

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 September 10, 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** July 23, 2015 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD15-1668
Comm. Dist. ALL,
Recommendation: Approve
- C2** August 6, 2015 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD15-1591
Comm. Dist. ALL
Recommendation: Approve
- C3** August 11, 2015 Special Development Review Committee Meeting - Minutes for Approval
Memorandum PDD15--1643
Comm. Dist. ALL
Recommendation: Approve
- C4** August 20, 2015 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD15-1655
Comm. Dist. ALL
Recommendation: Not Applicable

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** Trinity Communities Development of Regional Impact (DRI) No. 157 Notice of Proposed Change (NOPC) request to amend the Development Order to revise Map H (Master Development Plan) to revise the designation for Parcel 25 from Commerce Park to FLEX: Commerce Park/Commercial and to amend Exhibit D Phasing Schedule.

Memorandum PDD15-1534
Comm. Dist. 3,
Recommendation: Continued to 9/24/15

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: St. Joe Zip Lines Proshop - Preliminary Site/Construction Plan and Stormwater Management Plan and Report (Project No. SML15-036) - Saint Joe Ranch, LLC - On the north side of St. Joe Road and east of Bellamy Bros Boulevard - Section 24, Township 24, Range 19.

Memorandum PDD15-1558
Comm. Dist. 1
Recommendation: Not Applicable

- R2** NOTED ITEM: Subdivision Development Review - Esplanade at Starkey Ranch Phase 2 Mass Grading Preliminary Site Plan (Project No. LRG15-016) - 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 - Sections 19,20, Township 26, Range 17.

Memorandum PDD15-1453
Comm. Dist. 4
Recommendation: Not Applicable

- R3** NOTED ITEM: Preliminary Site Plan (Small)-WREC Wiregrass Substation Preliminary/Construction Site Plan and Stormwater Plan and Report (Project No. SML15-029) - Withlacoochee River Electric Cooperative, Inc. - South Pasco County, south of the future Chancey Road, approximately 1,000 feet east of the future Wiregrass Ranch Boulevard, and north of the Withlacoochee River Electric Cooperative power lines - Section 20, Township 26, Range 20.

Memorandum PDD15-1401
Comm. Dist. 2
Recommendation: Not Applicable

- R4** NOTED ITEM: LRG - Large Commercial Development Review - Heartwood Preserve Conservation Cemetery - Phase 1 Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. LRG14-025) - Heartwood Preserve Conservation Cemetery, LLC - South Central Pasco County, on the east side of Starkey Boulevard across from Wiregrass Road approximately

1.5 miles north of State Road 54 - Sections 17,18,19,20, Township 26, Range 17.

Memorandum PDD15-941

Comm. Dist. 4

Recommendation: Not Applicable

- R5** NOTED ITEM: NSD, Non-Residential Development Review - Emerald Park Subdivision Preliminary/Construction Development and Stormwater Management Plans (Project No. NSD15-002) - Roscrea Holding Corporation - West Pasco County, on the southwest corner of the intersection of U.S. Highway 19 and Emerald Boulevard - Section 13, Township 24, Range 16.

Memorandum PDD15-1442

Comm. Dist. 5

Recommendation: Not Applicable

- R6** NOTED ITEM: Subdivision Development Review, Preliminary Development Plan - Residential/Construction Plan/Stormwater Management Plan and Report, Mirada Phase 1 (Project No. RDS15-010) - Metro Development Group, LLC - In East Pasco, on the East Side of 75, South of 52, West of Curley Road - Section 14, Township 25, Range 20.

Memorandum PDD15-1549

Comm. Dist. 1

Recommendation: Not Applicable

- R7** NOTED ITEM: Subdivision Development Review, Preliminary Development Plan - Residential/Construction Plan/Stormwater Management Plan and Report - Mirada Phase 2 (Project No. RDS15-012) - Metro Development Group, LLC - In East Pasco, on the East Side of 75, South of 52, West of Curley Road - Section 14, Township 25, Range 20.

Memorandum PDD15-1550

Comm. Dist. 1

Recommendation: Not Applicable

- R8** NOTED ITEM: Mirada Boulevard Phase 1, Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. RDS15-014) - Metro Development Group, LLC - In East Pasco, on the East Side of 75, South of 52, West of Curley Road - Section 14, Township 25, Range 20

Memorandum PDD15-1562

Comm. Dist. 1

Recommendation: Not Applicable

- R9** NOTED ITEM: Small Commercial Development Review - Culver's, Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report and Alternative Standard (Project No. SML15-026) - CWC Restaurants, LLC - South Central Pasco County, on the southeast corner of S.R. 56 and Wesley Chapel Boulevard - Section 27, Township 26, Range 19.

Memorandum PDD15-1600

Comm. Dist. 3

Recommendation: Not Applicable

R10 NOTED ITEM: Small Commercial Development Review - Gulf View Chipotle Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report and Alternative Standard (Project No. SM:15-039) - HB Retail PR, LLC - In west Pasco County, on the west side of U.S. 19, approximately one-quarter mile south of Embassy Blvd - Section 21, Township 25, Range 16.

Memorandum PDD15-1568

Comm. Dist. 2

Recommendation: Not Applicable

R11 NOTED ITEM: LRG - Large Commercial Site Review - Florida Hospital Wesley Chapel Expansion and Central Energy Plant - Phase 3A (Project No. LRG15-021) - Florida Hospital Wesley Chapel - South Pasco County, on the northeast corner of the intersection of Bruce B. Downs Boulevard and Legacy Boulevard, approximately one half mile north of S.R. 56 - Section 30, Township 26, Range 20.

Memorandum PDD15-1579

Comm. Dist. 2

Recommendation: Not Applicable

ADJOURN