

Development Review Committee	Michele L. Baker, County Administrator Heather R. Grimes, Assistant County Administrator (Internal Services) Cathy Pearson, Assistant County Administrator (Public Services) Flip B. Mellinger, Assistant County Administrator (Uilities Services) John Walsh, CEcD, V.P., Pasco Economic Development Council Chris Williams, District School Board of Pasco County
Legal Counsel	David Goldstein, Chief Assistant County Attorney
Advisory Staff	Kristen M. Hughes, Planning and Development Administrator Margaret W. Smith, P.E, Engineering Services Director/County Engineer Joaquin Servia, Development Review Manager Denise Hernandez, Customer Service Manager

Pasco County Development Review Committee Agenda September 29, 2016 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, Personnel Department, West Pasco Government Center, 8731 Citizens Drive, 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

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** MPUD REZONING REQUEST (REGULAR) – Cross Park Properties, LLC - Cross Park MPUD – Substantial Modification Request to the Currently Approved MPUD (Rezoning from MPUD to an MPUD) to Increase Assisted Living Facility (ALF) / Rehabilitation Center to 275,000 Square-Feet and Allow 80,000 Square Feet of Office - Located on the Southeast Corner of the Intersection of S.R. 54 and Henley Road (Parcel ID No. 26-26-18-0000-02500-0000) and Contains 20.91 acres, m.o.l. - No Funding Required
Memorandum PDD16-7222
Comm. Dist. 3
Recommendation: Approval with conditions
- P2** Amendment 19 to the Land Development Code – Section 1302.1, Section 1302.4 and Appendix A Definitions, Parks and Recreation Impact Fees – No Funding Required (LPA: 9/29/16, 1:30 p.m.; NPR)
Memorandum PDD16-1881
Comm. Dist. ALL
Recommendation: Approve
- P3** Amendment 20 to the Land Development Code – Section 800 Natural Resource Protection; Section 802 Tree Preservation and Replacement; Section 905 Greenspace Requirements; Creation of New Section 905.3 Plantings in Rights-of-Way of Residential Subdivisions – Street Trees; Appendix A Definitions – No Funding Required
Memorandum PDD16-1842
Comm. Dist. ALL
Recommendation: Approve
- P4** Amendment 21 to the Land Development Code - Amending Ordinance 89-21; Providing for Amendments to Section 406.2 Billboards; Creating Section 406.7 Digital Billboards; Amending Appendix A Definitions - No Funding Required
Memorandum PDD16-1841
Comm. Dist. ALL
Recommendation: Approve
- P5** Amendment 22 to the Land Development Code - Section 530 Supplemental

Regulations; Creation of New Section 530.22 Donation Bins - No Funding Required

Memorandum PDD16-1920

Comm. Dist. ALL,

Recommendation: Approve

- P6** Rezoning request by Tibbets Land, LLC; Gowers South, LLC; and Palms, LLC (represented by Gerald A. Figurski) from C-2 and R-1 to MPUD to allow 215,000 square feet of retail and office and up to 40 multi-family residential dwelling units on 53.84 acres, m.o.l. The subject site is located in the southwest corner of the intersection of US 41 and SR 52

Memorandum PDD16-464

Comm. Dist. 2,

Recommendation: Continuance

- P7** Gatornole Investment Group LLC & American International Alliance Ltd, owners of Parcel P2 in the River Ridge Development of Regional Impact (DRI), request a Land Use Exchange Matrix (LUEM) conversion of 18,750 square feet of office to 7,500 square feet of commercial and to maintain, convert all, or a portion of the remaining 94,458 square feet of office to a maximum of 225 multi-family residential units.

Memorandum PDD16-1764

Comm. Dist. 4

Recommendation: Approve

- P8** Large Scale Comprehensive Plan Text Amendment – CPAL16(12) Cross Park Properties, located on the southeast corner of the intersection of S.R. 54 and Henley Road - (Public Hearing: LPA September 29, 2016, at 1:30 p.m.)

Memorandum PDD16-1816

Comm. Dist. 3

Recommendation: Approve

- P9** Alternative Standard Request, Adam Smith Enterprises, Inc. - Relief from Cross Access/Frontage/Reverse-Frontage Roads Requirement (LDC Section 901.3.M) - Located in the Southwest Corner of the intersection of Trinity Blvd. and S.R. 54. No Funding Required.

Memorandum PDD16-1959

Comm. Dist. 3

Recommendation: Approve

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Riverwalk Preserve - Preliminary Development Plan/Construction Plan/Stormwater Plan and Report (Project No. RSD16-001) - Indian Shores Gulfside, LLC - 7425 Baillie Drive - Section 10, Township 26, Range 16.

Memorandum PDD16-1701

Comm. Dist. 4

Recommendation: Not Applicable

ADJOURN