

Development Review Committee	Dan Biles, P.E., 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 October 26, 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 August 17, 2017 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD18-047
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

P1 AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING ARTICLE 500 ZONING; 525 C-1, NEIGHBORHOOD 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; AMENDING APPENDIX A DEFINITIONS; PROVIDING FOR APPLICABILITY; REPEALER; PROVIDING FOR SEVERABILITY, INCLUSION IN THE PASCO COUNTY LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE- No Funding Required
Memorandum PDD18-65
Comm. Dist. ALL
Recommendation: Approve

P2 VARIANCE REQUEST (WITHDRAWAL) - 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 PDD18-2065

Comm. Dist. 2,

Recommendation: Withdraw

- P3** VARIANCE (REGULAR) - Giant Jacksonville, LLC - Adjustment of the Standards Established within the Land Development Code, Chapter 400, Permit Types and Applications; Section 406, Miscellaneous Permits; Subsection 406.1, Signs, to Increase the Maximum Allowable Ground Sign Height and Copy Area - South Central Pasco County - On the West Side of Land O' Lakes Boulevard, Approximately 550 Feet North of Lake Patience Road - Section 13, Township 26 South, Range 18 East - Containing 1.43 Acres, M.O.L. - No Funding Required

Memorandum PDD18-2067

Comm. Dist. 2

Recommendation: Denial of variance

- P4** MPUD Master Planned Unit Development Rezoning Request (REGULAR) – Tibbetts Land at Gowers Corner MPUD – Tibbetts Land, LLC; Gowers South, LLC; Palms, LLC – Rezoning from a C-2 General Commercial and R-1 Single-Family Residential to an MPUD to Allow 215,000 Square Feet of Retail and Office and up to 40 Multi-Family Dwelling Units and a Variance Request from the Land Development Code (LDC) Section 901.2, Transportation Corridor Management – Located on the Southwest Corner of the Intersection of S.R. 52 and U.S. 41 - No Funding Required

Memorandum PDD18-7179

Comm. Dist. 2

Recommendation: Approval with conditions

- P5** Small Scale Comprehensive Plan Map Amendment - CPAS17(06) Northwood, from RES-3 (Residential 3 du/ga) to COM (Commercial) located on the south side of S.R. 56 approximately 1,100 feet west of the intersection of S.R. 56 and Northwood Palms Boulevard Parcel ID No.: 35-26-19-0230-000000-00C0 (Public Hearing LPA: October 26th, 2017 at 1:30 p.m.; NPR) – No Funding Required.

Memorandum PDD18-030

Comm. Dist. 3

Recommendation: Approve

- P6** Small Scale Comprehensive Plan Map Amendment – CPAS17(07) Behnke Southern Landscape from RES-3 (Residential 3 du/ga) to COM (Commercial), located north of State Road 54, approximately 0.5 miles East of Gunn Highway Parcel ID 26-26-17-0000-00400-0010; 26-26-17-0000-00400-0020 (Public Hearing: LPA October 26, 2017 at 1:30 PM; NPR) - No funding is required.

Memorandum PDD18-023

Comm. Dist. 4

Recommendation: Approve

- P7** Large Scale Comprehensive Plan Amendment – CPAL 18(02) Galen Wilson Complex from Recreation/Open Space (R/OS) and Residential 24 du/ga (RES-24) to Public/Semipublic (P/SP) on 56.17 acres located 400 feet Northeast of Ridge Road and Galen Wilson Boulevard. -No Funding is Required

Memorandum PDD18-080

Comm. Dist. 4

Recommendation: Approve

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Large Commercial Review - Bexley North Parcel 5 - Mass Grading - NNP-Bexley, LLC - North of Tower Road, East of Sunlake Boulevard - Sections 09, 10, 16, Township 26, Range 18

Memorandum PDD17-2138

Comm. Dist. 4,

Recommendation: Not Applicable

- R2** NOTED ITEM: Commercial Development Review - Twistee Treat Preliminary/Construction Site Plan, Stormwater Management Plan and Report (Project No. PSP17-078) - Universal Twistee Treat Vc, LLC - West Pasco County, on the east side of U.S. Highway 19, approximately 1,600 feet north of Embassy Boulevard, in the Embassy Crossing shopping center - Section 21, Township 25, Range 16.

Memorandum PDD17-2180

Comm. Dist. 5

Recommendation: Not Applicable

- R3** NOTED ITEM: Commercial Review - Hunter's Ridge Multi-Family - Non-Substantial Modification w/Alternative Standards (Project No. LRG16-028) - Tri County Development - In West Pasco County, on the northeast side of Little Road (north of Schwartz Street), northwest of Rancho Del Rio Drive - Section 11, Township 26, Range 16

Memorandum PDD17-2206

Comm. Dist. 4

Recommendation: Not Applicable

- R4** NOTED ITEM: Subdivision Development Review - Talavera Phase 1E Construction Plan/Stormwater Management Plan and Report (Project No. RSD17-027) - M/I Homes of Tampa, LLC - Central Pasco County, approximately 1,750 feet west of U.S. Highway 41, approximately 1/2 mile east of CSX railway, and south of the future Rococo Road

Memorandum PDD17-2172

Comm. Dist. 2

Recommendation: Not Applicable

- R5** NOTED ITEM: Talavera Phase 1C - Stockpile (Project No. PSP17-079) - M/I Homes of Tampa, LLC - Central Pasco county, on the west side of U.S. 41, approximately 3/4 mile north of S.R. 52, Section 04, Township 25 South, Range 18 East
Memorandum PDD17-2198
Comm. Dist. 2
Recommendation: Not Applicable
- R6** NOTED ITEM: Talavera Phase 1D - Stockpile (Project No. PSP17-080) - M/I Homes of Tampa , LLC - Central Pasco County, on the west side of U.S. 41, approximately 3/4 mile north of S.R. 52, Section 04, Township 25 South, Range 18 East
Memorandum PDD17-2202
Comm. Dist. 2
Recommendation: Not Applicable
- R7** NOTED ITEM: Commercial Development Review - Auto Recovery Services - Preliminary Site Plan/Construction Plan/Stormwater Plan and Report (Project No. PSP17-098) - Hunt Real Estate Services - 8838 Bolton Avenue - Section 23, Township 24, Range 16
Memorandum PDD17-2211
Comm. Dist. 5
Recommendation: Not Applicable
- R8** NOTED ITEM: Commercial Development Review - Publix Supermarket, Hudson - Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. PSP17-068) - William Hanks, CWH Real Estate Services - West Pasco County, in the Tower Oaks Terrace shopping center, on the northwest corner of State Road 52 and Little Road - Section 02, Township 25, Range 16
Memorandum PDD18-008
Comm. Dist. 5
Recommendation: Not Applicable
- R9** NOTED ITEM: Commercial Development Review - Morningstar Storage at Wiregrass Ranch Parcel M-20 Preliminary Site Plan/Construction Plan/Stormwater Plan (Project NO. PSP17-105) - Morningstar Properties, LLC - South Pasco, on the north side of Anise Drive, Approximately 200 feet east of Lajuana Boulevard - Section 30, Township 26, Range 20
Memorandum PDD18-079
Comm. Dist. 2
Recommendation: Not Applicable
- R10** NOTED ITEM: Commercial Development Review - Trinity Corporate Center, Lots 13 and 14, Self-Storage - Preliminary Construction Site Plan and Stormwater Management Plan and Report (Project No. PSP17-092) - Flagship Companies Group, LLC - South Pasco County, on the north side of Trinity Boulevard, approximately 1,200 feet east of Corporate Center Drive - Section 29, Township 26, Range 17
Memorandum PDD18-006

Comm. Dist. 3
Recommendation: Not Applicable

ADJOURN