

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 July 13, 2017 1:30 PM, Dade City



"Bringing Opportunities Home"

Historic Pasco County Courthouse Board Room 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

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 May 11, 2017 Development Review Committee Meeting - Minutes for Review
Memorandum PDD17-1706
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

P1 ALTERNATIVE STANDARDS - Florida West Coast Automotive, LLC/Lexus of Wesley Chapel - Increase the Allowable Height of Two Ground Signs and Increase the Sign Structure Area - South Central Pasco County - On the East Side of I-75 and on the West Side of Eagleston Boulevard, Approximately 900 Feet South of S.R. 54 - Section 12, Township 26 South, Range 19 East - Containing 8.84 Acres M.O.L.

Memorandum PDD17-2064
Comm. Dist. 2
Recommendation: Approval with conditions

P2 DEVELOPMENT OF REGIONAL IMPACT (DRI) AMENDMENT REQUEST – Adam Smith Enterprises, Inc. – Development Order (DO) Amendment Notice of Proposed Change (NOPC) to Trinity Communities DRI No. 157, NOPC 11, to Revise the Land Use Equivalency Matrix (LUEM) and Development Order to Allow for Exchanges to Build-Out the DRI in Accordance with Market Demands and the Land Uses Approved on Map H; and Providing an Effective Date – No

Funding Required

Memorandum PDD17-1634

Comm. Dist. 3

Recommendation: Approve

- P3** WIREGRASS RANCH BOULEVARD NORTH DEVELOPMENT AGREEMENT (DA) - Agreement between Pasco County and Locust Branch, LLC in Connection with the Construction of Wiregrass Ranch Boulevard North within the Wiregrass Ranch Development of Regional Impact (DRI) No. 260 from and including the intersection of Wiregrass Ranch Blvd. and Strickland Blvd., to and including the intersection of Wiregrass Ranch Blvd. with S.R. 54 - No funding required.

Memorandum PDD17-1653

Comm. Dist. 2

Recommendation: Approve

- P4** MPUD Master Planned Unit Development Rezoning Request (Continuance) - SR 52/Clinton Commercial MPUD - PEI Cannon 1 B LLC - Rezoning Request From MPUD to MPUD to Allow 135,000 Square-Foot Commercial - Located on the South Side of S.R. 52 Approximately One-Quarter Mile East of Emmaus Cemetery Road in Section 10, Township 25 South, Range 20 East - No Funding Required

Memorandum PDD17-1733

Comm. Dist. 1

Recommendation: Continuance to the August 17, 2017, DRC Meeting at 1:30 p.m.in Dade City

- P5** Alternative Standard Request – Classical Preparatory School - Relief From Land Development Code (LDC) Section 901.3.I, Access Control - The proposed development is located in the northeast corner of Shady Hills Road and Lyceum Way in the unincorporated county - No Funding Required

Memorandum PDD17-1503

Comm. Dist. 5

Recommendation: Approval with conditions

- P6** MPUD Master Planned Unit Development Rezoning Request (Continuance) - Lexington Oaks Plaza MPUD - Specialty Restaurants Corporation - A Rezoning Request from A-C Agricultural and C-2 General Commercial Zoning Districts to an MPUD to Allow 200 Multi-Family Dwelling Units; and 300,000 Square Feet of Retail/Commercial on Approximately 68.60 Acres - Located at the Northwest and Southwest Corners of C.R. 54 (Wesley Chapel Boulevard) and Lexington Oaks Boulevard - No Funding Required

Memorandum PDD17-1742

Comm. Dist. 2

Recommendation: Continuance Requested

- P7** AN ORDINANCE AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE; SECTION 205 DEVELOPMENT REVIEW COMMITTEE; SECTION 303.6 APPLICATION SUBMITTAL AND ACCEPTANCE; SECTION 304.1 TYPES OF PUBLIC NOTICE; SECTION 402.2 ZONING AMENDMENT – MPUD MASTER

PLANNED UNIT DEVELOPMENT DISTRICT; SECTION 403.1 PRELIMINARY DEVELOPMENT PLAN – RESIDENTIAL; SECTION 403.2 PRELIMINARY DEVELOPMENT PLAN – NON-RESIDENTIAL; SECTION 403.3 PRELIMINARY SITE PLAN; SECTION 403.7 MASS GRADING; SECTION 403.9 MODIFICATIONS TO DEVELOPMENT APPROVALS; SECTION 404.3 MINING; SECTION 518 MF-1 MULTIPLE-FAMILY MEDIUM DENSITY DISTRICT; SECTION 519 MF-2 MULTIPLE-FAMILY HIGH DENSITY DISTRICT; SECTION 520 MF-3 MULTIPLE-FAMILY HIGH DENSITY DISTRICT; SECTION 523 PO-1 PROFESSIONAL OFFICE DISTRICT; SECTION 524 PO-2 PROFESSIONAL OFFICE DISTRICT; SECTION 525 C-1 NEIGHBORHOOD COMMERCIAL DISTRICT; SECTION 526 C-2 GENERAL COMMERCIAL DISTRICT; SECTION 527 C-3 COMMERCIAL/LIGHT MANUFACTURING DISTRICT; SECTION 528 I-1 LIGHT INDUSTRIAL PARK DISTRICT; SECTION 529 I-2 GENERAL INDUSTRIAL PARK DISTRICT; SECTION 530.19 USE OF DUMPSTERS IN RESIDENTIALLY ZONED PROPERTY; SECTION 530.22 DONATION BINS; SECTION 802.3 TREE PRESERVATION AND REPLACEMENT; SECTION 901.4 SUBSTANDARDS ROADWAY ANALYSIS AND MITIGATION; SECTION 902.2 STORMWATER MANAGEMENT REQUIREMENTS; SECTION 904.1 FIRE PROTECTION; SECTION 905.1 NEIGHBORHOOD PARKS; SECTION 905.2 LANDSCAPING; SECTION 1002 WIRELESS FACILITIES; SECTION 1102 LARGE COMMERCIAL RETAIL DESIGN STANDARDS; APPENDIX A DEFINITIONS; AND OTHER SECTIONS, AS NECESSARY, FOR INTERNAL CONSISTENCY; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.– No Funding Required

Memorandum PDD17-1727

Comm. Dist. ALL

Recommendation: Approve

- P8** Land Excavation Operating Permit - Boarshead Ranch, LLC - Boarshead Wetland Mitigation Bank Located on US Hwy 98 - No Funding Required

Memorandum PDD17-1692

Comm. Dist. 1

Recommendation: Approval with conditions

- P9** Transportation Corridor Management Variance Request - In Play, LLC - For Proposed RaceTrac on US 41 and Ehren Cutoff - Request to Reduce ROW Requirement on Ehren Cutoff - No funding Required

Memorandum PDD17-1744

Comm. Dist. 2

Recommendation: Approval with conditions

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Commercial Development Review - 7-Eleven Trinity Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. PSP17-055) - Adam Smith Enterprises - In southwestern Pasco County, at the northeast corner of Duck Slough and Trinity Boulevard, - Section 31, Township 26 South, Range 17 East

Memorandum PDD17-1456
Comm. Dist. 3
Recommendation: Not Applicable

R2 NOTED ITEM: Commercial Development Review - Bexley Lot A Offsite Improvements - Preliminary Site/Construction Plan and Stormwater Management Plan and Report (Project No. PSP17-058) - NNP-Bexley, LLC - South Pasco, on the northwest corner of Bexley Village Drive and the Future Crosspointe Run, 0.32 miles north of State Road 54 - section 30, Township 26, Range 18
Memorandum PDD17-1528
Comm. Dist. 4
Recommendation: Not Applicable

ADJOURN