

Development Review Committee	Dan Biles, County Administrator Erik Breitenbach, Acting, 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

Pasco County Development Review Committee Agenda May 25, 2017 1:30 PM, New Port Richey



"Bringing Opportunities Home"

West Pasco Government Center, Board Room, 1st Floor
8731 Citizens Drive, New Port Richey, Florida, 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, 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

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 March 30, 2017 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-1368
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

P1 Small Scale Comprehensive Plan Map Amendment - CPAS 17(02) United Business Center, LLC, from RES-6 (Residential - 6 du/ga) to COM (Commercial) located east of U.S. 19, West of Otto Lane and North of Ideal Lane - No Funding Required
Memorandum PDD17-726
Comm. Dist. 5
Recommendation: Approve

P2 AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 89 21 AS AMENDED; PROVIDING FOR AMENDMENTS TO SECTION 1302.1, UNIFORM PROCEDURES AND PROVISIONS; SECTION 1302.3, SCHOOL IMPACT FEES; AND APPENDIX A, DEFINITIONS, TO MAKE SUCH SECTIONS CONSISTENT WITH THE 2017 SCHOOL IMPACT FEE STUDY AND TO ADOPT SUCH STUDY; TO INCREASE THE AMOUNT OF SCHOOL IMPACT FEES; AND TO TIER SCHOOL IMPACT

FEE RATES FOR SINGLE FAMILY DETACHED DWELLINGS BY HOUSE SIZE;
PROVIDING FOR ADDITIONAL AMENDMENTS TO SECTIONS 1302.1 AND
1302.3 AS NECESSARY TO ENSURE INTERNAL CONSISTENCY; PROVIDING
FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION INTO THE
LAND DEVELOPMENT CODE, MODIFICATION AND AN EFFECTIVE DATE -
DRC - 5-25-17 - NO FUNDING REQUIRED

Memorandum PDD17-1360

Comm. Dist. ALL

Recommendation: Approve

- P3** MPUD Rezoning Request (CONTINUANCE) – 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 PDD17-1436

Comm. Dist. 2

Recommendation: Continuance Requested

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Commercial Development Review - Wiregrass Residences -
Construction Site Plan and Stormwater Management Plan and Report (Project
No. LRG16-035) - NRP Holdings, LLC - South Pasco County, on the north side of
State Road 56, approximately 1,550 feet east of Shops at Wiregrass - Section 30,
Township 26, Range

Memorandum PDD17-935

Comm. Dist. 2

Recommendation: Not Applicable

- R2** NOTED ITEM: Commercial Site Review - Wiregrass Ranch Parcel M-28 Retail
Preliminary Site/Construction Plan/Stormwater Management Plan and Report
(Project No. SML16-067) - Osceola Land Company, LLC - South Pasco, on the
south side of State Road 54, approximately 1,350 feet east of Wiregrass Ranch
Boulevard - Section 07, Township 26, Range 20.

Memorandum PDD17-866

Comm. Dist. 2

Recommendation: Not Applicable

- R3** NOTED ITEM: Commercial Review - Holiday Warehouse Park II Preliminary Site
Plan/Construction Plan and Stormwater Plan and Report (Project No. PSP17-017)
- Jay Coleman Enterprises, Inc. - Southwest Pasco County, Holiday Area, 1104
Lucas Street - Section 31, Township 26, Range 16

Memorandum PDD17-1334

Comm. Dist. 3

Recommendation: Not Applicable

- R4** Noted Item: Subdivision Development Review - Talavera Increment I Preliminary Development Plan non substantial modification and Alternate Standard Request (Project No. SDU05-060) - M/I Homes of Tampa, LLC - On the west side of U.S. 41, approximately one mile north of S.R. 52, Section 04, Township 25 S, Range 18 E
Memorandum PDD17-1302
Comm. Dist. 2
Recommendation: Not Applicable
- R5** NOTED ITEM: Subdivision Development Review - Persimmon Park, Phase 1 Preliminary Development/Construction Plan and Stormwater Management Plan and Report (Project No. RSD17-015) - Locust Branch, LLC - South Pasco; South side of the Chancey Road Extension approximately 2.250 feet east of the Chance Road and Bruce B. Downs Boulevard intersection, Section 19, Township 26, Range 20
Memorandum PDD17-1224
Comm. Dist. 2
Recommendation: Not Applicable
- R6** NOTED ITEM: Commercial Review - County Line Road Plaza - Landscape plan w/6 Alternative Standards (Project No. PSP17-071) - Penny Tocco - 12400 County Line Road - Section 04, Township 24, Range 17
Memorandum PDD17-1359
Comm. Dist. 5
Recommendation: Not Applicable

ADJOURN