

Development Review Committee	Michele L. Baker, County Administrator Heather R. Grimes, Assistant County Administrator (Internal Services) Cathy Pearson, Assistant County Administrator (Public Services) Flip B. Mellinger, Assistant County Administrator (Uilities 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 Denise Hernandez, Customer Service Manager

Pasco County Development Review Committee Agenda July 14, 2016 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, Personnel 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** June 23, 2016 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD16-1449
Comm. Dist. ALL
Recommendation: Approve
- C2** May 26, 2016 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD16-1495
Comm. Dist. ALL
Recommendation: Approve
- C3** June 9, 2016 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD16-1496
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** Wiregrass Ranch DRI/MPUD MUTRM Neighborhood Plan portion Parcel M21 - Locust Branch, LLC
Memorandum PDD16-703
Comm. Dist. 2
Recommendation: Approval with conditions

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Commercial Review - Raintree Christian Academy Preliminary Site Plan/Construction Plan/Stormwater Plan and Report (Project No. SML 16-037) - Raintree Christian School - 4917 State Road 54 - Section 20, Township 26, Range 16.
Memorandum PDD16-1359
Comm. Dist. 3
Recommendation: Not Applicable

- R2** NOTED ITEM: Alternative Standards Review - Jiffy Lube Odessa - Alternative Standards Request (Project No. SML16-057) – Boos Development Group – North of S.R. 54 and West of Short Avenue - Section 29, Township 26, Range 17.
Memorandum PDD16-1383
Comm. Dist. 4
Recommendation: Not Applicable
- R3** NOTED ITEM: Commercial Site Review - Foggy Ridge Body Shop, Preliminary/Construction Site Plan/and Stormwater Management Plan and Report With Alternative Standards Requests (Project No. LRG16-016) - Ferman on 54, Inc. - South Pasco County, 1881 Foggy Ridge Parkway, on the west side of Foggy Ridge Parkway, approximately 350 feet south of State Road 54 - Section 33, Township 26, Range 19.
Memorandum PDD16-1316
Comm. Dist. 3,
Recommendation: Not Applicable
- R4** NOTED ITEM: Large Commercial Development Review - Bexley Apartments Preliminary Site Plan/Construction Plan, Stormwater Management Plan and Report (Project No. LRG16-014) - Epoch Residential - NE Corner Bexley Village Dr. at Mentmore Blvd, N of SR 54, Section 19, Township 26, Range 18.
Memorandum PDD16-1261
Comm. Dist. 4,
Recommendation: Not Applicable
- R5** NOTED ITEM: Small Commercial Development Review - Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. SML16-015) - Nathan Christmas - Northwest Corner of Gunn Highway at Interlaken Road (2011 Gunn Highway) - Section 27, Township 26, Range 17.
Memorandum PDD16-1402
Comm. Dist. 3
Recommendation: Not Applicable
- R6** NOTED ITEM: Subdivision Development Review - Persimmon Park at Wiregrass Ranch Mass Grading Preliminary Site Plan (Project No. RSD16-006) - Locust Branch, LLC - South Pasco; south side of Chancey Road Phase 2 extension, west of the future Wiregrass Ranch Boulevard Phase 2, approximately 2,250 feet east of Bruce B. Downs Boulevard - Sections 19 and 20, Township 26, Range 20.
Memorandum PDD16-1379
Comm. Dist. 2
Recommendation: Not Applicable
- R7** Commercial Development Review - Sun Toyota Pre-Owned Parking Expansion - Preliminary Site Plan/Construction Plan and Stormwater Plan and Report (Project No. SML16-043) - New Port Automotive Management, LLC - 3141 US Highway 19 - Section 19, Township 26, Range 16.
Memorandum PDD16-1448
Comm. Dist. 3

Recommendation: Approve

ADJOURN