

Development Review Committee	Dan Biles, P.E., County Administrator Erik Breitenbach, Assistant County Administrator (Internal Services) Cathy Pearson, Assistant County Administrator (Public Services) Flip B. Mellinger, Assistant County Administrator (Public Infrastructure) 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 November 09, 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** August 31, 2017 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD18-152
Comm. Dist. ALL
Recommendation: Approve
- C2** September 21, 2017 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD18-153
Comm. Dist. ALL
Recommendation: Approve
- C3** September 28, 2017 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD18-154
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING CHAPTER 600 OVERLAY AND SPECIAL DISTRICTS; SECTION 603 CONNECTED CITY STEWARDSHIP ORDINANCE TO REQUIRE THE EXPENDITURE OF ALL PARKS AND RECREATION

IMPACT FEES COLLECTED WITHIN CONNECTED CITY AT THE VILLAGES OF PASADENA HILLS (VOPH) SUPER PARK; PROVIDING FOR APPLICABILITY; REPEALER, PROVIDING FOR SEVERABILITY, INCLUSION IN THE PASCO COUNTY LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.

Memorandum PDD18-0131

Comm. Dist. ALL

Recommendation: Approve

- P2** MPUD Master Planned Unit Development Rezoning Request (REGULAR) – Tibbetts Land at Gowers Corner MPUD – Tibbetts Land, LLC; Gowers South, LLC; Palms, LLC – Rezoning from a C-2 General Commercial and R-1 Single-Family Residential to an MPUD to Allow 215,000 Square Feet of Retail and Office and up to 40 Multi-Family Dwelling Units and a Variance Request from the Land Development Code (LDC) Section 901.2, Transportation Corridor Management – Located on the Southwest Corner of the Intersection of S.R. 52 and U.S. 41 - No Funding Required

Memorandum PDD18-7179

Comm. Dist. 2,

Recommendation: Approval with conditions

- P3** CC-MPUD Connected City Master Planned Unit Development Rezoning Request (Regular) – Epperson CC-MPUD – Epperson Ranch, LLC and Meadow Ridge Owner, LLC - A Rezoning Request from three traditional MPUDs to one CC-MPUD to Allow 1,603 Single Family Detached Dwelling Units, 125 Age Restricted Single Family Detached Dwelling Units, 918 Single Family Attached Dwelling Units, 550 Multifamily Units, 292,000 Square Feet of Retail, 577,000 Square Feet of Office/Medical/Hospital/University, and 200 Hotel Rooms on Approximately 914.2 Acres - No Funding Required (DRC: 11/9/17; 1:30 p.m., NPR)

Memorandum PDD18-7257

Comm. Dist. 1

Recommendation: Approval with conditions

- P4** CC-MPUD Connected City Master Planned Unit Development Rezoning Request (Regular) – Mirada CC-MPUD – CR Pasco Development Company, LLC - A Rezoning Request from a traditional MPUD to CC-MPUD to Allow 3,450 Single Family Detached Dwelling Units, 1,500 Age Restricted Single Family Detached Dwelling Units, 850 Single Family Attached Dwelling Units, 900 Multifamily Units, 421,000 Square Feet of Retail, 287,200 Square Feet of Office/Medical/Hospital/University, and 200 Hotel Rooms on Approximately 1,887.8 Acres - No Funding Required (DRC: 11/09/17; 1:30 p.m., NPR)

Memorandum PDD18-7261

Comm. Dist. 1

Recommendation: Approval with conditions

- P5** MPUD Master Planned Unit Development Rezoning Request (CONSENT) - Taylor Morrison of Florida, Inc. - Northwood MPUD - Substantial Modification to Add a Use to Parcel 7C for 20,000 Square Feet of Commercial - Located on the South Side of S.R. 54, Approximately 1,120 Feet West of Northwood Palms Boulevard (Parcel ID No. 35-26-19-0230-00000-00C0) and Contains

Approximately 3.14 Acres – No Funding Required

Memorandum PDD18-7245

Comm. Dist. 3

Recommendation: Approval with conditions

- P6** Small Scale Comprehensive Plan Map and Text Amendment - CPAS17-10 Trinity Pines, located at the northeast corner of Mitchell Boulevard and Pemberton Road - No Funding Required

Memorandum PDD18-0122

Comm. Dist. 3

Recommendation: Approve

- P7** Transportation - Corridor Management Variance Request - Hitesh Patel - Palms54 - Cross Park ALF - Located on the Southeast Corner of Henley Road and S.R. 54 - To Reduce the ROW Requirement from 67.5 ft. to 40 ft. from the Centerline of the Road - No Funding Required

Memorandum PDD18-0160

Comm. Dist. 3,

Recommendation: Approval with conditions

- P8** MPUD Master Planned Unit Development Rezoning Request (CONSENT) – Trout Creek Properties, Inc. - Meadow Pointe MPUD – Substantial Modification Request to the Currently Approved MPUD (Rezoning from MPUD to an MPUD) to Allow for C-2 Development Standards and Permitted Uses on Tract 8 of the Meadow Pointe Development Area - Located Along the East Side of Mansfield Boulevard, Southeast of the Terminus of County Line Road (Parcel ID No. 33-26-20-0000-00100-0080) and Contains Approximately 5.32 acres - No Funding Required

Memorandum PDD18-7283

Comm. Dist. 3

Recommendation: Approval with conditions

- P9** Appeal of an Administrative Decision on July 20, 2017 to Approve Modifications to the Wiregrass DRI/MPUD Master Roadway Plan filed by the District School Board of Pasco County Objecting to Conditions of Approval, #14.e., Related to Access to/from an Undeveloped District Schools' Site from a future portion of Chancey Road near Meadow Pointe Boulevard.

Memorandum PDD18-011

Comm. Dist. 2

Recommendation: Other

- P10** Large Scale Comprehensive Plan Map and Text Amendment - CPAL 17(05) Guy Harvey, located on the East side of Baillies Bluff Road approximately 2,000 feet north of Anclothe Boulevard and west of Anclothe High School - No Funding Required

Memorandum PDD-18-0121

Comm. Dist. 3

Recommendation: Approval with conditions

- P11** MPUD Master Planned Unit Development Rezoning Request (REGULAR) – Pasco Park, LLC, and Melody Mickler - Guy Harvey MPUD – Rezoning Request from a Previously Approved MPUD and an A-R Agricultural-Residential Zoning District to an MPUD to Allow 350 Recreational Vehicle (RV) Spaces and 25,000 Square-Feet of Non-Residential Entitlements on Approximately 66.58 Acres and an Alternative Standards Request from the Land Development Code (LDC) Section 901.4.F.1.b, Substandard Roadway Analysis and Mitigation - Located on the East Side of Baillies Bluff Road Approximately 2,000 Feet North of Anclote Boulevard and Contains Approximately 66.58 Acres.No Funding Required
Memorandum PDD18-7246
Comm. Dist. 3
Recommendation: Approval with conditions
- P12** Operating Permit for Mining, Planning and Development, 15-24-18-0000-00300-0000, no funding required.
Memorandum PDD18-009
Comm. Dist. 1
Recommendation: Approval with conditions

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Development Review - Trinity Carwash - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. PSP17-100) - STL Partnership, LLC - West Pasco County, at the southwest corner of the State Road 54 and Trinity Boulevard intersection - Section 29, Township 26, Range
Memorandum PDD18-046
Comm. Dist. 3
Recommendation: Not Applicable
- R2** NOTED ITEM: Commercial Development Review - Medical Office Building for GPF - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. PSP17-066) - GPF Assets, LLC - Central Pasco County, on the southwest corner of Cypress Ridge Boulevard and Oak Myrtle Lane - Section 26, Township 26 South, Range 19 East
Memorandum PDD18-010
Comm. Dist. 2
Recommendation: Not Applicable
- R3** NOTED ITEM: Commercial Development Review - O'Reilly Auto Parts Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. PSP17-099) - Hutton Build - West Pasco, on the northwest corner of the State Road 54 and Madison Street intersection - Section 17, Township 26, Range 16
Memorandum PDD18-070
Comm. Dist. 3
Recommendation: Not Applicable

ADJOURN