

**DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA**

**ANNOTATED AGENDA**

**October 13, 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**

**Historic Pasco County Courthouse, Board Rm, 2nd Fl  
37918 Meridian Avenue, Dade City, Florida 33525**

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**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

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## **CALL TO ORDER**

*Called to order at 1:35 p.m.*

## **ROLL CALL**

*All members were present.*

## **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**

### **CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL**

C1      August 25, 2016 Development Review Committee Meeting - Minutes for Approval  
            Memorandum PDD17-011  
            Recommendation: Approve

*Approved as part of the Consent Agenda.*

## **PUBLIC HEARINGS**

### **PUBLIC HEARINGS AT 1:30 P.M.**

P1      MPUD REZONING REQUEST (REGULAR) - Pasco Industrial, Inc. - Pasco Commerce Center MPUD - Substantial Modification (Rezoning From MPUD to MPUD) to Allow 1,100,000 Square Feet of Light Manufacturing; Light Industrial; Office; and Support Commercial - Located on the East and West Sides of Pasco Road, East and Adjacent to I-75, and Approximately 1,350 Feet North of S.R. 52 (Parcel ID Nos. 04-25-20-00000-00600-0100, 05-25-20-0000-00200-0020, 08-25-20-0000-00100-0010, and 09-25-20-0000-00800-0000) - No Funding Required (Public Hearing: October 13, 2016, 1:30 p.m. DC)

Memorandum PDD17-7223  
Recommendation: Approval with conditions

***Continued to October 27, 2016, at 1:30 p.m. in New Port Richey.***

- P2 MPUD REZONING REQUEST (REGULAR) – Price, William and Price, Pickens - Townsend Heights MPUD – Rezoning Request from A-C Agricultural and A-R (Agricultural-Residential) to an MPUD Master Planned Unit Development to Allow 13,000 Square-Feet Office; 13,000 Square-Feet Commercial/Retail; and 37 Single-Family Detached/Attached – Located on the Southeast Corner of U.S. 301 and Townsend Road, Extending Approximately 660-Feet East of Pride Lane (Parcel ID No. 14-25-21-0010-07000-0000 - No Funding Required  
Memorandum PDD17-22  
Recommendation: Continuance Requested

***Continued to December 15, 2016, at 1:30 p.m. in Dade City.***

- P3 Large–Scale Comprehensive Plan Amendment – CPAL17 (01), Amendment to Map 7-1, Existing Functional Classification (2016) - No Funding Required (Public Hearing: LPA October 13, 2016, at 1:30 p.m.)  
Memorandum PDD17-003  
Recommendation: Approve

***Approved Staff's Recommendation.***

- P4 Large–Scale Comprehensive Plan Amendment – CPAL16(10), Connected City, the creation of new Chapter 14 and associated policies establishing the Connected City Corridor Overlay. No Funding Required.  
Memorandum PDD17-042  
Recommendation: Approve

***Agenda items P4 and P5 were heard together.***

***Approved to receive and file documents submitted by Ms. Margie Tingley.***

***Approved Staff's Recommendation.***

- P5 A Land Development Code amendment adopting new Section 522.9 CC-MPUD (Connected City - Master Planned Unit Development) of the Pasco County Land Development Code. No Funding Required.  
Memorandum PDD17-002  
Recommendation: Approve

***Agenda items P4 and P5 were heard together.***

***Approved the Land Development Code Amendment as presented including the changes outlined by Staff.***

- P6      Small Scale Comprehensive Plan Map Amendment CPAS16(03) - PTA Rentals, Inc. - Amend current FLU designation from RES-6 (Residential District 6 du/ga) to COM (Commercial) in order to develop the property for commercial purposes to code level.  
Memorandum   PPD17-007  
Recommendation:   Denial

***Approved Staff's Recommendation of Denial with Ms. Pearson voting nay.***

## **REGULAR**

### **NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY**

- R1      NOTED ITEM: Commercial Review - First National Bank of Pasco - Preliminary Site Plan/Construction Plan/Stormwater Plan and Report (Project No. SML16-068) - Florida Concepts, Inc. - North of S.R. 54, East of Livingston Road - Section 29, Township 26, Range 19.  
Memorandum   PDD17-030  
Recommendation:   Not Applicable

## **ADJOURN**

***Recessed at 3:10 p.m. and reconvened at 3:16 p.m.***

***Adjourned at 5:50 p.m.***

***Prepared by Amanda Damminger, Records Clerk I and Donalee Schmidt, Operations Lead.***