

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 June 21, 2018 1:30 PM, New Port Richey



"Bringing Opportunities Home"

West Pasco Government Center, Board Room, 1st Fl
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** March 15, 2018 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD18-1041
 Comm. Dist. ALL
 Recommendation: Approve
- C2** May 24, 2018 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD18-1053
 Comm. Dist. ALL
 Recommendation: Approval of variance
- C3** June 7, 2018 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD18-1075
 Comm. Dist. ALL
 Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

PUBLIC HEARINGS AT 1:30 P.M.

- P1** ZONING AMENDMENT - 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 (a Density Increase of 59 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 and Contains Approximately 296.13 Acres

Memorandum PDD18-7308

Comm. Dist. 5

Recommendation: Partial Approval

- P2** ZONING AMENDMENT - Estates at Fort King MPUD Master Planned Unit Development - Dade City Fifty, LLC - Rezoning Request from R-3 Medium Density Residential District to an MPUD Master Planned Unit Development to allow 145 Single-Family Detached Units on Approximately 49.78 Acres (a Density Increase of 45 Dwelling Units) - Located on the West Side of Fort King Road, South of S.R. 52 and North of Roberts Road.

Memorandum PDD18-7328

Comm. Dist. 1

Recommendation: Approval with conditions

- P3** Modification to Agreement for a Unified Sign Plan – WS-TSR, LLC/Starkey Ranch MPUD – Southwest Pasco County – North of and Partially Abutting Starkey Boulevard, South of and Abutting J.B. Starkey Wilderness Park – Sections 16, 17, 19, 20, 21, 22, 26, 27, 28, 29, and 30, Township 26 South, Range 17 East

Memorandum PDD18-1036

Comm. Dist. ALL

Recommendation: Approve

- P4** Transportation Corridor Management Variance Request – Carefree Shadowwood, LLC– New York Avenue – Request for Reduction in right-of-way dedication requirement - located on New York Avenue approximately 4,700 feet East of US HWY 19 and approximately 3,000 feet West of Little Road (Parcel ID No. 26 24 16 0010 00100 0010)

Memorandum PDD18-1089

Comm. Dist. 5

Recommendation: Approval with conditions

- P5** Variance Request – Target Corporation – Adjustment of the Standards Established within Chapter 400, Permit Types and Applications; Section 406, Miscellaneous Permits; Subsection 406.1, Signs, to Allow an Increase in the Maximum Allowable Sign Structure Area for Wall Signs from 150 Square Feet to 233.72 Square Feet on the East Front Facing Elevation, and to Allow a 78.5 Square Foot Wall Sign on the North Facing Elevation Not Facing a Street. (Parcel I.D. No. 36-26-19-0000-00100-0210)

Memorandum PDD18-2074

Comm. Dist. 3

Recommendation: Approval with conditions

REGULAR

ADJOURN