

Development Review Committee	Michele L. Baker, County Administrator Heather R. Grimes, Assistant County Administrator (Internal Services) Cathy Pearson, Assistant County Administrator (Public Services) Flip B. Mellinger, Assistant County Administrator (Uilities Services) John Walsh, CEcD, V.P., Pasco Economic Development Council Chris Williams, District School Board of Pasco County
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 Denise Hernandez, Customer Service Manager

Pasco County Development Review Committee Agenda February 23, 2017 1:30 PM, New Port Richey



"Bringing Opportunities Home"

West Pasco Government Center, Board Room, 1st Floor
8731 Citizens Drive, New Port Richey, Florida 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, West Pasco Government Center, 8731 Citizens Drive, 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** January 12, 2017 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-762
Comm. Dist. ALL
Recommendation: Approve
- C2** January 23, 2017 Development Review Committee Meeting - Minutes for Review
Memorandum PDD17-823
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** VARIANCE REQUEST (REGULAR) - HCA Health Services of Florida, Inc./Medical Center of Trinity - Adjustment of the Standards Established within the Land Development Code (LDC), Section 536, C-2 General Commercial; Subsection 526.9, Height Regulations of the Pasco County Land Development Code, for an increase in the maximum allowable building height from 60 feet to 130 feet - Southwest Pasco County - On the South Side of S.R. 54 Approximately 1,100 Feet East of Little Road - Sections 24 and 25, Township 26 South, Range 16 East - Containing 55.4 Acres, M.O.L.
Memorandum PDD17-2062
Comm. Dist. 3

Recommendation: Approval with conditions

- P2** MPUD REZONING REQUEST (REGULAR) – Carl Anderson / Paul Pritchard – Bell Haven MPUD – East of Land O’ Lakes Boulevard, North of Bell Lake Road, South of Hale Road and West of Bell Lake – Rezoning From an R-2 Low Density Residential District to MPUD Master Planned Unit Development - No Funding Required

Memorandum PDD17-7213

Comm. Dist. 2

Recommendation: Approval with conditions

- P3** Request is by Land Investment Partners, LLC, the owner of substantially all of the undeveloped property within the Suncoast Crossings DRI, Development of Regional Impact No. 247, East Side Parcels, filed a Notice of Proposed Change to amend the Development Order, amend Map H, amend the Land Use Table, Revise the Land Use Equivalency Matrix, extend phase and build out date for Phases 1 and 2, East Side, and to revise DRI Reporting from Annual to Biennial. No funding required.

Memorandum PDD17-817

Comm. Dist. 3

Recommendation: Continuance Requested

- P4** AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE, ORDINANCE 89-21 AS AMENDED; PROVIDING FOR DESIGN, OPERATIONS AND MAINTENANCE STANDARDS FOR COMMUNITY GARDENS, MARKET GARDENS AND COMMUNITY FARMS IN PASCO COUNTY; AMENDING CHAPTER 500 ZONING STANDARDS, SECTIONS 503 THROUGH 529 PRINCIPAL USES, PERMITTED USES, ACCESSORY USES AND CONDITIONAL USES BY ZONING CLASSIFICATION; CREATING SECTION 406.8 GARDEN PLAN PERMITS; AMENDING APPENDIX A, DEFINITIONS; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION INTO THE LAND DEVELOPMENT CODE, MODIFICATION AND AN EFFECTIVE DATE. - Amount \$0.00

Memorandum PDD17-681

Comm. Dist. ALL

Recommendation: Approve

- P5** MPUD REZONING REQUEST (CONTINUANCE) - Suncoast Crossing MPUD - Land Investment Partners, LLC 21 - Rezoning Request (Substantial Modification) from an MPUD Master Planned Unit Development District to an MPUD Master Planned Unit Development District to Allow 300 Multi-Family Residential and Substantial Changes to the Master Plan and Conditions of Approval - Located on the South Side of S.R. 54, on the East and West Side of the Suncoast Parkway - No Funding Required (Public Hearing: DRC: February 23, 2017, at 1:30 p.m. NPR)

Memorandum PDD17-833

Comm. Dist. 3

Recommendation: Continuance Requested

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Commercial Development Review - Preliminary/Construction Site Plan and Stormwater Management Plan and Report - Florida Exotic Bird Sanctuary (Project No. SML16-049) - Florida Exotic Bird Sanctuary, Inc. - West Pasco County, on the north side of Casper Avenue, approximately 1,800 feet east of U.S. Highway 19 - Section 23, Township 24, Range 16.
Memorandum PDD17-590
Comm. Dist. 5
Recommendation: Not Applicable
- R2** NOTED ITEM: Commercial Development Review - Chestnut Land Trust Services, LLC Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. LRG17-001) - Chestnut Land Trust Services, LLC - Confidential Location
Memorandum PDD17-482
Comm. Dist. ALL
Recommendation: Not Applicable
- R3** NOTED ITEM: Subdivision Development Review - Preliminary Development Plan/Construction Plan and Stormwater Management Plan and Report - Starkey Ranch Village 2 Phase 1B (Project NO. RSD17-001) - WS-TSR, LLC - South Pasco, north side of State Road 54, approximately 2,700 feet west of the State Road 54 and Gunn Highway intersection, Section 28, Township 26, Range 17.
Memorandum PDD17-598
Comm. Dist. 4
Recommendation: Not Applicable
- R4** NOTED ITEM: Commercial Development Review - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report - Starkey Ranch Cunningham Park, Central Neighborhood (Project No. LRG16-038) - WS-TSR, LLC - South Pasco, north side of Rangeland Boulevard, approximately 6,500 feet east of Starkey Ranch Boulevard - Section 21, Township 26, Range 17.
Memorandum PDD17-636
Comm. Dist. 4
Recommendation: Not Applicable
- R5** NOTED ITEM: Commercial Development Review - Dollar General Store 17872, Hudson Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. SML16-078) - Palmetto Capital Group, LLC - West Pasco, on the northeast corner of the intersection of U.S. Highway 19 and Eden Avenue - Section 13, Township 24, Range 16.
Memorandum PDD17-692
Comm. Dist. 5
Recommendation: Not Applicable

- R6** NOTED ITEM: Subdivision Development Review - Starkey Ranch Parcel 7 - Preliminary Development Plan (Project No. RSD16-021) - WS-TSR, LLC - South Pasco County, between the future Rangeland Boulevard and the future Lake Blanche Drive, approximately 1.3 miles east of Starkey Boulevard - Section 20, Township 26, Range 17.
Memorandum PDD17-523
Comm. Dist. 4
Recommendation: Not Applicable
- R7** NOTED ITEM: Commercial Review - Landon Medical Office - Preliminary Site Plan/Construction Plan/Stormwater Plan and Report (Project No. PSP17-010) - CBBA Properties, LLC - South of S.R. 54, West of Corporate Center Drive - Section 29, Township 26, Range 17.
Memorandum PDD17-792
Comm. Dist. 3
Recommendation: Not Applicable
- R8** NOTED ITEM: Commercial Site Review - Cypress Creek Town Center North Retail Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. LRG16-071) - Pasco Ranch, Inc.- South Pasco, on the northeast corner of State Road 56 and Wesley Chapel Boulevard, Lutz, FL within Lot 5 of Cypress Creek Town Center North - Section 27, Township 26, Range 19.
Memorandum PDD17-682
Comm. Dist. 2
Recommendation: Not Applicable
- R9** NOTED ITEM: Subdivision Development Review - Starkey Ranch Lake Blanche Drive East Extension Preliminary/Construction Site Plan/Stormwater Management Plan and Report (Project No. LRG16-063) - WS-TSR, LLC - South Pasco, northwest of State Road 54 and Gunn Highway intersection - Sections 20, Township 26, Range 17.
Memorandum PDD17-759
Comm. Dist. 4
Recommendation: Not Applicable

ADJOURN