DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

February 08, 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**

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
Alternate Committee Member	Kevin Guthrie, Assistant County Administrator (Public Safety)
Legal Counsel	David Goldstein, Chief Assistant County Attorney
Advisory Staff	Ernest D. Monaco, Acting Planning and Development Administrator Margaret W. Smith, P.E, Engineering Services Director/County Engineer Joaquin Servia, Development Review Manager

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CALL TO ORDER

Chairman Biles called the meeting to order at 1:29 p.m.

ROLL CALL

Ms. Jessica Floyd, Deputy Clerk, called the roll. All members were present with Ms. Elizabeth Kuhn representing Mr. Williams.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Floyd noted 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.

Chairman Biles called for public comment. No one spoke.

CONSENT

There were no items.

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

PUBLIC HEARINGS AT 1:30 P.M.

P1 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; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION INTO THE LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE. - No Funding Required
Memorandum PDD18-0532

Recommendation: Approve

Ms. Denise Hernandez, Planning and Development, reviewed the item.

Discussion was held regarding extending the amendment to other governmental entities; direction that had been given to Staff; the Code; and moving forward in the process.

Chairman Biles called for public comment. No one spoke.

The Board approved the item per Staff's recommendation with the discussed modification to extend the amendment to other governmental entites internal to subdivisions.

P2 Master Planned Unit Development (MPUD) Rezoning Request - Villages of Pasadena Hills WSMB, LLC/Villages A & E MPUD - WSMB, LLC - Rezoning Request From an A-C Agricultural District to an MPUD to Allow 688 Residential Units; 150,000 Square-Feet of Commercial; and 30,000 Square-Feet of Office on Approximately 488.2 Acres and an Alternative Standards Request from the Land Development Code (LDC) Section 901.4 Substandard Roadway Analysis and Mitigation - The Property is Located on the East Side of Prospect Road and on the South Side of Clinton Avenue, Extending Approximately One and One-Quarter Mile South Adjacent to Prospect Road

Memorandum PDD18-7278

Recommendation: Approval with conditions

Ms. Corelynn Howell, Current Planning, reviewed the request.

Mr. Ahsan Khalil, Current Planning spoke regarding the item.

Mr. Joel Tew, the applicant's representative, spoke regarding the alternative standard request, density, conditions, the pre-application and meeting, and previous discussions which pertained to Connected City and the Villages of Pasadena Hills. He address concerns that were raised and submitted documents for the record.

Mr. Pat Gassaway with Heidt Design, the applicant's representative, spoke regarding the Master Plans, density, and open spaces.

Mr. Mark Summers, Mr. Mark Davis, and Ms. Barbara Wilhite representing Mr. Chris Williams spoke in opposition and voiced their concerns.

Discussion was held regarding the conceptual Master Plans; Villages A and E; density; the Master Roadway Plan; the red dot representing the potential neighborhood center on the Master Plan; the Comp Plan; land use; zoning; upcoming improvements for State Road 52; proposed Prospect Road improvements; the alternative standard request; the core reserve; Connected City; sub-standard roads; the capacity analysis; the crash data; paragraph 20 pertaining to units; and the pre-application.

The Board approved to receive and file documents submitted by Mr. Tew.

The Board approved the alternate standard as requested by the applicant with Mr.

Breitenbach voting nay.

The Board approved the item per Staff's recommendation with the added condition to amend the Master Plan to move the red dot representing the potential neighborhood center further to the north and the noted changes to Condition 20 to reflect the approval of the alternative standard request and to the language of Condition 41 from "the Emergency Services Director" to "the Assistant Cound Administrator for Public Safety" with Ms. Kuhn voting nay.

REGULAR

There were no items.

ADJOURN

The meeting was adjourned at 3:34 p.m.

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