

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 February 26, 2015 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, 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** AN ORDINANCE AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE, SECTION 406.1 SIGNS, TO ADD A PROVISION FOR A UNIFIED SIGN PLAN, AND OTHER SECTIONS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
Memorandum PDD15-587
Comm. Dist. ALL
Recommendation: Approve
- P2** Small Commercial Project - Land O'Lakes Recycling Center - Variance Request (Project No. SML13-016) - On the east side of Land O' Lakes Boulevard, approximately 230 feet south of Ehren Cutoff - Parcel ID No.: 12 26 18-0000-01900-0020 - a variance from the requirements of the Land Development Code (LDC), Section 805.5.A, Category I Wetland buffer. The applicant is requesting the ability to eliminate the required 25 foot upland buffer adjacent to the Category I Wetland.
Memorandum PDD15-575
Comm. Dist. 2
Recommendation: Withdraw
- P3** Agreement for Unified Sign Plan-Tampa Premium Outlets - SW quadrant I-75 and SR 56
Memorandum PDD15-593
Comm. Dist. 3
Recommendation: Continuance Requested
- P4** Rescission and Development Agreement Cancelation - Bexley Ranch DRI 255 - Bexley Ranch Incorporated, Bexley Ranch Partnership Ltd., LSB Incorporated - To Rescind the DRI and Cancel the Development Agreement For Bexley Ranch DRI - Located at the Northeast Quadrant of the Suncoast Parkway and SR 54.
Memorandum PDD15-423
Comm. Dist. 4
Recommendation: Approve
- P5** MPUD REQUEST (REGULAR) - Bexley South MPUD - NNP Bexley LTD and

NNP-Bexley LLC - Request for an MPUD to Allow 1,200 Single-Family Residential, 520 Multiple-Family Residential, 94,500 Square Feet Office and Up to 1,800,000 Square Feet Retail/Commercial on 1,733 Acres, m.o.l. - Location on the North Side of SR 54, Approximately 1,800 Feet East of the Suncoast Parkway, and North and South Side of Tower Road

Memorandum PDD15-7109

Comm. Dist. 4

Recommendation: Approval with conditions

- P6** MPUD REQUEST (REGULAR) - Bexley North MPUD - Bexley Ranch Land Trust and LSB Incorporated - Request for an MPUD to Allow 11,025 Single-Family Detached Units, 600 Multiple-Family Units, 294,721 Square Feet of Commercial/Retail and 537,200 Square Feet of Office on Approximately 5,442 acres - 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 PDD15-7115

Comm. Dist. 4

Recommendation: Approval with conditions

- P7** Comprehensive Plan Amendment - CPAL13(05) Public Safety Campus of Pasco - A Large Scale Future Land Use Comprehensive Plan Amendment From AG (Agricultural - 1 du/10 acres) and AG/R (Agricultural/Rural - 1 du/5 acres) to PD (Planned Development) With a Subarea Policy Requiring an MPUD - Located on the North Side of SR 52, One-Half Mile East of US 41, m.o.l.

Memorandum PDD15-488

Comm. Dist. 2,

Recommendation: Approve

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: SML, Commercial Development Review - 52 and Little Retail Preliminary Site/Construction Plan and Stormwater Management Plan and Report (Project No. SML14-020) - Cay Ventures, LLC and GAN 52, LLC - 9008 State Road 52, Hudson, FL - On the southeast corner of the intersection of S.R. 52 and Little Road - Section 12, Township 25, Range 16.

Memorandum PDD15-527

Comm. Dist. 5

Recommendation: Not Applicable

- R2** NOTED ITEM: RSD, Subdivision Development Review - Wiregrass Parcel M21 Phases 1 and 2 Preliminary /Construction Development Plan and Stormwater Management Plan and Report (Project No. RSD14-011) - Lennar Homes, LLC - Located in South Central Pasco, south of Chancey Road and approximately 3,600 feet east of Bruce B. Downs - Section 19, Township 26, Range 20.

Memorandum PDD15-356

Comm. Dist. 2

Recommendation: Not Applicable

R3 NOTED ITEM: Circle K No. 5977, Eiland Blvd. and Dean Dairy Road - Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report with Alternative Standard for Substantial Modification (Project No. IPR06-022) - Circle K Stores, Inc., Bill Nye Realty, Inc. and Mark Eisner - Southeast side of the intersection Eiland Boulevard and Dean Dairy Road, a.k.a. 36516 Eiland Boulevard, Zephyrhills, Florida 33542 - Section 09, Township 26, Range 21.

Memorandum PDD15-494
Comm. Dist. 1
Recommendation: Not Applicable

ADJOURN