

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 March 30, 2017 1:30 PM, New Port Richey



"Bringing Opportunities Home"

West Pasco Government Center, Board Room 1st Floor
8731 Citizens Drive, New Port Richey, Florida 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, Human Resources 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** December 6, 2016 Special Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-1054
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** MPUD REQUEST (REGULAR) – Bexley North MPUD – Bexley Ranch Land Trust, LSBS Incorporated, and NNP-Bexley LLC – Proposed is a Substantial Modification to the Currently Approved MPUD (Rezoning from MPUD to an MPUD) to Allow Substantial Changes to the Conditions of Approval and the Master Plan – No Funding Required (DRC Public Hearing: 3/30/17, at 1:30 p.m., NPR)
Memorandum PDD17-7242
Comm. Dist. 4
Recommendation: Approval with conditions
- P2** DEVELOPMENT OF REGIONAL IMPACT (DRI) AMENDMENT REQUEST (REGULAR) – Suncoast Crossings DRI – Land Investment Partners, LLC – Notice of Proposed Change (NOPC) Substantial Modification to Suncoast Crossings DRI No. 246, East Side Parcels Located East of Suncoast Parkway and South of S.R. 54 to Amend the Development Order (DO), Amend Map H,

Amend the Land Use Table, Revise the Land Use Equivalency Matrix, Extend Phase and Buildout Date for Phases 1 and 2, East Side, and to Revise DRI Reporting from Annual to Biennial – No Funding Required.

Memorandum PDD17-817

Comm. Dist. 3,

Recommendation: Approval

- P3** MPUD REZONING REQUEST (REGULAR) – Suncoast Crossing MPUD - Land Investment Partners, LLC 21 – Rezoning Request (Substantial Modification) from an MPUD to an MPUD to Allow 300 Multi-Family Residential and Substantial Changes to the Master Plan and Conditions of Approval – No Funding Required

Memorandum PDD17-7204A

Comm. Dist. 3

Recommendation: Approval with conditions

- P4** Application for Alternative Relief - Evan Meade - 5205 Porpoise Place, New Port Richey, Florida – Request for Continuance - No Funding Required

Memorandum CAO17-3102

Comm. Dist. 3

Recommendation: Continuance Requested

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Commercial Review - Preliminary Site Plan/Construction Plan - Fairhaven Baptist Church, Zephyrhills Christian Academy (Project No. LRG16-065) - Environmental Engineering Consultants, Inc. - Central Pasco County, north of Eiland Boulevard, approximately 240 feet east of Clifton Down Drive, Sections 05, 06, Township 26, Range 21.

Memorandum PDD17-850

Comm. Dist. 1

Recommendation: Not Applicable

- R2** NOTED ITEM: Commercial Site Review - Burger King at River Ridge Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. PSP17-015) - BravoTampa, LLC - West Pasco, on the southwest corner of Ridge Road and Decubellis Road, New Port Richey, FL - Sections 29,32, Township 25, Range 17.

Memorandum PDD17-905

Comm. Dist. 4

Recommendation: Not Applicable

- R3** NOTED ITEM: Commercial Site Review - Audi of Wesley Chapel Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. PSP17-042) - Dimmitt Automotive Group/Gulf Hammock Realty, LLC - South Pasco, on the northeast corner of State Road 56 and Lajuana Boulevard, Wesley Chapel, FL - Sections 30, 29, Township 26, Range 20.

Memorandum PDD17-938

Comm. Dist. 2
Recommendation: Not Applicable

ADJOURN