



September 17, 2018

Mr. D. Ray Eubanks
Plan Processing Administrator
Florida Department of Economic Opportunity
Division of Community Development
107 East Madison Street
Caldwell Bldg., MSC 160
Tallahassee, FL 32399-0800

**RE: Pasco County Comprehensive Plan Text Amendment - CPAL18 (11)
DRC Elimination**

Dear Mr. Eubanks:

Pasco County is submitting CPAL18 (11) DRC Elimination, for review by the Florida Department of Economic Opportunity (DEO). The Board of the County Commissioners (BCC) is requesting an ***expedited plan review*** by the DEO of the proposed Comprehensive Plan Amendment.

The Local Planning Agency held a public hearing on August 6, 2018, to consider the proposed amendment. The BCC held a transmittal public hearing on September 17, 2018, to consider the proposed amendments and transmittal to the DEO.

Project Description:

CPAL18(11) is a County initiated Comprehensive Plan Text Amendment to remove all references to the Development Review Committee (DRC) and substitute the Planning Commission where applicable throughout the Comprehensive Plan. This reorganization was precipitated pursuant to a recommendation by the Urban Land Institute study to redefine the role and scope of the DRC.

One hard copy and two compact disks of the amendment are included in this transmittal package.

Copies of the proposed amendment has been forwarded directly to the Tampa Bay Regional Planning Council; Southwest Florida Water Management District; Florida Department of Transportation, District Seven; Florida Department of State; Florida Fish and Wildlife Conservation Commission; Florida Department of Agriculture and

PLANNING AND DEVELOPMENT – LONG RANGE PLANNING

Consumer Services, Division of Forestry; and Florida Department of Environmental Protection.

Any Florida DEO comments and requests should be forwarded to:

Planning and Development Department
West Pasco Government Center
8731 Citizens, Suite 320
New Port Richey, FL 34654-5598
Telephone: (727) 847-8193
Email: emonaco@pascocountyfl.net

Should you have any questions, please contact me.

Sincerely,



Ernie Monaco
Executive Planner

Enclosures

cc: **VIA – Email – Required** _____

Dan C. Santos, AICP, Growth Management Supervisor, Florida Department of Transportation, District Seven, 11201 N. McKinley Drive, Mail Station 7-500, Tampa, FL 33612-6456, email to: Daniel.Santos@dot.state.fl.us

Ivana Kajtezovic, Planning Program Manager, Tampa Bay Water, 2575 Enterprise Road, Clearwater, FL 33763,
email to: ikajtezovic@tampabaywater.org

Deena Woodward, Historic Preservation Planner, Florida Department of State, Bureau of Historic Preservation, 500 South Bronough Street, Tallahassee, FL 32399-0250, email to: Deena.Woodward@DOS.MyFlorida.com

Trisha Neasman, AICP, Planning Supervisor, Southwest Florida Water Management District, 2379 Broad Street, Brooksville, FL 34604-6899, email to: trisha.neasman@swfwmd.state.fl.us

Scott Sanders, Florida Fish and Wildlife Conservation Commission, Conservation Planning Services, 620 South Meridian Street, MB-585, Tallahassee, FL 32399-1600, email to: FWCConservationPlanningServices@myfwc.com

Suzanne E. Ray, Department of Environmental Protection, Office of Intergovernmental Programs, 3900 Commonwealth Boulevard, Mail Station 47, Tallahassee, FL 32399-3000, email to: Plan.Review@dcp.state.fl.us

Kylene Casey, Operations & Management Consultant II- Growth Management Liaison, Dept. of Education, Office of Educational Facilities, 325 West Gaines Street, Suite 1014, Tallahassee, FL 32399-0400, email to: kylene.casey@fldoe.org

John Meyer, Tampa Bay LEPC & DRI Coordinator, Tampa Bay Regional Planning Council, 4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782, email to: johnm@tbrpc.org

Department of Agriculture & Consumer Services, Attn: Comprehensive Plan Review, Office of Policy and Budget, The Capitol, Plaza Level 8, Tallahassee, FL 32399-0800, email to: compplans@freshfromflorida.com

VIA – Email

George Romagnoli, AICP, Development Director, City of New Port Richey, 5919 Main St., New Port Richey, FL 34652, email to romagnolig@cityofnewportrichey.org

Joe Moreda, Director, AICP, Planning and Zoning Services, Hillsborough County, 601 E. Kennedy Boulevard, 20th Floor, Tampa, FL 33602, email to: moredaj@hillsboroughcounty.org

Thomas Deardorff, FAICP, Director, Growth Management Department, Polk County, P.O. Box 9005, Drawer GM01, Bartow, FL 33831-9005, email to: thomasdeardorff@polk-county.net

Ron Pianta, AICP, Director, Hernando County, Planning Department, 20 N. Main Street, Room 262, Brooksville, FL 34601, email to: rpianta@hernandocounty.us

Karl Holley, Director of Development Services, Sumter County Planning Department, 209 N. Florida Street, Room 301, Bushnell, FL 33513, email to: karl.holley@sumtercountyfl.gov

Jake Stowers, Executive Director, Pinellas County Planning Dept., 310 Court St, Clearwater, FL 33756, email to: jstowers@pinellascounty.org and,

Renea Vincent, Planning Director, Pinellas County Planning Dept., 310 Court St, Clearwater, FL 33756, email to: rvincent@co.pinellas.fl.us

Cristian Arias, Senior Planner, City of New Port Richey, Development Services Department, 5919 Main St., New Port Richey, FL 34652, email to AriasC@cityofnewportrichey.org

Jocilyn Martinez, Assistant City Manager, City of Port Richey, 6333 Ridge Rd., Port Richey, FL 34668, email to: j.martinez@cityofportrichey.com

Michael Sherman, AICP, Community Development Director, City of Dade City, Community Development Department, P.O. Box 1355, 38020 Meridian Avenue, Dade City, FL 33526, email to: msherman@dadecityfl.com

Andrea Calvert, CMC, Town Clerk, Town of St. Leo, P.O. Box 2479, St. Leo, FL 33574, email to: townclerk@townofstleo.org

Todd Vandenberg, City of Zephyrhills, 5335 - 8th Street, Zephyrhills, FL 33542, email to: vandenberg@ci.zephyrhills.fl.us

Mark G. LeCouris, City Manager, City of Tarpon Springs, 324 E. Pine Street, Tarpon Springs, Florida 34689, email to: thickey@ctsfl.us

Melissa Zomitta, Hillsborough City-County Planning Commission, 601 E. Kennedy Boulevard, 18th Floor, Tampa, Florida 33602, email to: zornittam@plancom.org

Tony Garcia, Hillsborough City-County Planning Commission, 601 E. Kennedy Boulevard, 18th Floor, Tampa, Florida 33602, email to: garciat@plancom.org

Matt Lewis, Hillsborough County, Executive Planner, Infrastructure and Growth Planning, Transportation Planning and Development Division, Public Works, 601 E. Kennedy Boulevard, Tampa, Florida 33602, email to: LewisM@hillsboroughcounty.org

Richard M. Tonello, Supervisor, Pasco County Schools, Department of Planning, 11815 Tree Breeze Dr. New Port Richey, FL 34654. rtonello@pasco.k12.fl.us

Planning and Development Department, pddstaff@pascocountyfl.net

Central Permitting (Only to: Esther Oluyemi, Building Construction Services Director, eoluyemi@pascocountyfl.net, & Mark DeRaedt, Lead Development Review Technician, Central Permitting–NPR, mderaedt@pascocountyfl.net)

Mike Carballa, Director, Utilities - Engineering and Contracts Management Dept. - mcarballa@pascocountyfl.net

Charles Cullen, Engineering Manager, Utilities - ccullen@pascocountyfl.net

Ray Cleaver, P.E. Engineer I, Utilities - rcleaver@pascocountyfl.net

Debra V. Smith – Senior Development Review Technician, Utilities Engineering, dsmith@pascocountyfl.net

Jeremy Edwards, Supervisor, GIS, jedwards@pascocountyfl.net

Tracy Wolf, Executive Assistant, Development Services, twolf@pascocountyfl.net

Erica Jones – Administrative Secretary II, Development Services, ejones@pascocountyfl.net



**BOARD OF COUNTY COMMISSIONERS
AGENDA MEMORANDUM**

COMMISSION DISTRICT: ALL

FILE NO.: PDD18-1458

DATE: 9/6/18

SUBJECT: Comprehensive Plan Text Amendment Transmittal – CPAL 18(11) Eliminating Development Review Committee References in the Comprehensive Plan in the Following Policies: Policy FLU 2.1.7, Standards for Review of Rezoning Requests; Rural Neighborhoods; Policy FLU 2.3.3, Standards for Review of Rezoning Requests; Rural Character Areas and Rural Neighborhood Protection Areas for the Protection of Existing Rural Neighborhoods; Policy PSF 4.3.2, Input on Comprehensive Plan Amendments; Policy FLU 7.1.13, Starkey Ranch Maximum Levels of Development; Policy ED 1.2.2, Target Business Incentive Program (BCC: 09/17/2018 AT 1:30 P.M., NPR; BCC: 10/23/2018 AT 1:30 P.M., NPR)

THRU: Don L. Rosenthal, M.B.A., CPM, Assistant County Administrator (Development Services)

FROM: Nectarios Pittos, AICP, Planning and Development Director

RECOMMENDED BOARD ACTION:

Authorize transmittal of the proposed Comprehensive Plan Text Amendment, CPA 18(11) DRC Elimination to the Department of Economic Opportunities (DEO) and other reviewing agencies.

BACKGROUND SUMMARY/ALTERNATIVE ANALYSIS:

PROJECT OVERVIEW

On September 6, 2018, the Local Planning Agency held a public hearing on the proposed CPA18(11) DRC Elimination Comprehensive Plan Text Amendment and recommended approval to the Board of County Commissioners.

The County is initiating a Comprehensive Plan text amendment to remove all references to the Development Review Committee and substitute the Planning Commission where applicable throughout the Comprehensive Plan. This will conform to the recommendation of the 2008 Urban Land Institute (ULI) study to redefine the scope and role of the current Development Review Committee (DRC) and the recent Board of County Commissioners (BCC) action to eliminate the DRC from the Land Development Code (LDC) on July 10, 2018.

On October 7, 2008, the Board Of County Commissioners (BCC) adopted the ULI Advisory Panel Services Report by Resolution (09-08). The Report included the reform of the DRC, the designation of the Planning Commission (PC) as the Local Planning Agency (LPA) and the assignment of the functions and duties of the DRC to the PC. It also identified the composition of the PC.

To this end, the County recently proposed amendments to the Land Development Code to eliminate the DRC and substitute the Planning Commission in all of its functions.

The proposed amendments were presented to the Land Development Code Interested Parties/ Horizontal Roundtable on April 18, 2018.

LOCAL PLANNING AGENCY:

The item was discussed and a question from the LPA concerning why the Development Review Committee was involved with the Starkey Ranch Policy Flu was addressed. The LPA voted to approve the item.

Attached to this Agenda memo are the proposed text amendments to the Comprehensive Plan. The following policies are proposed to be amended:

Removal of Development Review Committee

- POLICY FLU 2.1.7: STANDARDS FOR REVIEW OF REZONING REQUESTS: RURAL NEIGHBORHOODS (d) (Page 2-38)
- POLICY FLU 2.3.3: STANDARDS FOR REVIEW OF REZONING REQUESTS: RURAL CHARACTER AREAS AND RURAL NEIGHBORHOOD PROTECTION AREAS FOR THE PROTECTION OF EXISTING RURAL NEIGHBORHOODS (e) (Page 2-47)
- POLICY PSF 4.3.2: INPUT ON COMPREHENSIVE PLAN AMENDMENTS (Page 8-17)

Substitute Planning Commission for Development Review Committee

- POLICY FLU 7.1.13: STARKEY RANCH MAXIMUM LEVELS OF DEVELOPMENT (2) (Page 2-192)
- POLICY ED 1.2.2: TARGET BUSINESSES INCENTIVE PROGRAM (c) (Page 13-5)

While reference to the Development Review Committee is proposed to be removed from the text of the Comprehensive Plan, the duties and functions will remain with the Planning Commission.

This agenda memo was prepared by: Edward V. Zotian, Planner I

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The following is a discussion of the [Comprehensive Plan Policies](#) that support the recommendation to approve the proposed amendment.

The elimination of the DRC is consistent with the policies of the Comprehensive Plan because the duties, functions and obligations have been transferred to the Planning Commission.

CASE HISTORY		
	Date	Vote: Approve/Deny
<i>Local Planning Agency (LPA)</i>	9/6/2018	6-0;Approved
<i>Board of County Commissioners – Transmittal</i>	9/17/2018	5-0;Approved
<i>Board of County Commissioners – Adoption</i>	10/23/2018	Pending

FISCAL IMPACT/COST/REVENUE STATEMENT:

No additional funding is required for this action.

ATTACHMENT(S):

1. Affidavit of Publication
2. Proposed Amendments

DLR/NP/EVZ/PDD18-1458

POLICY FLU 2.1.7: STANDARDS FOR REVIEW OF REZONING REQUESTS: RURAL NEIGHBORHOODS

- d. The applicant shall conduct one (1) neighborhood meeting prior to the ~~Development Review Committee meeting or the~~ Planning Commission hearing, ~~whichever occurs first,~~ for citizen input on the proposed petition. The Land Development Code shall establish specific standards for the notification of affected residents, which standards shall be designed to solicit broad participation by affected property owners, residents, and neighborhoods.

POLICY FLU 2.3.3: STANDARDS FOR REVIEW OF REZONING REQUESTS: RURAL CHARACTER AREAS AND RURAL NEIGHBORHOOD PROTECTION AREAS FOR THE PROTECTION OF EXISTING RUAL NEIGHBORHOODS

- e. The applicant shall conduct one (1) neighborhood meeting prior to ~~the Development Review Committee meeting or the~~ Planning Commission hearing, ~~whichever occurs first,~~ for citizen input on the proposed petition. The Land Development Code shall establish specific standards for the notification of affected residents, which standards shall be designed to solicit broad participation by affected property owners, residents, and neighborhoods.

POLICY FLU 7.1.13: STARKEY RANCH MAXIMUM LEVELS OF DEVELOPMENT

- (2) Street and Road Network. A Master Roadway Plan shall be approved by the County prior to approval of the first preliminary development plan/preliminary site plan for any development in the Starkey Ranch Subarea, unless deferring such approval is authorized by the ~~Development Review Committee~~ Planning Commission. The Master Roadway Plan shall promote the following:

POLICY PSF 4.3.2: INPUT ON COMPREHENSIVE PLAN AMENDMENTS

The County shall continue to include a representative of the District School Board of Pasco County on the ~~Development Review Committee,~~ Local Planning Agency, and the Planning Commission in order to solicit comments on Comprehensive Plan Amendments and other land use decisions as provided for in Chapter 163.3174(1), Florida Statutes.

POLICY ED 1.2.2: TARGET BUSINESSES INCENTIVE PROGRAM

- c. Special ~~Development Review Committee~~ Planning Commission meetings, if necessary, to accommodate expedited review processes.

Tampa Bay Times
Published Daily

STATE OF FLORIDA)
COUNTY OF Pasco, Hernando & Citrus) ss

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: PDD18-72 was published in Tampa Bay Times: 8/18/18, in said newspaper in the issues of B North Suncoast

Affiant further says the said Tampa Bay Times is a newspaper published in Pasco, Hernando & Citrus, Florida and that the said newspaper has heretofore been continuously published in said Pasco, Hernando & Citrus, Florida, each day and has been entered as a second class mail matter at the post office in said Pasco, Hernando & Citrus, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Signature of Affiant

Sworn to and subscribed before me this 08 18 2018.

Signature of Notary Public

Personally known: or produced identification

Type of identification produced _____



NOTICE OF AMENDMENT TO COMPREHENSIVE PLAN

The Pasco County Board of County Commissioners proposes to adopt the following by ordinance:

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN PROVIDING FOR AMENDMENTS REMOVING THE REFERENCE OF THE DEVELOPMENT REVIEW COMMITTEE TO POLICY FLU 2.1.7, STANDARDS FOR REVIEW OF REZONING REQUESTS; RURAL NEIGHBORHOODS; POLICY FLU 2.3.3, STANDARDS FOR REVIEW OF REZONING REQUESTS: RURAL CHARACTER AREAS AND RURAL NEIGHBORHOOD PROTECTION AREAS FOR THE PROTECTION OF EXISTING RUAL NEIGHBORHOODS; POLICY PSF 4.3.2: INPUT ON COMPHREHENSIVE PLAN AMENDMENTS; REPLACING THE REFERENCE OF THE DEVELOPMENT REVIEW COMMITTEE AND SUBSTITUTING THE PLANNING COMMISSION TO POLICY FLU 7.1.13: STARKEY RANCH MAXIMUM LEVELS OF DEVELOPMENT (2); POLICY ED 1.2.2: TARGET BUSINESS INCENTIVE PROGRAM; PROVIDING FOR A SEVERABILITY AND EFFECTIVE DATE.

On September 6, 2018, at 1:30 p.m., the Local Planning Agency will hold a public hearing at the Historic Pasco County Courthouse Board Room, 2nd Floor, Board Room, 37918 Meridian Avenue, Dade City, Florida to consider the consistency of the proposed amendment with the adopted Comprehensive Plan.

On September 17, 2018, at 1:30 p.m., the Board of County Commissioners will hold a transmittal public hearing at the West Pasco Government Center Board Room, 1st Floor, Board Room, 3731 Citizens Drive, New Port Richey, Florida.

On October 23, 2018, at 1:30 p.m., the Board of County Commissioners will hold a public hearing at the West Pasco Government Center Board Room, 1st Floor, Board Room, 3731 Citizens Drive, New Port Richey, Florida.

Information concerning this matter will be on file and available for examination in the Planning & Development Department, West Pasco Government Center, 8731 Citizens Drive, New Port Richey, Suite 320, New Port Richey, Florida 34654, or on the website at www.pascocountyfl.net. For further information, you may call (727) 847-8140.

All interested parties may attend the said public hearing and be heard.

Any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based.

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 publication of this notice, please contact the Personnel Department, West Pasco Government Center, 8731 Citizens Drive, New Port Richey, Florida 34654-5598; (727) 847-8030 (V), in New Port Richey; (352) 523-2411, Ext. 8030 (V), in Dade City; (813) 996-2411, Ext. 8030 (V), in Land O' Lakes; or via (727) 847-8949 if you are hearing impaired.

PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
PDD18-72