

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 September 15, 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

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** Development Agreement Between Pasco County and Thornwood Associates, LLC - No Funding Required
Memorandum PDD16-1846
Comm. Dist. 1,2
Recommendation: Approve
- P2** Large-Scale Comprehensive Plan Amendment – CPAL16(10), Connected City, the creation of new Chapter 14 and associated policies establishing the Connected City Corridor Overlay. No Funding Required.
Memorandum PDD16-1728
Comm. Dist. ALL
Recommendation: Approve
- P3** MPUD REZONING REQUEST (REGULAR) – Hagman Properties, Inc. and Canaan Development Corp. - US 41 / Dale Mabry MPUD – South of the Apex of US 41 and N. Dale Mabry Highway – Substantial Modification Request (Rezoning from MPUD to an MPUD) to the Currently Approved MPUD to Increase Remaining Retail Entitlements to 155,000 Square-Feet and Remaining Office Entitlements to 62,000 Square Feet - No Funding Required
Memorandum PDD16-1104
Comm. Dist. 3
Recommendation: Approval with conditions

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Commercial Review - Sunchaser J -Preliminary Site Plan (Project No. LRG16-023) - Sunchaser Development II, LLC - South of SR 54, East of Bellamy Bros Boulevard - Sections 07, 12, Township 25, Ranges 20,19.
Memorandum PDD16-1700
Comm. Dist. 1
Recommendation: Not Applicable
- R2** NOTED ITEM: Subdivision Development Review - Preliminary Development

Plan-Non-Residential-Mixed Use/Construction Plan/Stormwater Management Plan and Report - Fox Wood Commerce Park Lot 3 Split (Project No. NSD16-002) - Trinity Senior Living, LLC, West Pasco County, at the northeast corner of blue Fox Way and Trinity Boulevard intersection - Section 31, Township 26, Range 17 East.

Memorandum PDD16-1693

Comm. Dist. 3

Recommendation: Not Applicable

- R3** NOTED ITEM: Subdivision Development Review - Pristine Lake Preserve - Preliminary/Construction Development and Stormwater Management Plan and Report (Project No. RSD16-009) - Southern Crafted Homes - Central Pasco County, on the west side of Ehren Cutoff at the intersection of Parkway Boulevard - Sections 1, 6, Township 26, Ranges 18, 19.

Memorandum PDD16-1712

Comm. Dist. 2

Recommendation: Not Applicable

- R4** NOTED ITEM: Subdivision Development Review - Wiregrass Ranch Boulevard, Phase 4, Mass Grading Plan (Project No. LRG16-018) - Locust Branch, LLC - South Pasco County, north of Chancey Road and extending north to State Road 54 - Sections 7, 17, 18, Township 26, Range 20.

Memorandum PDD16-1757

Comm. Dist. 2

Recommendation: Not Applicable

- R5** NOTED ITEM: Commercial Review - Hunters Ridge Multi-Family - Preliminary Site Plan/Construction Plan/Stormwater Plan and Report (Project No. LRG16-028) - Tri County Development - On the northeast side of Little Road, north of Schwartz Street, northwest of Rancho Del Rio Drive - Section 11, Township 26, Range 16.

Memorandum PDD16-1742

Comm. Dist. 4

Recommendation: Not Applicable

- R6** NOTED ITEM: Commercial Development Review - Rowe Corporate Office Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. SML16-039) - Robert M. Rowe - Central and South Pasco County, on the west side of Land O Lakes Boulevard, approximately 920 feet south of Lake Patience Road - Section 24, Township 26, Range 18.

Memorandum PDD16-1722

Comm. Dist. 2

Recommendation: Not Applicable

- R7** NOTED ITEM: Commercial Site Review - Fairfield Inn and Suites Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report with Alternative Standard (Project No. LRG16-022) - MLD 5, LLC - South Pasco, on the north side of Anise Drive, approximately 2,885 feet west of Wiregrass Ranch Boulevard and 470 feet north of State Road 56 - Section 30, Township 26, Range

20.

Memorandum PDD16-1694
Comm. Dist. 2
Recommendation: Not Applicable

R8 NOTED ITEM: Commercial Development Review - Enterprise Facility No. 42K1 Improvements Preliminary Site Plan/Construction Plan (Project No. SML16-061) - Enterprise Holdings - South Pasco; north side of Wesley Chapel Boulevard, approximately 235 feet west of the Bruce B. Downs intersection and 960 feet east of Interstate 75 - Section 07, Township 26, Range 20.

Memorandum PDD16-1755
Comm. Dist. 1
Recommendation: Not Applicable

ADJOURN