

Development Review Committee	Michele L. Baker, County Administrator Heather R. Grimes, Assistant County Administrator (Internal Services) Cathy Pearson, Assistant County Administrator (Public Services) Bruce E. Kennedy, P.E, 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	Richard Gehring, Planning and Development Administrator Carol B. Clarke, AICP, Zoning Administrator, Assistant Planning and Development Administrator Margaret W. Smith, P.E, Engineering Services Director/County Engineer

Pasco County Development Review Committee Agenda January 15, 2015 1:30 PM, Dade City



"Bringing Opportunities Home"

Historic Pasco County Courthouse, Board Room, 2nd
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

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

- C1** April 10, 2014 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD15-379
Comm. Dist. ALL
Recommendation: Approve
- C2** September 11, 2014 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD15-380
Comm. Dist. ALL
Recommendation: Approve
- C3** September 25, 2014 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD15-381
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** MPUD REQUEST (REGULAR) - Bexley South MPUD - NNP Bexley LTD and NNP-Bexley LLC - Request For an MPUD to Allow Single-Family (1,200)/Multiple-Family (520), Commercial/Retail Square Feet (94,500) and Office Square Feet (562,950) on 1,733 Acres, m.o.l. - Located on the North Side of SR 54, Approximately 1,800 Feet East of the Suncoast Parkway, and North and South Side of the Proposed Tower Road, in Sections 07, 16, 17, 18, 19 and 30, Township 26 south, Range 18 East.
Memorandum PDD15-432
Comm. Dist. 4
Recommendation: Continuance Requested
- P2** MPUD REQUEST (REGULAR) - Bexley North MPUD - Bexley Ranch Land Trust and LSB Incorporated - Request for an MPUD to allow 11,625 single-family/multiple-family units, 294,721 square-feet of commercial/retail and 537,200 square feet of office on 5,442 acres, m.o.l. - Located on the north and south side of Tower Road, extending from the east side of the Suncoast Parkway, east to the

CSX rail corridor.

Memorandum PDD15-431

Comm. Dist. 4

Recommendation: Continuance Requested

- P3** DRI Rescission and DA Cancellation - Bexley Ranch DRI 255 - NNP-Bexley LLC, Bexley Ranch Partnership, Bexley Ranch Incorporated and LSB Incorporated - Request to Rescind the DRI and Cancel the DA for Bexley Ranch - On the North Side of the Proposed Tower Road, and east of Suncoast Parkway, extending east to the CSX rail-line.

Memorandum PDD15-433

Comm. Dist. 4

Recommendation: Continuance Requested

- P4** MPUD REQUEST (REGULAR) - Grantham Ranch East MPUD - CWES XXI, LLC - Request For a Rezoning to an MPUD to Allow 269 Single-Family Detached Lots on Approximately 104.67 Acres - Located on the East Side of Old Pasco Road Near the Intersection With Gillett Road (Approximately 1,500 Feet North of Overpass Road) in Parcel Nos. 29-25-20-0000-00600-0070 and 29-25-20-0000-00600-0000.

Memorandum PDD15-7112

Comm. Dist. 1

Recommendation: Approval with conditions

- P5** Comprehensive Plan Amendment - CPAL14 (07) Lakeside Amendment to Central Market Area Boundary

Memorandum PDD15-429

Comm. Dist. 5

Recommendation: Approve

- P6** LDC Amendment to the Mobility Fee Assessment Districts Map 1302.2 - A

Memorandum PDD15-437

Comm. Dist. 5

Recommendation: Approve

- P7** Comprehensive Plan School Site Consistency Review - Proposed Elementary School A (Scheublein Property) – Central Pasco

Memorandum PDD15-430

Comm. Dist. 2

Recommendation: Approve

- P8** DEVELOPMENT AGREEMENT - Reed Children Trust/Chad and Ellie Jo Reed, Trustees - Set Forth Terms and Conditions for Conditional Use Petition No. CU15-01, for the use of Motocross and Go-Cart Track - East Central Pasco County - on the West Side of Duck Lake Canal Road, at the Intersection of Burggraf Lane and Duck Lake Canal Road - Section 6, Township 25 South, Range 22 East - Containing 63.46 Acres, M.O.L.

Memorandum PDD15-450

Comm. Dist. 1
Recommendation: Continuance Requested

REGULAR

DEVELOPMENT SERVICES - PLANNING AND DEVELOPMENT

- R1** ALTERNATIVE STANDARDS (REGULAR) - Auto Dealership V, LLC/Mercedes-Benz of Wesley Chapel - to Increase Monument Sign Height and Increase Wall Sign Structure Area in an MPUD (Master Planned Unit Development) - South Central Pasco County - on the Northwest Corner of S.R. 56 and Willow Oak Drive Extending Northerly to Cypress Ridge Boulevard - Section 26, Township 26 South, Range 19 East - Containing 5.5 Acres, M.O.L.
Memorandum PDD15-232
Comm. Dist. 2
Recommendation: Approval with conditions

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R2** NOTED ITEM: Large Commercial Development Review - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report - Holiday Inn and Suites (Project No. LRG15-001) - MPH Hotels, Inc. - West Side of Corporate Center Drive between State Road 54 and Trinity Blvd - Section 29, Township 26, Range 17.
Memorandum PDD15-341
Comm. Dist. 3
Recommendation: Not Applicable
- R3** NOTED ITEM: Large Commercial Development Review - Cypress Creek Ice Hockey - Construction Plan and Stormwater Management Plan and Report (Project No. LRG14-013) - Z Mitch LLC - In Central Pasco County, on the west side of Cypress Ridge Boulevard, approximately one-quarter mile west of the intersection of S.R. 56 and Willow Oak Drive - Section 26, Township 26, Range 19.
Memorandum PDD15-286
Comm. Dist. 2
Recommendation: Not Applicable
- R4** NOTED ITEM: Small Commercial Review - The Woods Bike/Pedestrian Trail and Water Main Loop - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. SML 14-059) - Taylor Morrison - In Central Pasco County, on the south side of S.R. 56 and on the west side of Northwood Palms Boulevard extension - Section 35, Township 26, Range 19.
Memorandum PDD15-077
Comm. Dist. 3
Recommendation: Not Applicable
- R5** NOTED ITEM: Large Commercial Development Review - Chevrolet of Wesley Chapel Phase 2 Preliminary Site Plan/Construction Site Plan and Stormwater

Management Plan and Report and Alternative Standards Request (Project No. LRG 14-021) - Fink Acquisitions, LLC - South Central Pasco County on the northeast corner of Wesley Chapel Boulevard and Progress Parkway - Section 11, Township 26, Range 19.

Memorandum PDD15-416

Comm. Dist. 2

Recommendation: Not Applicable

R6 NOTED ITEM: Wiregrass Ranch MPUD Nonsubstantial Modification - King Engineering, Inc., on behalf of Wiregrass Ranch, Inc. - South Central Pasco County, south of and partially abutting S.R. 54; east of and abutting Bruce B. Downs Boulevard; north and south of and abutting S.R. 56; north and south of and abutting Mansfield Boulevard; north and south of and abutting Chancey Boulevard - Sections 07 (portion of), 17, 18, 19, 20, 21, 22, 27, 28, 29, and 30, Township 26 South, Range 20 East

Memorandum PDD15-037

Comm. Dist. 2

Recommendation: Not Applicable

ADJOURN