S. Hwy 19 Crossings, LLC & JA-1 Real Estate, LLC - Request for Interim Use Approval and Exemption from Relocation Requirements on U.S. Hwy 19  
Memorandum PDD18-0536  
Recommendation: Approval with conditions

***Ms. Aurybel Rivero, Long Range Planning, reviewed the request using a PowerPoint presentation. The applicant requested to be exempt from the right-of-way preservation requirement on Darlington Road.***

***Ms. Barbara Wilhite, applicant's representative, stated she would wait to respond after public comment.***

***Mr. Goldstein spoke regarding a language correction with Condition 2 to strike out the phrase "and relocate the cross access connection."***

***Discussion followed regarding the "with variance" and "without variance" photographs.***

***Chairman Biles called for public comment.***

***Ms. Roberta Killeen and Mr. Robert Killeen owned the property that was north of the applicant's property. They spoke regarding traffic issues at the site; the Land Development Code in regard to fence/gates; not enough space for utility and garbage trucks due to a construction fence; a shared driveway; parking lot issues; and a meeting with the applicant.***

***Discussion followed regarding utility and garbage access to the Killeen's property; the applicant's proposed site for retail; legal access to the applicant's property; the shared driveway; the primary purpose of a rear-yard setback; the LDC code in regard to the setback; the variance request; the buffer requirements; and a fence on the google earth map.***

***Mr. Goldstein clarified to the Killeens the setback variance request and that the DRC could not grant them access to the applicant's property.***

***Ms. Wilhite spoke regarding meeting with the Killeens, the parking lot concerns, and the buffering issues. She noted she would be available for questions.***

***Discussion followed regarding the landscape buffer; access to the property; and the cross access concerns by the Killeens.***

***MR. CHRIS WILLIAMS LEFT THE MEETING AT 2:28 P.M. AND RETURNED TO THE MEETING AT 2:30 P.M.***

***The Board approved the item per Staff's recommendation with the noted revision to remove the phrase "and relocate the cross access connection" in Condition 2.***

- P4      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. Corelynn Howell, Planning and Development, reviewed the request and stated the applicant requested a continuance to April 26, 2018 in New Port Richey.***

***Chairman Biles called for public comment. No one spoke.***

***The Board continued the item to April 26, 2018.***

- P5      LARGE SCALE COMPREHENSIVE PLAN MAP AMENDMENT: An Ordinance Amending the Pasco County Comprehensive Plan Future Land Use Map (Map 2-15 and Sheet 04) changing from RES-1 (RESIDENTIAL – 1 DU/GA) to P/SP (PUBLIC/SEMI-PUBLIC) on 76.36 acres m.o.l. being PARCEL I.D. Nos. 25-24-17-0000-00100-0010, 25-24-17-0000-00100-0011, and 25-24-17-0000-00100-0013  
Memorandum   PDD18-0759  
Recommendation:   Approve

***Ms. Amy Hyler, Planning and Development, reviewed the request using a PowerPoint presentation. Staff recommended approval.***

***Chairman Biles called for public comment. No one spoke.***

***The Board approved the item per Staff's recommendation.***

**REGULAR**

*There were none.*

**ADJOURN**

*The meeting adjourned at 2:33 p.m.*

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