

Development Review Committee	Dan Biles, P.E., County Administrator Erik Breitenbach, Assistant County Administrator (Internal Services) Cathy Pearson, Assistant County Administrator (Public Services) Michael J. Carballa, P.E., Interim 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

Pasco County Development Review Committee Agenda May 24, 2018 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, Internal Services Building, 7536 State Street, 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 April 12, 2018 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD18-937
Comm. Dist. ALL
Recommendation: Approve

C2 April 26, 2018 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD18-936
Comm. Dist. ALL
Recommendation: Approve

C3 May 10, 2018 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD18-987
Comm. Dist. ALL
Recommendation: Approve

DEVELOPMENT SERVICES - PLANNING AND DEVELOPMENT

C4 LUEM REQUEST (CONSENT) – Bayonet Point Holdings, LLC is requesting a Land Use Exchange pursuant to the Bayonet Point Shopping Mall Development of Regional Impact (DRI) Land Use Exchange Matrix (LUEM) from Retail to Hotel.
Memorandum PDD18-0853
Comm. Dist. 5
Recommendation: Approve

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 CHAPTER 200, DECISION MAKING BODIES AND OFFICIALS; SECTION 201, GENERAL PROVISIONS, ELIMINATING THE DEVELOPMENT REVIEW COMMITTEE; SECTION 203, LOCAL PLANNING AGENCY, DESIGNATING THE PLANNING COMMISSION AS THE LOCAL PLANNING AGENCY; SECTION 204, PLANNING COMMISSION, AMENDING THE PLANNING COMMISSION'S COMPOSITION, APPOINTMENT OF MEMBERS, TERMS, MEETINGS AND GENERAL FUNCTIONS, POWERS, AND DUTIES; SECTION 205, DEVELOPMENT REVIEW COMMITTEE, STRIKING OUT SECTION IN ITS ENTIRETY AND RENAMING IT SECTION 205, RESERVED; REPLACING REFERENCES TO THE DEVELOPMENT REVIEW COMMITTEE WITH THE PLANNING COMMISSION THROUGHOUT THE ENTIRE LAND DEVELOPMENT CODE; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION INTO THE LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.
Memorandum PDD18-0942
Comm. Dist. ALL
Recommendation: Approve
- P2** LARGE SCALE COMPREHENSIVE PLAN MAP AMENDMENT: AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP (MAP 2-15 AND SHEET 20) CHANGING FROM IL (LIGHT INDUSTRIAL) TO COM (COMMERCIAL) ON APPROXIMATELY 10.48 ACRES BEING PARCEL I.D. NO. 25-26-18-0000-02800-0000
Memorandum PDD18-0948
Comm. Dist. 2
Recommendation: Approve
- P3** ZONING AMENDMENT (CONTINUANCE) - Serengeti MPUD Master Planned Unit Development - Dune FL Land I Sub, LLC - A Rezoning Request From an MPUD Master Planned Unit Development Zoning District to an MPUD to Allow 229 Single-Family Detached Dwelling Units on Approximately 296.13 Acres - Located on the East Side of Hays Road, Approximately Three-Quarters of a Mile North of S.R. 52 and Extending Easterly to the Suncoast Parkway
Memorandum PDD18-0968
Comm. Dist. 5
Recommendation: Continuance to the June 21, 2018, DRC hearing at 1:30 in New Port Richey

REGULAR

ADJOURN