

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)
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 January 11, 2018 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

REGULAR

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** November 9, 2017 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD18-437
Comm. Dist. ALL
Recommendation: Approve
- C2** November 30, 2017 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD18-438
Comm. Dist. ALL,
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

PUBLIC HEARINGS AT 1:30 P.M.

- P1** Large-Scale Comprehensive Plan Amendment – CPAL 18(01) Vibrant Sun Business Park amending the Future Land Use (FLU) from Major Public/Semi-Public (MP/SP) to Planned Development (PD) with associated subarea policies on approximately 91.05 acres m.o.l. of real property located 0.4 miles southwest of Overpass Road and Old Pasco Road intersection, and a map amendment to the Highway Vision Plan (Map 7-36) - No Funding Required.

Memorandum PDD18-0378
Comm. Dist. 1
Recommendation: Approve

- P2** MPUD Master Planned Unit Development Rezoning Request - Vibrant Sun Business Park MPUD - Pasco County Facilities Management Department - A Rezoning Request From an A-R Agricultural-Residential Zoning District to an MPUD to Allow 2,250,000 Square-Foot of Office and Industrial Entitlements on Approximately 91.053 Acres - Located on the East Side of Old Pasco Road and the West Side of I-75, Approximately 290 Feet South of Overpass Road (Parcel ID Nos. 31-25-20-0000-00200-0000; 32-25-20-0000-00300-0000; and 32-25-20-0000-00500-0020) - No Funding Required

Memorandum PDD18-7291
Comm. Dist. 1
Recommendation: Approval with conditions

- P3** Large Scale Comprehensive Plan Text Amendment– CPAL 17(06) Stony Brook amending Subarea Policy FLU 7.1.20 Stony Brook Commerce Park located Northwest State Road 54 and Tupper Road Parcel ID: 08-26-20-0000-01900-0000, 08-26-20-0000-01900-0010, and 08-26-20-0000-01600-0010 – No Funding Required.

Memorandum PDD18-0379
Comm. Dist. 1
Recommendation: Approve

- P4** MPUD Master Planned Unit Development Rezoning Request (REGULAR) – Gotthold E. Gerber Irrevocable Trust, Gerber Family LLP and Mathilda Gerber Revocable Trust - Stony Brook MPUD - Rezoning Request from MPUD to an MPUD to Allow for Flexible Development on Approximately 40.00 Acres - Located Along the North Side of State Road 54, West of Tupper Road. (Parcel ID Nos. 08-26-20-0000-01600-0010, 08-26-20-0000-01900-0000 and 08-26-20-0000-01900-0010) - No Funding Required

Memorandum PDD18-7277
Comm. Dist. 1
Recommendation: Approval with conditions

- P5** MPUD Master Planned Unit Development Rezoning Request (REGULAR) – SB Associates Limited Partnership & LG Seven Oaks, LLC – Seven Oaks MPUD – A Modification to the Currently Approved MPUD - Located on the North Side of S.R. 56, West of S.R. 581/Bruce B. Downs Boulevard, and South and East of S.R. 54 (Subject Parcel ID No. 25-26-19-0000-00100-0080) - No Funding Required

Memorandum PDD18-0277
Comm. Dist. 2,
Recommendation: Approval with conditions

- P6** MPUD Master Planned Unit Development Rezoning Request (CONTINUANCE) - 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) - No Funding Required

Memorandum PDD18-444

Comm. Dist. 2

Recommendation: Continuance Requested to a Time Uncertain

- P7** AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE, PROVIDING FOR AMENDMENTS TO SECTION 406.1, SIGNS; AMENDING APPENDIX A, DEFINITIONS; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION INTO THE LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE. – No Funding Required

Memorandum PDD18-0393

Comm. Dist. ALL

Recommendation: Approve

- P8** AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE; SECTION 108 ENFORCEMENT; SECTION 205.1 DEVELOPMENT REVIEW COMMITTEE; SECTION 304.1 TYPES OF PUBLIC NOTICE; SECTION 402.5 MISCELLANEOUS USES; SECTION 402.2 ZONING AMENDMENT – MPUD MASTER PLANNED UNIT DEVELOPMENT DISTRICT; SECTION 403.1 PRELIMINARY DEVELOPMENT PLAN – RESIDENTIAL; SECTION 403.2 PRELIMINARY DEVELOPMENT PLAN – NON-RESIDENTIAL; SECTION 403.3 PRELIMINARY SITE PLAN; SECTION 403.5 CONSTRUCTION PLANS; SECTION 403.9 MODIFICATIONS TO DEVELOPMENT APPROVALS; SECTION 406.6 MODEL CENTERS; SECTION 407.5 ALTERNATIVE STANDARDS; SECTION 511 R-MH MOBILE HOME DISTRICT; SECTION 529 I-2 GENERAL INDUSTRIAL PARK DISTRICT; SECTION 901.3 ACCESS MANAGEMENT; SECTION 901.4 SUBSTANDARD ROADWAY ANALYSIS AND MITIGATION; APPENDIX A DEFINITIONS; AND OTHER SECTIONS, AS NECESSARY, FOR INTERNAL CONSISTENCY; PROVIDING FOR APPLICABILITY; REPEALER; PROVIDING FOR SEVERABILITY; INCLUSION INTO THE LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE. – No Funding Required

Memorandum PDD18-0396

Comm. Dist. ALL

Recommendation: Approve

ADJOURN