**DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA**

**ANNOTATED AGENDA**

**January 11, 2018**

**THE DOCUMENT WAS PREPARED
IN AGENDA ORDER AS PUBLISHED
AND NOT IN THE ORDER IN WHICH
THE ITEMS WERE HEARD**

**PREPARED IN THE OFFICE OF
PAULA S. O'NEIL, CLERK & COMPTROLLER**

**1:30 PM**

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

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| **Development Review Committee** | Dan Biles, P.E., County Administrator<br>Erik Breitenbach, Assistant County Administrator (Internal Services)<br>Cathy Pearson, Assistant County Administrator (Public Services)<br>Flip B. Mellinger, Assistant County Administrator (Public Infrastructure)<br>Chris Williams, District School Board of Pasco County |
| **Alternate Committee Member** | Kevin Guthrie, Assistant County Administrator (Emergency Management) |
| **Legal Counsel** | David Goldstein, Chief Assistant County Attorney |
| **Advisory Staff** | Kristen M. Hughes, Planning and Development Administrator<br>Margaret W. Smith, P.E, Engineering Services Director/County Engineer<br>Joaquin Servia, Development Review Manager |

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## CALL TO ORDER

***Chairman Biles called the meeting to order at 1:30 p.m.***

## ROLL CALL

***Ms. Jessica Floyd, Deputy Clerk, called the roll. All members were present with the exception of Mr. Flip Mellinger.***

## SWEARING IN

***Ms. Floyd swore in those who planned to present testimony.***

## PROOF OF PUBLICATION

***Ms. Floyd noted 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.

***There was none.***

## CONSENT

***The Board approved the Consent Agenda which included items C1 and C2.***

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 November 9, 2017 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD18-437
Recommendation: Approve

***The item was approved as part of the Consent Agenda.***

C2 November 30, 2017 Development Review Committee Meeting - Minutes for Approval

Memorandum PDD18-438
Recommendation: Approve

***The item was approved as part of the Consent Agenda.***

## 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.I. 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
Recommendation: Approve

***Ms. Ines Nizeye, Planner I for Long Range Planning, reviewed the item and Staff's recommendation.***

***Mr. Dennis Seeton and Ms. Jean Ann Jakes spoke in opposition and voiced their concerns.***

***Discussion was held regarding the current land use; addressing concerns; buffering; and County plans for the property.***

***The Board approved the item per Staff's recommendation.***

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-Feet 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
Recommendation: Approval with conditions

***Ms. Corelynn Howell, Senior Planner for Current Planning, reviewed the item and Staff's recommendation. She noted the requirement for right-of-way to be given for Old Pasco Road and a correction to the agenda memo to remove Parcel ID 32-25-20-0000-00500-0020 from the Background and Summary on page one.***

***Mr. Dennis Seeton, Ms. Jean Ann Lakes, Ms. Becky Dohr, and Ms. Edith Seeton spoke in***

***opposition and voiced their concerns.***

***Discussion was held regarding access management; Old Pasco Road; compatibility; and that it was a mixed use area.***

***The Board approve the item per Staff's recommendation with the noted modification to the agenda memo.***

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
Recommendation: Approve

***Ms. Inez Nizeye, Planner I for Planning and Development, reviewed the item and Staff's recommendation.***

***Mr. Clarke Hobby, applicant's representative, spoke regarding the project and was available to answer questions.***

***Mr. Dennis Seeton spoke regarding decisions made by the Board.***

***Discussion was held regarding school impacts not being addressed in the memo; the amount of multi-family; and the Board's decision process.***

***The Board approved the item per Staff's recommendation with the condition to address school impacts in the Agenda memo.***

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
Recommendation: Approval with conditions

***Mr. David Stallworth, Planner II for Current Planning, reviewed the item. He noted the amended Master Plan and stated for the record changes made to the Agenda memo to allow the flexible development of one or more uses. He reviewed Staff's recommendation.***

***Mr. Clarke Hobby, applicant's representative, spoke regarding the project and was available to answer questions.***

***Discussion was held regarding the potential for multi-family use.***

***Chairman Biles called for public comment. There was none.***

***The Board approved the item per Staff's recommendation with the noted changes.***

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
Recommendation: Approval with conditions

***Ms. Renee Gilkes, a court reporter with Donna Ruge & Associates, was present for the item.***

***Ms. Corelynn Howell, Senior Planner for Current Planning, reviewed the item and Staff's recommendation.***

***Ms. Barbara Wilhite and Ms. Cyndi Tarapani, applicant's representatives, reviewed the binder of information with the Board and they were available to answer questions. Ms. Wilhite submitted documentation for the record.***

***Ms. Chelsea Waller Douthard and Mr. Charles Waller, representing Seven Oaks CDD, spoke in opposition on behalf of their clients. Ms. Waller Douthard reviewed discussions from the previous meeting and submitting documentation for the record.***

***Seven Oaks CDD Board Chairman Joshua Gree, Ms. Marie Sampat, Mr. Theodore Rhodes, Ms. Elizabeth Donley, Seven Oaks Property Owned Association Vice-President Paul Muccino, and the Residents Council in Seven Oaks Chair Denise Nicholas spoke in opposition and voiced their concerns.***

***Mr. Dave Smolker, applicant's representative, addressed concerns that were raised.***

***Mr. Craig Weber, Crown Community Development, addressed concerns that were raised.***

***Discussion was held regarding reviewing what was before the DRC today; the professional office use that would be restricted; Condition 13; buffering requirements; extensive discussion pertaining to parking for the office; extensive discussion pertaining to current and potential future use for the parcel and building; funding used to construct the building; uses that would be permissible with the current zoning; regulation of access; actions that were taken in 2008 pertaining to the change of map H of the Master Plan; the Master Plan for Seven Oaks; consistency with the Comprehensive Plan; that the Board of County Commissioners would make the final decision; and the difficulty of their decision.***

***The Board approved to receive and file documentation submitted by Ms. Wilhite.***

***The Board approved to receive and file documentation submitted by Ms. Waller Douthard.***

***The Board approved Condition 13.***

***Motion to approve Staff's recommendation; motion failed with Ms. Pearson and Chairman Biles voting nay and Mr. Williams absent from the vote.***

***Discussion was held regarding the failed motion.***

***The Board denied the item per Staff's recommendation of approval.***

***MR. CHRIS WILLIAMS LEFT THE MEETING AT 2:40 P.M.***

***CHAIRMAN BILES LEFT THE MEETING AT 4:43 P.M. AND RETURNED AT 4:45 P.M.***

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
Recommendation: Continuance Requested to a Time Uncertain

***Ms. Corelynn Howell, Senior Planner for Current Planning, reviewed the item and Staff' recommendation.***

***The Board approved the item per Staff's recommendation***

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
Recommendation: Approve

***Ms. Denise Hernandez, Zoning Administrator for Planing and Development, reviewed the item and Staff's recommendation.***

***Chairman Biles called for public comment. No one spoke.***

***The Board approved the item per Staff's recommendation.***

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
Recommendation: Approve

***Ms. Denise Hernandez, Zoning Administrator for Planning and Development, reviewed the item. She noted the changes made and Staff's recommendation.***

***Discussion was held regarding the changes.***

***Chairman Biles called for public comment. No one spoke.***

***The Board approved the item per Staff's recommendation.***

## ADJOURN

***The meeting was adjourned at 5:35 p.m.***

***Prepared by: Jessica L Floyd, Records Clerk I, Board Records Division***