

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

May 25, 2017

**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

**West Pasco Government Center, Board Room, 1st Floor
8731 Citizens Drive, New Port Richey, Florida, 34654**

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

CALL TO ORDER

Called to order at 1:30 p.m.

ROLL CALL

All members were present except Mr. Breitenbach and Mr. Mellinger. The School Board was represented by Ms. Betsy Kuhn.

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.

None.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

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

Approved Staff's Recommendation.

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
Recommendation: Approve

Approved Staff's Recommendation.

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
Recommendation: Approve

Approved Staff's Recommendation.

- 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
Recommendation: Continuance Requested

Continued to October 26, 2017.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

Agenda items R1 through R6 were noted.

- 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
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
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
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
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
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
Recommendation: Not Applicable

ADJOURN

Adjourned at 2:08 p.m.

Prepared by: Donalee Schmidt, Operations Lead, Board Records Division