

Development Review Committee	Dan Biles, County Administrator Erik Breitenbach, Acting, 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

Pasco County Development Review Committee Agenda June 22, 2017 1:30 PM, New Port Richey



"Bringing Opportunities Home"

West Pasco Government Center, Board Room, 1st Fl
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 April 13, 2017 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-1478
Comm. Dist. ALL
Recommendation: Approval with conditions

C2 April 27, 2017 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-1471
Comm. Dist. ALL
Recommendation: Approve

C3 May 25, 2017 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-1602
Comm. Dist. ALL
Recommendation: Approve

DEVELOPMENT SERVICES

C4 School Site Comprehensive Plan Consistency Determination for High School LLL
- DRC - NPR - No Funding Required
Memorandum PDD17-1440
Comm. Dist. 4
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** ALTERNATIVE STANDARDS - New Port Richey Nissan, LLC - Increase the Allowable Ground Sign Height and Increase the Allowable Wall Sign Area - Southwest Pasco County - At the Southwest Corner of the Intersection of U.S. 19 and S.R. 54 - Section 19, Township 26 South, Range 16 East - Consisting of 4.8 Acres M.O.L.
Memorandum PDD17-2063
Comm. Dist. 3
Recommendation: Approval with conditions
- P2** Alternative Standard Request - RMC Lo Bocca, LLC. - Relief From Land Development Code (LDC) Section 901.3.I, Access Control and Section 901.3.O, Requirements for Turning Lanes - No Funding Required
Memorandum PDD17-1501
Comm. Dist. 5
Recommendation: Approve
- P3** Alternative Standard Request – U-Haul of Florida Company - Denial of Driveway Spacing Standards, Land Development Code (LDC) Section 901.3.I - The proposed development is located along east side of U.S. 19 just south of Jasmine Boulevard in Port Richey, FL - No Funding Required
Memorandum PDD17-1500
Comm. Dist. 5
Recommendation: Denial
- P4** Large Scale Comprehensive Plan Map and Text Amendment - CPAL 17(04) Harvey/Madison, located adjacent to and South of State Road 54, east of Madison Street, West of Celtic Drive, following the West Bank of the Anclote River, North of Elfers Parkway - No Funding Required
Memorandum PDD17-674
Comm. Dist. 3
Recommendation: Approval with conditions
- P5** MPUD Master Planned Unit Development Rezoning Request (Regular) - Harvey Madison 54 MPUD - DCH Groves, LLC - A Rezoning Request from A-C Agricultural and C-2 General Commercial Zoning Districts to an MPUD to Allow 425 Single-Family Attached/Detached Dwelling Units; 250,000 Square Feet of Commercial; and 244,000 Square Feet of Office on Approximately 215.9 Acres - Located on the Southeast Corner of S.R. 54 and Madison Street (Parcel ID No. 21-26-16-0000-00100-0000) - No Funding Required
Memorandum PDD17-7241
Comm. Dist. 3
Recommendation: Approval with conditions
- P6** MPUD Master Planned Unit Development Modification Request (Regular) – Causeway Center Commercial MPUD - Hagman Groves, Inc. - A Substantial Modification Request to the Currently Approved MPUD to Extend the Build-Out

Date and Update Conditions of Approval - Located on the Southwest Corner of Land O' Lakes Boulevard and Roaches Run (Parcel ID Nos. 35-25-18-0000-00900-0000; 35-25-18-0000-00900-0030; 35-25-18-0000-00900-0050) - No Funding Required

Memorandum PDD17-7231

Comm. Dist. 2

Recommendation: Approval with conditions

- P7** Small Scale Comprehensive Plan Map Amendment – CPAS 17(04) Pasco County Sheriff's Office Shooting Range from Industrial – Light (IL) to Public/Semi-Public (P/SP), located on 9.9 acres southern portion of parcel ID: 25-24-17-0000-00100-0000. Physical Address: 14645 Softwind Lane, Shady Hills, FL 34610.

Memorandum PDD17-1599

Comm. Dist. 5

Recommendation: Approve

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Commercial Review - Our Lady of the Rosary Mater Dei Addition - Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. SML16-090) - Diocese of St. Petersburg - South Pasco County, on the east side of Collier Parkway, approximately 1,700 feet north of State Road 54 - Section 29, Township 26, Range 19

Memorandum PDD17-1191

Comm. Dist. 2

Recommendation: Not Applicable

- R2** NOTED ITEM: Subdivision Development Review - Construction Plan and Stormwater Management Report - Esplanade at Starkey Ranch, Phase 2 (Project No. RSD16-018) - Taylor Morrison of Florida, Inc. - South Pasco County, approximately 2,100 feet east of Starkey Boulevard and between the future Rangeland Boulevard and the future Lake Blanche Drive, Section 20, Township 26, Range 17.

Memorandum PDD17-369

Comm. Dist. 4

Recommendation: Not Applicable

- R3** NOTED ITEM: Commercial Development Review - The Shops at Wiregrass Lot 18 - Preliminary Site Plan/Construction Plan/Stormwater Management Plan (Project No. PSP17-070) - FC Wiregrass SPE, LLC - South Pasco, on the north side of State Road 56, east of Bruce B. Downs Boulevard, Section 30, Township 26, Range 20.

Memorandum PDD17-1410

Comm. Dist. 2

Recommendation: Not Applicable

- R4** NOTED ITEM: Subdivision Development Review - Starkey Ranch Whitfield

Preserve Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. RSD17-010) - WS-TSR, LLC - South Pasco, northeast of the Starkey Boulevard and State Road 54 intersection, approximately 980 feet north of Rangeland Boulevard - Sections 16, 21, Township 26, Range 17

Memorandum PDD17-1454

Comm. Dist. 4

Recommendation: Not Applicable

- R5** NOTED ITEM: Subdivision Development Review - Starkey Ranch Parcel F Mass Grading Plan (Project No. RSD17-011) - WS-TSR, LLC - South Pasco, approximately 5,600 feet east of Starkey Boulevard and 3,900 feet north of Rangeland Boulevard - Sections 16, 17, 21, Township 26, Range 17

Memorandum PDD17-1481

Comm. Dist. 4

Recommendation: Not Applicable

- R6** NOTED ITEM: Subdivision Development Review - Starkey Ranch Parcel F Preliminary Development Plan - Residential (Project No. RSD17-007) - WS-TSR, LLC - South Pasco, approximately 5,600 feet east of Starkey boulevard and 3,900 feet north of Rangeland Boulevard - Sections 16,17, 21, Township 26, Range 17

Memorandum PDD17-1458

Comm. Dist. 4

Recommendation: Not Applicable

ADJOURN