

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

May 24, 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

**West Pasco Government Center, Board Room 1st Floor
8731 Citizens Drive, New Port Richey, Florida 34654**

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

CALL TO ORDER

Chairman Biles called the meeting to order at 1:31 p.m.

ROLL CALL

Ms. Amanda Damminger, Deputy Clerk, called the roll. All members were present with the exception of Ms. Cathy Pearson who was absent.

SWEARING IN

Ms. Damminger swore in those who planned to give testimony.

PROOF OF PUBLICATION

Ms. Damminger 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.

No one spoke.

CONSENT

The Board approved the Public Hearing Consent Agenda which included Agenda Items C1, C2, C3, and C4.

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 April 12, 2018 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD18-937
 Recommendation: Approve

The item was approved as part of the Public Hearing Consent Agenda.

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

The item was approved as part of the Public Hearing Consent Agenda.

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

The item was approved as part of the Public Hearing Consent Agenda.

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
Recommendation: Approve

Ms. Denise Hernandez, Planning and Development, reviewed the item. Staff recommended approval.

There were no objections.

The item was approved as part of the Public Hearing Consent Agenda.

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

Recommendation: Approve

Ms. Denise Hernandez, Planning and Development, reviewed the item. In 2008 the Urban Land Institute (ULI) recommended the County redefine the scope and role of the Development Review Committee (DRC), specifically the Public Hearing functions of the DRC would be reassigned to the Planning Commission. The Planning Commission would be designated as the Local Planning Agency and would be assigned the functions and duties of the DRC. There will be seven total voting members, six would be appointed by the BCC, and one member would be appointed by the School Board. The first hearing of the item was scheduled for the June 19, 2018 BCC meeting at 1:30 p.m. in New Port Richey and the adoption of the item was scheduled for the July 10, 2018 BCC meeting at 1:30 p.m. in Dade City. The last DRC meeting to occur was scheduled for July 12, 2018. She noted that the Planning Commission would meet twice a month on Thursdays for the rest of the year in regard to the Public Hearing Schedule.

Discussion followed regarding references to the DRC in the Comprehensive Plan; the first Planning Commission meeting to take over the duties of the DRC would be on July 26, 2018; the last Public Hearing Notice advertised for the existing Planning Commission would be on July 11, 2018; future Planning Commission appointments; the School Board primary and alternate members; and for the proposed Ordinance to contain language in regard to any reference to the DRC in any development approvals to be automatically changed to the Planning Commission.

The Board approved the item per Staff's recommendation.

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

Recommendation: Approve

Ms. Amy Hyler, Long Range Planning, reviewed the item using a PowerPoint presentation. Staff recommended approval.

It was clarified that the Office of Economic Growth (OEG) and the Pasco Economic Development Council (PEDC) were in agreement with the change.

Ms. Barbara Wilhite, applicant's representative, was available for any questions.

There was no public comment.

The Board approved the item per Staff's recommendation.

- 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
Recommendation: Continuance to the June 21, 2018, DRC hearing at 1:30 in New Port Richey

Ms. Denise Hernandez, Planning and Development, reviewed the item. The applicant was in agreement with the continuance to the June 21, 2018 DRC meeting at 1:30 p.m. in New Port Richey.

The Board approved to continue the item to the June 21, 2018 DRC meeting at 1:30 p.m. in New Port Richey.

- P4 VARIANCE REQUEST (WITHDRAWAL) - Matthew A. Steele - Adjustment of the Standards Established within the Land Development Code (LDC), Chapter 500, Zoning Standards; Section 530, Supplemental Regulations; Subsection 530.3, Construction of Accessory Buildings and Structures, and Subsection 530.13, Waterfront Property, to Allow a Reduction in the Required Minimum Rear Yard Setback From 5 Feet to 0 Feet
Memorandum PDD18-2073
Recommendation: Withdraw the application from any further consideration. No further action is required.

WALK-ON

Ms. Denise Hernandez, Planning and Development, reviewed the item. She stated that the applicant had requested a withdrawal of the application.

There was no public comment.

The item was withdrawn. No action was required.

REGULAR

There were none.

ADJOURN

The meeting adjourned at 1:52 p.m.

Prepared by: Shannon Egbert, Records Clerk I, Board Records Division