

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

October 26, 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, P.E., County Administrator
Erik Breitenbach, Assistant County
Administrator (Internal Services)
Cathy Pearson, Assistant County Administrator
(Public Services)
Flip B. Mellinger, Assistant County
Administrator (Public Infrastructure)
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

The meeting was called to order at 1:30 p.m.

ROLL CALL

All members were present except Mr. Chris Williams.

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.

There was none.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 August 17, 2017 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD18-047
 Recommendation: Approve

Approved the August 17, 2017 DRC Minutes.

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
Recommendation: Approve

Approved Staff's recommendation.

- 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
Recommendation: Withdraw

Withdrawn.

- 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
Recommendation: Denial of variance

Approved Staff's recommendation of denial.

- 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
Recommendation: Approval with conditions

Continued to November 9, 2017 at 1:30 p.m. in New Port Richey.

- 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
Recommendation: Approve

Approved Staff's recommendation.

- 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
Recommendation: Approve

Approved Staff's recommendation.

- 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
Recommendation: Approve

Approved Staff's recommendation.

REGULAR

Agenda Items R1 through R10 were noted.

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
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
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
 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
 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
 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
 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
 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
 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
 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
Recommendation: Not Applicable

ADJOURN

The meeting adjourned at 3:05 p.m.

Prepared by: Shannon Egbert, Records Clerk I, Board Records Division