

**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)  
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 December 14, 2017 1:30 PM, Dade City



*"Bringing Opportunities Home"*

Historic Pasco County Courthouse, Board Rm, 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

PUBLIC HEARINGS

**PUBLIC HEARING CONSENT**

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

- P1** Small Scale Comprehensive Plan Amendment – CPAS 17(09) Sienna Village II amending the Future Land Use (FLU) from Office (OF) to Planned Development (PD) with associated subarea policies on approximately 9.9 acres m.o.l., located 0.35 miles west of State Road 54 and U.S. Highway 41 - No Funding is Required.  
**Memorandum** PDD18-0326  
**Comm. Dist.** 3  
**Recommendation:** Approve
- P2** MPUD Master Planned Unit Development REZONING REQUEST (REGULAR) – Sienna Village II, LLC - Sienna Village MPUD – A Request to Rezone Approximately 15.0 acres from PO-1 Professional Office District and PO-2 Professional Office District to an MPUD to Facilitate Office and Commercial/Retail Development - The Property is Located at the Southwest Corner of S.R. 54 and Sofia Drive and Contains Approximately 14.50 Acres - No Funding Required  
**Memorandum** PDD18-7285  
**Comm. Dist.** 3  
**Recommendation:** Approval with conditions
- P3** 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

- P4** Large Scale Comprehensive Plan Text Amendment (CONTINUANCE) - CPAL 17(06) Stony Brook amending Subarea Policy FLU 7.1.20 Stony Brook Commerce Park located Northwest State Road 54 and Tupper Road Parcel ID: 08-26-20-0000-01900-0000, 08-26-20-0000-01900-0010, and 08-26-20-0000-01600-0010. - No Funding is Required
- Memorandum** PDD18-0334
- Comm. Dist.** 1
- Recommendation:** Continuance to the January 11, 2018, DRC Meeting at 1:30 p.m. in Dade City
- P5** MPUD Master Planned Unit Development Rezoning Request (CONTINUANCE) – Gotthold E. Gerber Irrevocable Trust, Gerber Family LLP and Mathilda Gerber Revocable Trust - Stony Brook Commerce Center MPUD - Rezoning Request from MPUD to an MPUD to Allow for Mixed Use Development on Approximately 40.00 Acres - The Property is Located Along the North Side of State Road 54, West of Tupper Road. (Parcel ID Nos. 08-26-20-0000-01600-0010, 08-26-20-0000-01900-0000 and 08-26-20-0000-01900-0010) - No Funding Required
- Memorandum** PDD18-0349
- Comm. Dist.** 1
- Recommendation:** Continuance to the January 11, 2018 DRC Meeting at 1:30 PM, Dade City
- P6** MPUD Master Planned Unit Development Rezoning Request (CONTINUANCE) – Trout Creek Properties, Inc. - Meadow Pointe MPUD – Substantial Modification Request to the Currently Approved MPUD (Rezoning from MPUD to an MPUD) to Allow for C-2 Development Standards and Permitted Uses on Tract 8 of the Meadow Pointe Development Area - The Subject Property is Located Along the East Side of Mansfield Boulevard, Southeast of the Terminus of County Line Road (Parcel ID No. 33-26-20-0000-00100-0080) and Contains Approximately 5.32 Acres.- No Funding Required
- Memorandum** PDD18-0340
- Comm. Dist.** 2
- Recommendation:** Continuance to the January 11, 2018 DRC Meeting at 1:30 PM in Dade City
- P7** Large Scale Comprehensive Plan Text Amendment – CPAL17(07) Gateway Commerce amending Subarea Policy FLU 7.1.19 located on the east side of Eiland Boulevard, approximately one-quarter mile north of S.R. 54 Parcel ID No.: 18-26-21-0000-00200-0000 (Public Hearing LPA: December 14th, 2017 at 1:30 p.m.; DC) – No Funding Required

**Memorandum** PDD18-0212  
**Comm. Dist.** 2  
**Recommendation:** Approve

- P8** MPUD Master Planned Unit Development Rezoning Request (REGULAR) – James Cracchiolo and Justina Cracchiolo – Owners - Gateway Commerce Center MPUD - Rezoning Request from MPUD to an MPUD to Allow for Mixed Use Development on approximately 19.00 Acres - The Property is Located Along the East Side of Eiland Boulevard, North of State Road 54. (Parcel ID No. 18-26-21-0000-00200-0000) - No Funding Required

**Memorandum** PDD18-7276  
**Comm. Dist.** 2  
**Recommendation:** Approval with conditions

**REGULAR**

**ADJOURN**