

Development Review Committee	Dan Biles, P.E., County Administrator Erik Breitenbach, Acting, Assistant County Administrator (Internal Services) Cathy Pearson, Assistant County Administrator (Public Services) Flip B. Mellinger, Assistant County Administrator (Utilities 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

Pasco County Development Review Committee Agenda August 17, 2017 1:30 PM, Dade City



"Bringing Opportunities Home"

Historic Pasco County Courthouse, Board Rm, 2nd Fl
37918 Meridian Avenue, Dade City, Florida 33525

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

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** Small Scale Comprehensive Plan Map Amendment – CPAS 16(06) SR 52/Clinton Commercial RES-6 (Residential 6 du/ga) to COM (Commercial), located at the intersection of SR 52 and future Clinton Avenue Extension Parcel ID: 10-25-20-0000-00300-0030 (Public Hearing: LPA August 17th, 2017 at 1:30 PM) - No funding is required
Memorandum PDD17-1928
Comm. Dist. 1
Recommendation: Approve
- P2** MPUD Master Planned Unit Development Rezoning Request (Regular) – SR 52/Clinton Commercial MPUD – PEI Cannon 1 B LLC – Rezoning Request From MPUD to MPUD to Allow 135,000 Square-Feet Commercial - Located on the South Side of S.R. 52 Approximately One-Quarter Mile East of Emmaus Cemetery Road in Section 10, Township 25 South, Range 20 East - No Funding Required
Memorandum PDD17-7219
Comm. Dist. 1
Recommendation: Approval with conditions
- P3** Large Scale Comprehensive Plan Amendment – CPAL 17(02) Lexington Oaks Commercial on approximately 68.60 acres, located on the northwest and southwest parcels of Lexington Oaks Boulevard and Wesley Chapel Boulevard. - No funding is required.

Memorandum PDD17-1713
Comm. Dist. 2
Recommendation: Approve

- P4** MPUD Master Planned Unit Development Rezoning Request (Regular) – Lexington Oaks Plaza MPUD – Specialty Restaurants Corporation - A Rezoning Request from A-C Agricultural and C-2 General Commercial Zoning Districts to an MPUD to Allow 200 Multi-Family Dwelling Units; and 300,000 Square Feet of Retail/Commercial on Approximately 68.60 Acres - Located at the Northwest and Southwest Corners of C.R. 54 (Wesley Chapel Boulevard) and Lexington Oaks Boulevard - No Funding Required

Memorandum PDD17-7238
Comm. Dist. 2
Recommendation: Approval with conditions

- P5** MPUD Master Planned Unit Development Rezoning Request (Continuance) - Boyette Subdivision MPUD - Ferlita, Vincent N. and John A. - Rezoning Request from an A-R Agricultural-Residential District to an MPUD to allow 87 Single-Family Detached Dwelling Units on 40.0 Acres, m.o.l. - Located on the West Side of Boyette Road, Approximately 700 feet North of Wells Road (Parcel ID Nos. 32-25-20-0000-0060-0000 and 32-25-20-0000-00600-00B0 - No Funding Required

Memorandum PDD17-1936
Comm. Dist. 1
Recommendation: Continuance Requested

Recommendation: Continue to the August 31, 2017, DRC Meeting at 1:30 p.m. in New Port Richey

- P6** AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 89 21 AS AMENDED; PROVIDING FOR AMENDMENTS TO SECTION 1302.2, MOBILITY FEES; AND APPENDIX A, DEFINITIONS, TO ADD A NEW LAND USE CATEGORY FOR ICE HOCKEY RINKS; PROVIDING FOR ADDITIONAL AMENDMENTS AS NECESSARY TO ENSURE INTERNAL CONSISTENCY; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION INTO THE LAND DEVELOPMENT CODE, MODIFICATION AND AN EFFECTIVE DATE - DRC - 8/17/17

Memorandum PDD17-1822
Comm. Dist. 2
Recommendation: Approve

- P7** Small Scale Comprehensive Plan Map Amendment – CPAS 17(05) Ballantrae Professional Center RES-3 (Residential 3 du/ga) to OF (Office), located half a mile south west of S.R. 54 and Sunlake Boulevard intersection Parcel ID: 29-26-18-0050-00C00-0000 and attached (Public Hearing: LPA August 17th, 2017 at 1:30 PM) - No funding is required.

Memorandum PDD17-1688

Comm. Dist. 3
Recommendation: Approve

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Subdivision Development Review - Starkey Ranch Parcel D Mass Grading Plan (Project No. RSD17-013) - WS-TSR, LLC - South Pasco, approximately 5,500 feet east of Starkey Boulevard and 6,400 feet north of State Road 54 just north of Rangeland Boulevard at Night Star Trail intersect - Sections 16, 20, 21, Township 26, Range 17
Memorandum PDD17-1641
Comm. Dist. 4
Recommendation: Not Applicable
- R2** NOTED ITEM: Subdivision Development Review - Preliminary Development Plan - South Branch Ranch (Project No. RSD17-021) - D.R. Horton - South Pasco County, on the north side of State Road 54, approximately 1,500 feet west of the Suncoast Parkway - Sections 19, 24, 25, 30, 36, Township 26, Range 17, 18
Memorandum PDD17-1526
Comm. Dist. 4
Recommendation: Not Applicable
- R3** NOTED ITEM: Commercial Development Review - Preliminary/Construction Site Plan in two phases and Stormwater Management Plan and Report - SR 54 Retail and Self-Storage (Project No. LRG16-033) - MDI Fund LLC - South Pasco County, on the south side of State Road 54, approximately 1,000 feet west of Gunn Highway - Section 27, Township 26, Range 17
Memorandum PDD17-1538
Comm. Dist. 3
Recommendation: Not Applicable
- R4** NOTED ITEM: Subdivision Development Review - Talavera Phase 1B-1 and 1B-2 - Construction Plan/Stormwater Plan and Report (Project No. RSD17-017) - M/I Homes of Tampa, LLC - Central Pasco County, on the west side of U.S. 41, approximately 3/4 mile north of S.R. 52, Section 04, Township 25 South Range 18 East
Memorandum PDD17-1737
Comm. Dist. 2
Recommendation: Not Applicable
- R5** NOTED ITEM: Subdivision Development Review - Mass Grading - South Branch Ranch (Project No. RSD17-023) - D.R. Horton - South Pasco County, on the north side of State Road 54, approximately 1,500 feet west of the Suncoast Parkway - Sections 19, 24, 25, 30, 36, Township 26, Range 17, 18
Memorandum PDD17-1797
Comm. Dist. 4
Recommendation: Not Applicable

- R6** NOTED ITEM: Subdivision Development Review - Bexley South Parcel 4, Phase 2B - Preliminary Development Plan/Construction/Stormwater Management Plan and Report (Project No. RSD17-022) - NNP-Bexley, LLC - South Pasco, on Bexley Village Drive approximately 2.19 miles north of State Road 54 - Section 17, Township 26, Range 18.
Memorandum PDD17-1853
Comm. Dist. 4
Recommendation: Not Applicable
- R7** NOTED ITEM: Commercial Development Review - Land O'Lakes Church of God - Fellowship Hall Addition - Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. PSP17-047) -Land O'Lakes Church of God - Central Pasco, on the west side of Land O'Lakes Boulevard, 0.374 miles south of Sundance Lake Boulevard - Section 26, Township 25, Range 18.
Memorandum PDD17-1885
Comm. Dist. 2
Recommendation: Not Applicable
- R8** NOTED ITEM: Commercial Site Review - Avalon Park West Amenity Center, Phase One - Preliminary Site Plan/Construction Plan/Stormwater Management Plan (Project No. LRG16-061) - SitEx NR Development, LLC - South Pasco, on the east side of River Glen Boulevard, 0.59 miles north of State Road 54 - Sections 11, 14, Township 26, Range 20.
Memorandum PDD17-1868
Comm. Dist. 2
Recommendation: Not Applicable
- R9** NOTED ITEM: Subdivision Development Review - David E. Olson Parcel A- Preliminary Development Plan/Construction Plan/Stormwater Plan and Report (Project No. NSD17-002) - CSC Properties, LLC - North of S.R. 54 East of Little Road - Section 30, Township 26, Range 17.
Memorandum PDD17-1869
Comm. Dist. 4
Recommendation: Not Applicable

ADJOURN