

Development Review Committee	Dan Biles, P.E., 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 August 31, 2017 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, 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

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** MPUD Master Planned Unit Development Rezoning Request (Continuance) - Golden Ranch MPUD - GoldenRanch Property, LLC - A Substantial Modification (Rezoning from MPUD to and MPUD) to the Currently Approved Master Plan and Conditions of Approval - Located on the South Side of Oldwoods Avenue, East of Meadow Pointe Boulevard, and West of Ranchette Road, Extending to the Pasco/Hillsborough County Line, Sections 35, 36, Township 26 South, Range 20 East - No Funding Required
Memorandum PDD17-2055
Comm. Dist. 2
Recommendation: Continuance to the September 14, 2017, DRC Meeting at 1:30 p.m. in Dade City
- P2** MPUD Master Planned Unit Development Rezoning Request (Continuance) - Schickedanz - Wells Road MPUD - SFPG, LLC - A Rezoning Request from an A-R Agricultural-Residential District and an MPUD District to an MPUD to Allow 176 Single-Family Detached and a Church/Day-Care/Office Site on approximately 66.18 Acres - Located on the Southeast Corner of Boyette Road and Wells Road (Parcel ID Nos.: 04-26-20-0000-00100-0011; 04-26-20-0000-00500-0010; and 04-26-20-0000-00400-0000) - No Funding Required
Memorandum PDD17-2067
Comm. Dist. 1
Recommendation: Continue to the September 14, 2017, DRC meeting at 1:30 p.m. in Dade City

- P3** MPUD Master Planned Unit Development Rezoning Request (Regular) – Boyette Subdivision MPUD – Ferlita, Vincent N. and John A. - A Rezoning Request from A-R Agricultural-Residential District to an MPUD to Allow 87 Single-Family Detached Dwelling Units on Approximately 40.0 Acres - Located on the West Side of Boyette Road, +/-680 Feet North of Wells Road (Parcel ID Nos.: 32-25-20-0000-0060-0000 and 32-25-20-0000-00600-00B0) - No Funding Required
Memorandum PDD17-7251
Comm. Dist. 1
Recommendation: Approval with conditions
- P4** TRANSPORTATION CORRIDOR MANAGEMENT VARIANCE REQUEST FOR RIVER GLEN BOULEVARD - SITEX NR DEVELOPMENT, LLC - REQUEST FOR ROW REQUIREMENT TO BE REDUCED FROM 142 FT. TO 120 FT.
Memorandum PDD17-2048
Comm. Dist. 1,2
Recommendation: Approval with conditions
- P5** TRANSPORTATION CORRIDOR MANAGEMENT VARIANCE REQUEST FOR ZEPHYRHILLS BYPASS EXTENSION - SITEX NR DEVELOPMENT, LLC - REQUEST FOR ROW NOT NEEDED BY THE COUNTY TO BE RETURNED TO APPLICANT
Memorandum PDD17-2049
Comm. Dist. 1,2
Recommendation: Approval with conditions

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Commercial Site Review - DCI Professional Center Preliminary Site Plan/Construction Plan/Stormwater Management Plan (Project No. PSP17-061) - DCI Development, LLC - South Pasco, 14948 State Road 54, on the south side of State Road 54 surrounded by Ogden Loop - Section 26, Township 26, Range 17
Memorandum PDD17-1684
Comm. Dist. 3
Recommendation: Not Applicable
- R2** NOTED ITEM: Commercial Development Review - Starkey Ranch Downtown Neighborhood Commercial Center Preliminary Site Plan (Project No. PSP17-016) - NAP SR 54, LLC - South Pasco, on the northeast corner of State Road 54 and future Gunn Highway Extension - Section 27, Township 26, Range 17
Memorandum PDD17-1561
Comm. Dist. 4
Recommendation: Not Applicable
- R3** NOTED ITEM: Subdivision Development Review - Starkey Ranch Rangeland Boulevard West Extension Phase 2 Construction Plan / Stormwater Management

Plan (Project No. LRG16-011) - WS-TSR,LLC - South Pasco, 365 feet west of the existing Rangeland Boulevard / Myrica Drive Roundabout extending west to Starkey Boulevard - Section 20, Range 26, Township 17

Memorandum PDD17-1695

Comm. Dist. 4

Recommendation: Not Applicable

ADJOURN