

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

September 29, 2016

**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

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 (Utilities 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

CALL TO ORDER

Called to order at 1:41 p.m.

ROLL CALL

All members were present with Mr. Williams arriving at 1:54 p.m. and Mr. Mellinger arriving at 1:59 p.m.

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.

No one spoke.

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
Recommendation: Approval with conditions

Approved Staff's Recommendation with Mr. Williams and Mr. Mellinger absent from the vote.

- 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
Recommendation: Approve

Approved with added language.

- 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
Recommendation: Approve

Approved Staff's Recommendation.

- 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 PDD16-1839
Recommendation: Approve

Approved Staff's Recommendation.

- 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
Recommendation: Approve

Approved Staff's Recommendation with several changes.

- 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
Recommendation: Continuance

Approved Staff's Recommendation with Mr. Williams and Mr. Mellinger absent from the vote.

- 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
Recommendation: Approve

Approved Staff's Recommendation with Mr. Williams voting nay.

- 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

Recommendation: Approve

Approved Staff's Recommendation with Mr. Williams and Mr. Mellinger absent from the vote.

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

Recommendation: Approve

Approved Staff's Recommendation.

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

Recommendation: Not Applicable

ADJOURN

Adjourned at 3:44 p.m.

Prepared By: Katie McCormick, Records Clerk II