

Development Review Committee	Dan Biles, P.E., County Administrator Erik Breitenbach, Assistant County Administrator (Internal Services) Cathy Pearson, Assistant County Administrator (Public Services) Michael J. Carballa, P.E., Interim Assistant County Administrator (Public Infrastructure) Chris Williams, District School Board of Pasco County
Alternate Committee Member	Kevin Guthrie, Assistant County Administrator (Public Safety)
Legal Counsel	David Goldstein, Chief Assistant County Attorney
Advisory Staff	Ernest D. Monaco, Acting 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 May 10, 2018 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, Internal Services Building, 7536 State Street, 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

- 1** DEVELOPMENT AGREEMENT (CONSENT) – Len-Angeline, LLC – West Central Pasco County – on the South Side of S.R. 52, Approximately 2,000 Feet East of Shady Hills Road – Section 07, Township 25 South, Range 18 East and Section 08, Township 25 South, Range 18 East – Containing Approximately 145.3 Acres
Memorandum PDD18-0898
Comm. Dist. 4
Recommendation: Approve

PUBLIC HEARINGS AT 1:30 P.M.

- P2** AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE; CHAPTER 1000 MISCELLANEOUS STRUCTURE REGULATIONS; SECTION 1002 WIRELESS FACILITIES, RENAMING SECTION TO WIRELESS COMMUNICATIONS FACILITIES; PROVIDING FOR CONSISTENCY WITH CHAPTER 27 PASCO COUNTY CODE OF ORDINANCES; PROVIDING FOR UPDATES TO REVIEW, APPROVAL, AND DENIAL TIMEFRAMES FOR CONSISTENCY WITH FEDERAL LAW; AMENDING APPENDIX A DEFINITIONS; AND OTHER SECTIONS, AS NECESSARY, FOR INTERNAL CONSISTENCY; PROVIDING FOR APPLICABILITY; REPEALER; PROVIDING FOR SEVERABILITY; INCLUSION INTO THE LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.

Memorandum PDD18-0857
Comm. Dist. ALL
Recommendation: Approve

- P3** AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE, PROVIDING FOR AMENDMENTS TO CHAPTER 500, ZONING STANDARDS; SECTION 503, A-C AGRICULTURAL DISTRICT; SECTION 504, AC-1 AGRICULTURAL DISTRICT; SECTION 505, A-R AGRICULTURAL-RESIDENTIAL DISTRICT; SECTION 506, AR-1 AGRICULTURAL-RESIDENTIAL DISTRICT; SECTION 507, AR-5 AGRICULTURAL-RESIDENTIAL DISTRICT; SECTION 508, AR-5MH AGRICULTURAL-RESIDENTIAL DISTRICT; ADDING SOLAR ELECTRIC POWER COLLECTION FACILITY (SOLAR FARM) AND SUBSTATION AS A SPECIAL EXCEPTION USE; AND PROVIDING FOR AMENDMENT TO SECTION 527, C-3 COMMERCIAL/LIGHT MANUFACTURING DISTRICT; ADDING SOLAR ELECTRIC POWER COLLECTION FACILITY (SOLAR FARM) AND SUBSTATION AS A PERMITTED PRINCIPAL USE; AMENDING APPENDIX A, DEFINITIONS; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION INTO THE LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.

Memorandum PDD18-0802
Comm. Dist. ALL
Recommendation: Approve

- P4** LARGE SCALE COMPREHENSIVE PLAN MAP AMENDMENT: AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP (MAP 2-15 AND SHEET 22) CHANGING FROM RES-3 (RESIDENTIAL - 3 DU/GA) TO RES-6 (RESIDENTIAL - 6 DU/GA) ON APPROXIMATELY 40.7 ACRES BEING PARCEL I.D. NOS. 04-26-20-0000-00300-0000, AND 04-26-20-0000-00300-0000

Memorandum PDD18-0753
Comm. Dist. 1
Recommendation: Approve

- P5** ZONING AMENDMENT - Lacey Property MPUD Master Planned Unit Development – Lacey Family Living Trust Dated 06/02/2009, Thomas J. Lucas & Anna M. Lucas, and Hong Rosson - A Rezoning Request From an A-R Agricultural-Residential Zoning District to an MPUD to Allow 214 Single-Family Detached Dwelling Units on Approximately 61.65 Acres - Located on the East Side of Boyette Road and on the South Side of Wells Road (Parcel ID Nos. 04-26-20-0000-00300-0000; 04-26-20-0000-00300-0030; and 04-26-20-0000-00600-0000)

Memorandum PDD18-7298
Comm. Dist. 1
Recommendation: Approval with conditions

- P6** Conditions of Approval for Transportation Corridor Management Variance Request Approved by DRC on 04/26/18 - Millpond Collections, LTD - Request for Reduction in ROW Dedication Requirement, Exemption from Site Design Requirement, Interim Use Approval on State Road 54 and Exemption from Interim

Use Relocation Requirements

Memorandum PDD18-0892

Comm. Dist. 4

Recommendation: Approve

REGULAR

ADJOURN