DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

June 21, 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 Fl
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

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CALL TO ORDER

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

ROLL CALL

Ms. Donalee Schmidt, Deputy Clerk, called the roll. All members were present with the exception of Mr. Erik Breitenbach and Mr. Chris Williams, who were absent.

SWEARING IN

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

PROOF OF PUBLICATION

Ms. Schmidt noted the proof of publication.

PUBLIC COMMENT

No one spoke.

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

The Committee approved the Consent Agenda, which included items C1, C2, and C3.

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 March 15, 2018 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD18-1041
Recommendation: Approve

The item was approved as part of the Consent Agenda.

C2 May 24, 2018 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD18-1053
Recommendation: Approval of variance

The item was approved as part of the Consent Agenda.

C3 June 7, 2018 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD18-1075
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 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
Recommendation: Partial Approval

Ms. Corelynn Howell, Senior Planner with Planning and Development, reviewed the item and spoke regarding comparisons between Phase I and Phase II of the development, reasons for variances, Staff's recommendation to deny only the increase in density, the impact of the proposed development on the surrounding area, potential traffic and access issues, the potential decrease in property value of Phase I homes, previous MPUD Rezoning and Preliminary Construction Plan approvals, that the requested rezoning was inconsistent with the Comprehensive Plan, the need to maintain consistency with the character of Phase I, planned interconnectivity for emergency access, and the need for a zoning approval to allow the progress of the development to continue.

Mr. Joel Tew, applicant's representative, spoke regarding the initial construction of the development, the construction of a fraction of the homes, lots owned by Metro Development Group, the completed infrastructure of Phase II, whether the applicant had zoning entitlements, the lack of documented promises made to residents, the commonality of modifications to MPUDs, lot dimensions, lot sizes of surrounding developments, the need to generate market traction for Phase II, the price per square foot value, the lack of traction for lots in Phase II, whether the proposed price per square foot of Phase II would decrease property values in Phase I, actual sale values, a nearby community with similar characteristics, the orientation of the phases within the development, the developed acreage, consistency with Comprehensive Plan density, desire for flexibility based upon a minimum square footage, and the applicant's commitment to the construction of a quality product.

The Committee approved to receive and file materials submitted by Mr. Tew.

Mr. Todd Pressman, representing Phase I property owners, spoke regarding Staff's recommendation, a subdivision plan that was presented to property owners when their homes

were originally purchased, the character of Phase I, comparisons to a neighboring subdivision, lot dimensions, the anticipated impact on traffic, the anticipated decrease in Phase I property values, the rezoning's inconsistency with the Comprehensive Plan, that Phase II's higher density was out of character, the loss of control over the Homeowners Association, the potential high rate of rental homes, home values, the lack of effort made to sell Phase II, the lack of maintenance and preparation for sale, the rate of sale for different home sizes, and the positive market growth in Pasco County.

The Committee approved to receive and file materials submitted by Mr. Pressman.

Mr. Jim Truex, Dr. Mary Newport, Mr. Mitch Biba, Mr. Fred Rice, Ms. Pam Peterson, Mr. Jeff Jackson, Mr. Gary Peterson, Ms. Allison Shaw, Mr. Darrin Shaw, Mr. Ronald Matte, Mr. Ty Shewmake, Ms. Fran Shewmake, Ms. Katherine Riehl, and Mr. Ansel Flowers spoke regarding previous lot ownership; home construction; contact with developers; the lack of effort to sell Phase I; the unique character of Serengeti; the increase in Homeowners Association fees; construction traffic; potential threats to wildlife; the lack of effort to sell Phase II lots; Phase II property owners' control of the Homeowners Association; that properties were advertised with lot sizes and wildlife; the need for the developer's dedication to aesthetic maintenance; bridges in need of repair; the impact of increased traffic and construction vehicles on the bridges; the overabundance of rental properties in neighboring communities; issues with investment company ownership of rental properties; increased crime rates; the lack of name recognition of the development; that a precedent would be set for other developers if the item was approved; inflated pricing; the potential decrease in property values; a potential sale to Lennar Homes; water restrictions; the desire for the Committee to visit the neighborhood; and the construction of curvy roads to control traffic.

The Committee approved to receive and file materials submitted by Ms. Peterson.

Mr. Tew spoke regarding current trends in home sales, the desire to attract young buyers, the ambience of the development, that a curvy road was constructed due to nearby wetlands, the applicant would not change the environmental area, market data, the regulation of rental properties, efforts made to sell Phase II, the lack of traction in Phase I, and investments made by Metro Development Group.

Mr. Michael Lawson, Director of Land Operations with Metro Development Group, reviewed the property's history and spoke regarding efforts made to market Phase I, exposure to the development, the balance of control of the Homeowners Association, that builders were prohibited to sell to investors, and restrictions on rental properties.

Discussion followed regarding clarification of Staff's recommendation; that if the MPUD was not approved, the zoning was expired and Phase II could not be revived; whether platting was considered vested rights; lot sizes allowed in Res-3 zoning; the original number of units in each phase versus the requested number of units; what the approval of Staff's recommendation would mean in relation to the number of units; the minimal impact on infrastructure; the lack of application for the renewal of the MPUD; specifics of the Land Development Code concerning the expiration of platting; the production of a new timing and phasing analysis; the determination of vested rights; the desire for the approval of the requested modification; that the development footprint would not deviate from the original plan; Staff's conditions of approval; the lack of need for environmental conditions; control of the Homeowners Association; whether utilities laterals would need to be reworked; the item would be heard by the Board on August 21, 2018; the regulation of properties rented by their owners; the regulation of Homeowners Associations; the type of application that could be submitted for a Res-3 area; the cyclical nature of the application process under the given conditions; and whether other subdivisions with at least 90-foot lots existed.

The Committee approved to receive and file materials submitted by Mr. Tew.

Discussion followed regarding the success of variably sized neighborhoods; the initial 90-foot lot size offering; that the only guarantee presented to home owners was 1,800 square foot homes; lot sizes that were approved as part of the Preliminary Construction Plan; whether the infrastructure was based on 90-foot lots; the correction of the market; potential consequences of the denial of the rezoning request; the need for consistency among Committee decisions; and the desire for proof of the applicant's attempts to market the development.

The Committee denied Staff's recommendation of approval with a denial of the requested density increase.

The Committee approved the zoning amendment and density requested by the applicant with the condition that Staff and the applicant work on conditions of the zoning before the next DRC hearing, with Ms. Cathy Pearson voting nay.

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
Recommendation: Approval with conditions

Ms. Tammy Snyder, Planner II with Current Planning, reviewed the item and noted Staff's recommendation.

Ms. Barbara Wilhite, applicant's representative, spoke regarding her agreement with Staff's recommendation and noted the separation of zoning and drainage concerns.

Mr. Doug Martin, Ms. Martha Damron, Mr. William Hunziker, Ms. Kathleen Schrimpf, Ms. Lorie Larkin, Ms. Judy Chamberlin, Ms. Deborah DiMaio, Mr. Mark Lillquist, Ms. Betty Jean Perez, Mr. Edward Perez, Jr., Mr. Eddie Schultz, and Ms. Ana Martinez spoke regarding the rural character of the existing area; flooding and drainage issues; which utilities would service the new homes; the number of homes to be built; traffic concerns; potential and existing lot sizes; the proximity of high power lines to easily flooded land; attempts to alleviate flooding issues; the potential burden to the County's resources; potential harm to wildlife on the property; heavy traffic on Fort King Road; issues with the entrance to the development; runoff concerns; damages to driveways and barns; the development's inconsistency with performance and design standards; the proposed development's proximity to a motocross training compound; the flooding of a runoff pond; the desire to slow area growth; the potential increase in crime; the inability to build in flood zones; that issues concerned both sides of the road; the velocity of water; and the installation of pumps in the area.

Ms. Wilhite spoke regarding her awareness of the public's drainage concerns, that work had already begun on the design of the neighborhood, the ability to hold a meeting between the engineer and the residents before the item went before the Board of County Commissioners (BCC), the development would improve drainage issues, required traffic improvements, the property's current zoning, and that the density requested was half of the permitted allowance.

Discussion followed regarding when the item would go before the BCC; that city water would service the neighborhood; the amount of potential homes on a parcel zoned for R-3;

surrounding zonings; whether transportation had been assessed; drainage improvements; a meeting to be held between the engineer and the public; no homes would be constructed in an adjacent flood plain; and whether the public meeting would be added as a condition.

The Committee approved the item with the condition that the applicant meet with the resident to discuss storm water.

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
Recommendation: Approve

Ms. Denise Hernandez, Zoning Administrator and Special Project Manager with Planning and Development, reviewed the item and noted Staff's approval.

Ms. Christie Barreiro, applicant's representative, thanked Staff and spoke regarding the adjustments.

There was no public comment.

The Committee approved the item per Staff's recommendation.

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
Recommendation: Approval with conditions

Mr. Will Poon, Engineer III with Current Planning, reviewed the item and noted Staff's recommendation.

Discussion followed regarding whether the applicant had worked on a record plat or construction plans.

Mr. Gary Curl, applicant's representative, expressed his agreement with Staff's recommendation.

There was no public comment.

The Committee approved the item with conditions per Staff's recommendation.

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
Recommendation: Approval with conditions

Mr. Ed Zotian, Planner I with Planning and Development, reviewed the item and noted Staff's recommendation.

Mr. Jim Vitter, applicant's representative, expressed his agreement with Staff's recommendation.

There was no public comment.

The Committee approved the item per Staff's recommendation.

REGULAR

There were none.

ADJOURN

The meeting adjourned at 4:51 p.m.

Prepared by: Amanda Damminger, Records Clerk I, Board Records Division