

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 September 21, 2017 1:30 PM, Dade City



"Bringing Opportunities Home"

Historic Pasco County Courthouse, Board Rm, 2nd Fl
37918 Meridian Avenue, Dade City, 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 June 22, 2017 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-2079
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

P1 Alternative Standard Request – Circle K at County Line Road and Shady Hills Road – Approval of Driveway Spacing Standards, Land Development Code (LDC) Section 901.3.I - No Funding Required
Memorandum PDD17-2071
Comm. Dist. 5
Recommendation: Approval with conditions

P2 MPUD Master Planned Unit Development Rezoning Request (REGULAR) – Golden Ranch MPUD – GoldenRanch Property, LLC - A Substantial Modification (Rezoning from MPUD to and MPUD) to the Currently Approved Master Plan and Conditions of Approval - Located on the South Side of Oldwoods Avenue, East of Meadow Pointe Boulevard, and West of Ranchette Road, Extending to the Pasco/Hillsborough County Line, Sections 35, 36, Township 26 South, Range 20 East - No Funding Required
Memorandum PDD17-7269
Comm. Dist. 2

Recommendation: Approval with conditions

- P3** MPUD Master Planned Unit Development Rezoning Request (REGULAR) – Zona Lee Law, Inc., c/o Sharon Ann Law - Zona Law MPUD –Rezoning Request From A-R Agricultural-Residential to an MPUD to Allow 74 Single-Family Detached Dwelling Units on 40 Acres, m.o.l. and a Specific Approval from Section 905.1, Neighborhood Parks - Located on the South Side of Lake Patience Road Approximately 1.5 Miles West of U.S. 41. (Parcel ID No. 23-26-18-0000-00300-0000) - No Funding Required

Memorandum PDD17-7263

Comm. Dist. 4

Recommendation: Approval with conditions

- P4** MPUD Master Planned Unit Development Rezoning Request (REGULAR) – Schickedanz – Wells Road MPUD – SFPG, LLC - Rezoning Request from A-R Agricultural-Residential and MPUD to an MPUD to Allow 179 Single-Family Detached Dwelling Units and a Church/Day-Care/Office Site on approximately 66.18 Acres - Located at the Southeast Corner of Wells and Boyette Roads. (Parcel ID Nos. 04-26-20-0000-00100-0011, 04-26-20-0000-00500-0010 and 04-26-20-0000-00400-0000) - No Funding Required

Memorandum PDD17-7252

Comm. Dist. 1

Recommendation: Approval with conditions

- P5** Small Scale Comprehensive Plan Map Amendment – CPAS 17(03) Gator Shop, LLC. from RES-3 (Residential 3 du/ga) and ROR (Retail/Office/Residential) to COM (Commercial), located half a mile southwest of Causeway Boulevard and Land O' Lakes Boulevard intersection Parcel ID: 35-25-18-0000-00200-0000 (Public Hearing: LPA September 14, 2017 at 1:30 PM) – No funding is required.

Memorandum PDD17-1730

Comm. Dist. 2

Recommendation: Approve

- P6** 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 September 14th, 2017 at 1:30 PM) - No funding is required

Memorandum PDD17-2140

Comm. Dist. 1

Recommendation: Approve

- P7** 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-Foot 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

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Subdivision Development Review - Starkey Ranch Downtown Waypoint - Preliminary Site/Construction Plan/Stormwater Management Plan and Report (Project No. PSP17-076) - WS-TSR, LLC - South Pasco, on the northwest corner of State Road 54 and proposed Gunn Highway Extension intersection - Section 27, Township 26, Range 17
Memorandum PDD17-1964
Comm. Dist. 4
Recommendation: Not Applicable
- R2** NOTED ITEM: Subdivision Development Review - Starkey Ranch Parcel D - Preliminary Development Plan/Construction Plan/Stormwater Management Plan and Report (Project No. RSD17-025) - WS-TSR, LLC - South Pasco, on the northeast corner of Rangeland Boulevard and the future Night Star Trail, 0.96 miles east of Starkey Boulevard - Sections 16, 20, 21, Township 26, Range 17
Memorandum PDD17-1947
Comm. Dist. 4,
Recommendation: Not Applicable
- R3** NOTED ITEM: Commercial Development Review - Land O'Lakes Business Center - Preliminary/Construction Site Plans and Stormwater Management Plan and Report (Project No. PSP17-025) - Igor Yurchenko - Central Pasco County, on the west side of US 41, approximately 300 feet south of Gator Lane/Wilderness Lake Boulevard - Section 35, Township 25, Range 18
Memorandum PDD17-1896
Comm. Dist. 2
Recommendation: Not Applicable
- R4** NOTED ITEM: Subdivision Development Review - Ja-Mar Palms - Preliminary Site Plan (Project No. LRG17-002) - Caleb and Logan Miller - 18302 US Highway 19 - Section 06, Range 24, Township 17
Memorandum PDD17-1931
Comm. Dist. 5
Recommendation: Not Applicable
- R5** NOTED ITEM: Commercial Review - Cypress Preserve Amenity Center - Preliminary Site Plan/Construction Plan/Stormwater Plan and Report (Project No. PSP17-086) - Cypress Preserve 841, LLC - South of S.R. 52, West of Land O' Lakes Boulevard - Section 16, Township 25, Range 18.
Memorandum PDD17-2113
Comm. Dist. 2
Recommendation: Not Applicable

ADJOURN