

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 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 June 25, 2015 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, 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** March 26, 2015 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD15-1199
Comm. Dist. ALL
Recommendation: Approve
- C2** April 23, 2015 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD15-1213
Comm. Dist. ALL
Recommendation: Approve
- C3** May 21, 2015 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD15-1200
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** Development Agreement Among Pasco County, Standard Pacific Of Florida And Sierra BBD Property, LLC In Connection With The Construction Of Phases I & II Of Chancey Road Within Development Of Regional Impact No. 260, Wiregrass Ranch - Located in South Central Pasco County, East of S.R. 581, South of S.R. 54 and Approximately Three Miles West of Morris Bridge Road.
Memorandum PDD15-1134
Comm. Dist. 2
Recommendation: Approve
- P2** MPUD REQUEST (REGULAR) - Lester Dairy MPUD - Redus Florida Land, LLC - Request for a Rezoning From A-C District to and MF-1 District to an MPUD District to Allow 487 Dwelling Units on Approximately 294.29 Acres - Located on the West Side of Land O'Lakes Boulevard (US Highway 41), Approximately One Mile South of SR 52 - Sections 16 and 17, Township 25S, Range 18E
Memorandum PDD15-7145
Comm. Dist. 2
Recommendation: Approval with conditions

P3 VARIANCE REQUEST - Purple Palm, LLC/Ice Cold Air - Reduction in the Required Minimum Setback from Five (5) Feet to Zero (0) Feet from the Right-of-Way Line for a Ground Sign - Southeast Pasco County - Approximately 550-Feet North of Eiland Boulevard - Section 3, Township 26 South, Range 21 East - Containing 0.46 Acre M.O.L.
Memorandum PDD15-2052
Comm. Dist. 1
Recommendation: Denial of variance

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

R1 NOTED ITEM: Subdivision Development Review - Preliminary/Construction Development Plan and Stormwater Plan and Report - Bexley Village Drive 1st Extension (Project No. MSD14-002) - NNP-Bexley, LLC - South Pasco County, east of the Suncoast Parkway, bordered on the south by State Road 54, and on the north by the future Tower Road - Sections 30, 19, Township 26, Range 18.
Memorandum PDD15-951
Comm. Dist. 4
Recommendation: Not Applicable

R2 NOTED ITEM: Watergrass Community Center - Preliminary/Construction Site Plan and Stormwater Management Plan and Report for Substantial Modification (Project No. IPR11-030) - Watergrass Community - On the northeast corner of Windchase and Windelstraw Drive, within Parcel C-1 and C-2 - Section 35, Township 25, Range 20.
Memorandum PDD15-1183
Comm. Dist. 1
Recommendation: Not Applicable

R3 NOTED ITEM: Wilson Subdivision - Preliminary Development/Construction Site Plan for Substantial Modification (Project No. RDS15-003) - Babu M. and Leelamma B. Keeppanasseril - On the north side of Centennial Road and west of US Hwy 19 - Section 14, Township 25, Range 21.
Memorandum PDD15-1117
Comm. Dist. 1
Recommendation: Not Applicable

ADJOURN