

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

Pasco County Development Review Committee Agenda November 10, 2016 1:30 PM, Dade City



"Bringing Opportunities Home"

Historic Pasco County Courthouse, Board Room, 2nd
37918 Meridian Avenue, Dade City, Florida 33525

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

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 August 11, 2016 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-159
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

P1 ALTERNATIVE STANDARDS - Oakley Grove Development, LLC/GNC General Nutrition Center - Increase the Allowable Wall Sign Area on the Front Store Elevation - South Central Pasco County - On the South Side of Coconut Palm Lane Approximately 300 Feet East of Oakley Boulevard and Approximately 450 Feet West of Wesley Grove Boulevard, within The Grove at Wesley Chapel Shopping Center - Section 6, Township 26 South, Range 20 East - Containing 120.5 Acres, M.O.L.
Memorandum PDD17-2058
Comm. Dist. 1
Recommendation: Approval with conditions

P2 ALTERNATIVE STANDARDS - Oakley Grove Development, LLC/Toys R' Us/Babies R' Us - Increase the Allowable Wall Sign Area on the Front Store Elevation - South Central Pasco County - On the South Side of Orange Quarter Lane Approximately 300 Feet East of Oakley Boulevard and Approximately 550 Feet West of Wesley Grove Boulevard, within The Grove at Wesley Chapel

Shopping Center - Section 6, Township 26 South, Range 20 East - Containing 120.5 Acres, M.O.L.

Memorandum PDD17-2059

Comm. Dist. 1

Recommendation: Approval with conditions

- P3** AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, ESTABLISHING A MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR, OR THE APPROVAL OF, PERMITS OR DEVELOPMENT ORDERS FOR TOWERS WITHIN RIGHTS-OF-WAY; PROVIDING FOR ENFORCEMENT, VIOLATIONS AND PENALTY; APPLICABILITY; REPEALER; PROVIDING FOR SEVERABILITY, INCLUSION IN THE PASCO COUNTY LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE. - No Funding Required

Memorandum PDD17-0192

Comm. Dist. ALL

Recommendation: Approve

- P4** AN ORDINANCE AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE SECTION 602, J. "BEN" HARRILL VILLAGES OF PASADENA HILLS, SUBSECTION 602.5 LEGAL IDENTIFICATION OF REAL ESTATE PARCELS WITHIN THE DISTRICT; EXHIBIT 602-A PARCEL ID LIST; EXHIBIT 602-B BOUNDARY; AND SUBSECTION 602.8.M.6 IMPACT FEES, MOBILITY FEES, AND DEVELOPMENT FEE SURCHARGES; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE - LPA 11-10-16 - NO FUNDING REQUIRED

Memorandum PDD17-206

Comm. Dist. 1

Recommendation: Approve

- P5** AN ORDINANCE AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE ADOPTING NEW SECTION 603, ESTABLISHING THE CONNECTED CITY STEWARDSHIP DISTRICT, AND THE ADOPTION OF THE CONNECTED CITY MASTER ROADWAY PLAN AND ASSOCIATED CROSS-SECTIONS; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE - LPA 11-10-16 - NO FUNDING REQUIRED

Memorandum PDD17-201

Comm. Dist. 1

Recommendation: Approve

- P6** A RESOLUTION ADOPTING THE CONNECTED CITY FINANCIAL PLAN AND WHICH WILL BE APPLICABLE WITHIN THE CONNECTED CITY STEWARDSHIP DISTRICT - LPA 11-10-16 - NO FUNDING REQUIRED

Memorandum PDD17-202

Comm. Dist. 1

Recommendation: Approve

- P7** A RESOLUTION ADOPTING THE CONNECTED CITY CONCEPTUAL UTILITY PLAN AS REFERENCED IN THE CONNECTED CITY STEWARDSHIP

DISTRICT - LPA 11-10-16 - NO FUNDING REQUIRED

Memorandum PDD17-204

Comm. Dist. 1

Recommendation: Approve

P8 A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (CPAL) TO MODIFY
COMPREHENSIVE PLAN MAP 2-13 RURAL AREAS, AREA 4 BOUNDARY -
LPA 11-10-16 - NO FUNDING REQUIRED

Memorandum PDD17-205

Comm. Dist. 1

Recommendation: Approve

P9 LARGE SCALE COMPREHENSIVE PLAN AMENDMENT CPAL16(09)
VILLAGES OF PASADENA HILLS (VOPH) MAPS PH-1 - PH8 - LPA 11-10-16 -
NO FUNDING REQUIRED

Memorandum PDD17-207

Comm. Dist. 1

Recommendation: Approve

REGULAR

ADJOURN