

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 July 09, 2015 1:30 PM, Dade City



"Bringing Opportunities Home"

Historic Pasco County Courthouse, Board Rm, 2nd Fl
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 June 25, 2015 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD15-1339
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

P1 AN ORDINANCE ADOPTING SECTION 804 OF THE PASCO COUNTY LAND DEVELOPMENT CODE (ECOLOGICAL CORRIDORS AKA CRITICAL LINKAGES); AND OTHER SECTIONS, AS NECESSARY, FOR INTERNAL CONSISTENCY; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
Memorandum PDD15-1231
Comm. Dist. ALL
Recommendation: Approve

P2 Comprehensive Plan Amendment - CPAL15(05) Amendment to Map 3-4 Critical Linkages
Memorandum PDD15-1235
Comm. Dist. ALL
Recommendation: Not Applicable

P3 Variance from LDC Section 901.2 - Circle K Stores Inc. - To be exempted from 44 ft. of ROW dedication required by the Corridor Preservation Tables
Memorandum PDD15-1243
Comm. Dist. 2,
Recommendation: Approve

P4 Terra Bella Commercial Subdivision Right Turn Lane Extension, Right-In Only Driveway - Alternative Standard Request (Project No. SDU06-083); K&B Flagship, LLC - on the northeast corner of the intersection of S.R. 54 and Livingston Road, Section 29, Township 26 South, Range 19 East
Memorandum PDD15-1160
Comm. Dist. 2
Recommendation: Denial

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: LRG, Commercial Development Review - Starkey Ranch Rangeland Boulevard West Extension Phase 1 Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. LRG15-011) - WS-TSR, LLC - South Central Pasco County, west of the existing roundabout at Heart Pine Avenue and Rangeland Boulevard, extending west for approximately 3/4 of a mile - Sections 20, 21, Township 26, Range 17.
Memorandum PDD15-1132
Comm. Dist. 4
Recommendation: Not Applicable
- R2** NOTED ITEM: Subdivision Development Review - Esplanade at Starkey Ranch Phase 1 Preliminary Development Plan (Project No. RSD15-004) - Taylor Morrison of Florida, Inc. - South Pasco, northeast of the State Road 54 and Starkey Boulevard intersection, approximately 3,000 feet east of Starkey Boulevard - Section 20, Township 26, Range 17.
Memorandum PDD15-1017
Comm. Dist. 4
Recommendation: Not Applicable
- R3** NOTED ITEM: LRG, Commercial Development Review - Wiregrass Reverse Frontage Roads A, B, C, and D Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. LRG12-021) - Locust Branch, LLC - Located at the northwest corner of State Road 56 and Wiregrass Ranch Boulevard - Sections 29, 19, 20, 30, Township 26, Range 20.
Memorandum PDD15-049
Comm. Dist. 2
Recommendation: Not Applicable
- R4** NOTED ITEM: Small Commercial Development Review - Retail at Mitchell Ranch Plaza (Project No. SML15-009) - HB Retail Little, LLC - In west Pasco County, on the east side of Little Road, approximately 1,350 feet south of S.R. 54 - Section 25, Township 26, Range 16.
Memorandum PDD15-1270
Comm. Dist. 2
Recommendation: Not Applicable
- R5** NOTED ITEM: Belcher Property #3, LLC Tree Reimbursement Request (Project No. SML15-033) - Carlson & Meissner, P.A. - West Pasco County, on the south side of Massachusetts Avenue, 7634 Massachusetts Avenue, New Port Richey, FL - Section 34, Township 25, Range 16.
Memorandum PDD15-1297
Comm. Dist. 4
Recommendation: Not Applicable

ADJOURN