

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 (Utilities 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 28, 2016 1:30 PM, New Port Richey



"Bringing Opportunities Home"

West Pasco Government Center, Board Room 1st Floor
8731 Citizens Drive, New Port Richey, FL 34654

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

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** DEVELOPMENT AGREEMENT - Florida Investment Houses, Inc. - Rezoning Petition No. 7195 - Development Review Committee as the Local Planning Agency - West Central Pasco County - On the West Side of Wild Cat Lane Approximately 750 Feet North of Fawn Drive - Section 7, Township 25 South, Range 17 East - Containing 2.19 Acres, M.O.L.
Memorandum PDD16-1469
Comm. Dist. 5
Recommendation: Approve
- P2** MPUD REZONING REQUEST (REGULAR) – WSC-L Lakeside Investors V, LLC - Lakeside MPUD – Rezoning Request From PUD to MPUD to Allow For Flexibility of Product Types/Standards - Located on the South Side of Hudson Avenue, Approximately One-Quarter Mile West of Hays Road in Sections 34 and 35, Township 24 South, Range 17 East - No Funding Required
Memorandum PDD16-7200
Comm. Dist. 5
Recommendation: Approval with conditions
- P3** MPUD REQUEST (Regular) – Morsani MPUD Master Planned Unit Development – Carol D. Morsani – Request for a Rezoning to MPUD to allow 320 Single Family Detached Units – Southwest of US 41 and SR 54, Southwest of Henley and Leonard Roads – No Funding Required
Memorandum PDD16-278
Comm. Dist. 3
Recommendation: Approval with conditions
- P4** PROPOSED ORDINANCE- DRC as LPA - Proposed Ordinance Imposing an Extension, Until December 31, 2016, to the Temporary Moratorium on the Cultivation, Processing, or Dispensing of Cannabis, Including Low-THC Cannabis – No Funding Required
Memorandum PDD16-1372
Comm. Dist. ALL,
Recommendation: Approve
- P5** Alternative Standard Request — Adam Smith Enterprises, Inc. - Relief From

Cross Access/Frontage/Reverse-Frontage Roads Requirement (LDC Section 901.3.M) - Located on the southwest corner of the intersection of Trinity Blvd. and S.R. 54. No Funding Required

Memorandum PDD16-1554

Comm. Dist. 3

Recommendation: Denial

- P6** Transportation Corridor Management Variance request - Adam Smith Enterprises, Inc. - Request to be exempted from ROW preservation and dedication requirements on both sides of Trinity Blvd. - No funding required

Memorandum PDD16-1550

Comm. Dist. 3

Recommendation: Approval

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Commercial Review - MidFlorida Credit Union - Preliminary Site Plan/Construction Plan/Stormwater Plan and Report (Project No. SML16-034) - MidFlorida Credit Union - 23551 State Road 54 - Section 29, Township 26, Range 19.

Memorandum PDD16-1490

Comm. Dist. 2

Recommendation: Not Applicable

- R2** NOTED ITEM: Commercial Site Review - The Park at Wellington Apartments Preliminary Site Plan/Construction Plan/Stormwater management Plan and Report with Alternative Standards (Project No. LRG16-020) - Housing Trust Group, LLC - West Pasco, 4639 Sunray Drive, approximately 300 feet west of US Highway 19 and approximately 250 feet north of Sunray Drive - Section 30, Township 26, Range 16.

Memorandum PDD16-1477

Comm. Dist. 3

Recommendation: Not Applicable

ADJOURN