

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 January 26, 2017 1:30 PM, New Port Richey



"Bringing Opportunities Home"

West Pasco Government Center, Board Room 1st Floor
8731 Citizens Drive, New Port Richey, FL 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** ALTERNATIVE STANDARD (REGULAR) - Carlos and Pamela Saenz/Dairy Queen at Shoppes of Ballantrae - Increase the Allowable Sign Structure Area - South Central Pasco County - On the North Side of S.R. 54 and on the South Side of Aprile Drive Approximately 1,000 Feet East of Ballantrae Boulevard - Section 29, Township 26 South, Range 18 East - Containing 0.8 Acre M.O.L.
Memorandum PDD17-2061
Comm. Dist. 4
Recommendation: Approval with conditions
- P2** MPUD Rezoning Request (Regular) – Tibbetts Land at Gowers Corner MPUD – Tibbetts Land, LLC; Gowers South, LLC; Palms, LLC – Request for an MPUD to Allow 215,000 Square Feet of Retail and Office and up to 40 Multi-Family Dwelling Units – Located Southwest of US 41 and SR 52 – No Funding Required
Memorandum PDD17-7179
Comm. Dist. 2
Recommendation: Approval with conditions
- P3** Large Scale Comprehensive Plan Amendment - South Branch Ranch, Inc. - CPAL16(06) South Branch Ranch: From: RES-3 (Residential 3du/ga) and EC (Employment Center) To: PD (Planned Development) - Located on the Northwest Corner of S.R. 54 and Suncoast Parkway, in Sections 19, 24, 25, 30, and 36, Township 26 South, Range 17 and 18 - No Funding Required
Memorandum PDD17-533

Comm. Dist. 4
Recommendation: Approve

P4 MPUD REQUEST (REGULAR) – South Branch Ranch, Inc. - South Branch Ranch MPUD – Rezoning Request From A-C and MPUD to MPUD to Allow 900 Single-Family Detached Dwelling Units; 300 Single-Family Attached Dwelling Units, a Minimum of 500 Multiple-Family Dwelling Units; 400,000 Square-Feet Commercial; a Minimum of 300,000 Square-Feet of Office and 250 Hotel Rooms and Alternative Standard Requests from Section 901.3.E, Access Management Analysis/Traffic Impact Study and Section 901.3.I, Access Control (Table 901.3.B) of the Land Development Code - Located on the Northwest Corner of S.R. 54 and Suncoast Parkway, in Section 19, 24, 25, 30, 36 Township 26, Range 17 and 18 - No Funding Required
Memorandum PDD17-7206
Comm. Dist. 4
Recommendation: Approval with conditions

P5 MPUD REZONING REQUEST (REGULAR) – WS-TSR, LLC. – Starkey Ranch MPUD – North of and partially abutting S.R. 54; east of and abutting Starkey Boulevard, south of and abutting J. B. Starkey Wilderness Park – Rezoning from a C-2 General Commercial, A-C Agricultural and MPUD Master Planned Unit Development to MPUD Master Planned Unit Development - No Funding Required
Memorandum PDD17-7230
Comm. Dist. 4
Recommendation: Approval with conditions

P6 OPERATING PERMIT REQUEST FOR MINING (REGULAR) - K & M Pasco 130 Holdings, LLC - Extraction of limestone/limerock mechanically with no blasting - North Pasco, South side of County Line Road approximately 3,200 feet West of the Suncoast Parkway - No Funding Required
Memorandum PDD17-623
Comm. Dist. 1
Recommendation: Approval with conditions

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

R1 NOTED ITEM: Subdivision Development Review - Mass Grading - Talavera Phase 1E (Project No. RSD16-020) - M/I Homes of Tampa, LLC - Central Pasco County, approximately 1,750 feet west of U.S. Highway 41, approximately 3,000 feet east of CSX Railway, and south of the future Rococo Road - Section 04, Township 25, Range 18.
Memorandum PDD17-536
Comm. Dist. 2
Recommendation: Not Applicable

R2 NOTED ITEM: Commercial Review - Trinity Corporate Center Medical Offices - Lot 30 - Preliminary Site Plan/Construction Plan/Stormwater Management Plan

and Report (Project No. PSP17-019) Tarpon Springs Hospital Foundation, Inc. - North of Trinity Boulevard, West of Corporate Center Drive - Section 32, Township 26, Range 17

Memorandum PDD17-604

Comm. Dist. 3

Recommendation: Not Applicable

R3

NOTED ITEM: Commercial Review - Plato Academy - Preliminary Site Plan/Construction Plan/Stormwater Plan and Report (Project No. PSP17-006) - Superior Schools Corp. - 8812 Old County Road 54 - Section 23, Township 26, Range 16.

Memorandum PDD17-615

Comm. Dist. 4

Recommendation: Not Applicable

ADJOURN