

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 March 09, 2017 1:30 PM, Dade City



"Bringing Opportunities Home"

Historic Pasco County Courthouse, Board Rm, 2nd Fl
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, Human Resources 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 (CONTINUANCE) - 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/Mobile Homes - 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 PDD17-864
Comm. Dist. 1
Recommendation: Continuance Requested to the April 13, 2017, at 1:30 p.m., in Dade City
- P2** MPUD REQUEST (REGULAR) - Quail Hollow MPUD -- Pasco Office Park, LLC - Rezoning Request from R-1 to MPUD to Allow 400 Single Family Detached Dwelling Units, 10,000 Square Feet of Day Care and 30,000 Square Feet of Office - Located on Old Pasco Road Approximately One Mile North of Wesley Chapel Boulevard Northwest of the Intersection of I-75 and Wesley Chapel Boulevard - No Funding Required
Memorandum PDD17-7198
Comm. Dist. 2,
Recommendation: Approval with conditions
- P3** Transportation-Corridor Management Variance Request - Boarshead Ranch, LLC

- Request to be exempted from ROW preservation and dedication requirement on US Hwy 98 - No funding required

Memorandum PDD17-885

Comm. Dist. 1

Recommendation: Continuance Requested

- P4** Large Scale Comprehensive Plan Map and Text Amendment - CPAL 17(03) Wiregrass Ranch, located on the east side of Bruce B. Downs Boulevard (SR 581), extending from the intersection of SR 581 and SR 56 north to the intersection of SR 581 and SR 54 and on the south side of SR 56 Extension - Funding is not required.

Memorandum PDD17-685

Comm. Dist. 2,

Recommendation: Approve

- P5** Alternative Standard Request (CONTINUANCE) — 54 & 581, LLC - Wesley Chapel Chick-Fil-A (Project Number SML16-091) - Relief From Land Development Code (LDC) Section 901.3, Access Management - Located on Wesley Chapel Boulevard Approximately 400 Feet East of Bruce B. Downs Boulevard - No Funding Required

Memorandum PDD17-920

Comm. Dist. 3,

Recommendation: Continuance Requested to April 12, 2017, DRC at 1:30 p.m. in Dade City

- P6** Small Scale Comprehensive Plan Map Amendment – CPAS 17(01) Roopani Development from RES-6 (Residential 6 du/ga) to COM (Commercial), located on the southeast corner of S.R. 54 and Curley Road Parcel ID: 09-26-20-0000-00400-0000 (Public Hearing: LPA March 09, 2017 at 1:30 PM) Funding is not required for this recommendation.

Memorandum PDD17-283

Comm. Dist. 2

Recommendation: Approve

- P7** AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE, ORDINANCE 89-21 AS AMENDED; PROVIDING FOR DESIGN, OPERATIONS AND MAINTENANCE STANDARDS FOR COMMUNITY GARDENS, MARKET GARDENS AND COMMUNITY FARMS IN PASCO COUNTY; AMENDING CHAPTER 500 ZONING STANDARDS, SECTIONS 503 THROUGH 529 PRINCIPAL USES, PERMITTED USES, ACCESSORY USES AND CONDITIONAL USES BY ZONING CLASSIFICATION; CREATING SECTION 406.8 GARDEN PLAN PERMITS; AMENDING APPENDIX A, DEFINITIONS; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION INTO THE LAND DEVELOPMENT CODE, MODIFICATION AND AN EFFECTIVE DATE. - Amount \$0.00

Memorandum PDD17-681

Comm. Dist. ALL,

Recommendation: Approve

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Commercial Development Review - Curley Road Storage Preliminary Site Plan/Construction Plan/Stormwater Management Report and Plan (Project No. LRG16-067) - Johnson Development Associates, Inc. - South Pasco, on the southwest corner of the intersection of State Road 54 and Wesley Chapel Loop - Section 09, Township 26, Range 20.
Memorandum PDD17-812
Comm. Dist. 2
Recommendation: Not Applicable
- R2** NOTED ITEM: Commercial Development Review - Starkey Ranch Downtown Neighborhood Multi-Family Preliminary Site Plan (Project No. PSP17-013) - WS-TSR, LLC - South Pasco, on the northwest side of the State Road 54 and proposed Gunn Highway Extension Intersection - Section 27, Township 26, Range 17.
Memorandum PDD17-877
Comm. Dist. 4
Recommendation: Not Applicable
- R3** NOTED ITEM: Commercial Subdivision Development Review - Dean Dairy Road and Eiland Boulevard Commercial Site-Preliminary Development Plan/Construction Plan and Stormwater Management Plan and Report (Project No. NSD16-004) - Streetside at Zephyrhills, LLC - East Pasco; Northeast corner of Dean Dairy Road and Eiland Boulevard; approximately 800 feet south and 700 feet east of the Zephyrhills City Limits - Section 04, Township 26, Range 21.
Memorandum PDD17-360
Comm. Dist. 1
Recommendation: Not Applicable

ADJOURN