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| <b>Development Review Committee</b> | <p>Dan Biles, P.E., County Administrator</p> <p>Erik Breitenbach, Acting, Assistant County Administrator<br/>(Internal Services)</p> <p>Cathy Pearson, Assistant County Administrator<br/>(Public Services)</p> <p>Flip B. Mellinger, Assistant County Administrator<br/>(Utilities Services)</p> <p>John Walsh, CEcD, V.P., Pasco Economic Development Council</p> <p>Chris Williams, District School Board of Pasco County</p> |
| <b>Legal Counsel</b>                | <p>David Goldstein, Chief Assistant County Attorney</p>                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Advisory Staff</b>               | <p>Kristen M. Hughes, Planning and Development Administrator</p> <p>Margaret W. Smith, P.E, Engineering Services Director/County Engineer</p> <p>Joaquin Servia, Development Review Manager</p>                                                                                                                                                                                                                                  |

# Pasco County Development Review Committee Agenda September 28, 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, 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** July 13, 2017 Development Review Committee Meeting - Minutes for Approval  
**Memorandum** PDD17-2147  
**Comm. Dist.** ALL  
**Recommendation:** Approve

**PUBLIC HEARINGS**

**PUBLIC HEARINGS AT 1:30 P.M.**

**P1** VARIANCE REQUEST (CONTINUANCE) - FMC Wiregrass, LLC/Florida Medical Clinic - To Allow Adjustment of the Standards Established Within Chapter 400, Permit Types and Applications; Section 406, Miscellaneous Permits; Subsection 406.1, Signs, Pasco County Land Development Code, to Increase the Maximum Allowable Wall Sign Area on the North and South Building Elevations, and Increase the Overall Wall Sign Area - South Central Pasco County - On the East Side of Bruce B. Downs Boulevard, Approximately One Quarter Mile North of S.R. 56 and Extending Easterly to Legacy Boulevard - Section 30, Township 26 South, Range 20 East - Containing 8.53 Acres, M.O.L.  
**Memorandum** PDD17-2065  
**Comm. Dist.** 2  
**Recommendation:** Continue to October 26, 2017 at 1:30 p.m. in New Port Richey

**P2** ALTERNATIVE STANDARD REQUEST (REGULAR) - 7-Eleven, Inc. - Adjustment of the Standards within Chapter 400, Permits Types and Applications;

Section 406, Miscellaneous Permits; Subsection 406.1, Signs, to Increase the Maximum Height and Sign Structure Area of One Ground Sign - Southwest Pasco County - At the Northeast Corner of the Intersection of Trinity Boulevard and Duck Slough Boulevard, Extending Northerly to Foxwood Commerce Drive - Section 31, Township 26 South, Range 17 East - Containing 1.28 Acres, M.O.L.

**Memorandum** PDD17-2066

**Comm. Dist.** 3

**Recommendation:** Denial

- P3** MPUD Master Planned Unit Development Rezoning Request (REGULAR) – Hidden Creek MPUD – Kolter Acquisitions, LLC - A Rezoning Request from A-C Agricultural to an MPUD to Allow 370 Single-Family Detached Dwelling Units and 30,000 Square Feet of Non-residential (Office and Day Care Center) on Approximately 143.16 Acres - Located on the North Side of Eiland Boulevard Between Clifton Downs Drive and Bridge Drive (Parcel ID Nos. 05-26-21-0010-06900-0010; 05-26-21-0010-07400-0010; and 05-26-21-0010-07900-0010) - No Funding Required

**Memorandum** PDD17-7262

**Comm. Dist.** 1,

**Recommendation:** Approval with conditions

- P4** Angela Land - Angela Land, LLC – Remove Lot 1929A's designation of a stormwater-retention area imposed by Rezoning condition number 3 – No Funding Required

**Memorandum** PDD17-2169

**Comm. Dist.** 5

**Recommendation:** Approve

## **REGULAR**

### **NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY**

- R1** NOTED ITEM: Commercial Development Review - Wal-Mart Store No. 3418 Liquor Box Addition Preliminary Site Plan/Construction Plan (Project No. 2PR05-005) - Wal-Mart Stores East LP - South Pasco, on the southwest corner of State Road 54 and Wiregrass Ranch Boulevard -Section 07, Township 26, Range 20.

**Memorandum** PDD17-2135

**Comm. Dist.** 2

**Recommendation:** Not Applicable

## **ADJOURN**