

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	Kristen M. Hughes, 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 November 19, 2015 1:30 PM,



"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** September 24, 2015 Development Review Committee Meeting - Minutes for Approval.
Memorandum PDD16-133
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** Small Commercial Development Review – McDonald’s #009/2596 at US19 and County Road 52 (Project No. SML15-064) McDonalds USA, LLC - Alternative Standards Request - Section 901.3 Access Management, more specifically, Section 901.3.J Isolated Corner Properties. The developer is requesting to utilize the existing right-in/right out driveway along the west side of U.S. Highway 19 - On the southwest corner of the intersection of U.S. Highway 19 and County Road 52 - Parcel ID No.:09-25-16-0010-00100-0030
Memorandum PDD16-100
Comm. Dist. 5
Recommendation: Approve
- P2** MPUD REQUEST (REGULAR) - Holiday Residential MPUD – Lucerne Lily Inc. – Request for a Rezoning to an MPUD to Allow 60 Single-Family Detached Units on 80 Acres, m.o.l. - On the North Side of Strauber Memorial Highway Approximately 1,357 Feet East of Baillies Bluff Road - Parcel ID Nos. 23-26-15-0000-00200-0000 and 23-26-15-0000-00200-0010
Memorandum PDD16-7169
Comm. Dist. 3
Recommendation: Approval with conditions

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Small Commercial Development Review - Cheddar's, Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report - Foremark Real Estate Services, LTD - South Central Pasco County, on the

southeast corner of S.R. 56 and Wesley Chapel Boulevard, Section 27, Township 26 S, Range 19E.

Memorandum PDD16-148

Comm. Dist. 3

Recommendation: Not Applicable

- R2** NOTED ITEM: SML - Commercial Development Review - Circle K, SR 54 at Starkey - Preliminary/Construction Plan and Stormwater Management Plan and Report (Project No. SML15-025) - Circle K Stores, Inc. - South Pasco County, on the northeast corner of the intersection of State Road 54 and Starkey Boulevard - Section 30, Township 26, Range 17.

Memorandum PDD16-044

Comm. Dist. 4

Recommendation: Not Applicable

- R3** NOTED ITEM: Residential Subdivision Development Review - Wiregrass Ranch S1 Phase 3 - Estancia Preliminary/Construction Plan and Stormwater Plan and Report (Project No. RSD 15-011) - Standard Pacific of Florida - South Pasco County, north of the future Bella Corsa Boulevard, west of the future Wiregrass Ranch Boulevard, approximately one mile east of Bruce B. Downs Boulevard - Sections 17, 18, Township 26, Range 20.

Memorandum PDD16-009

Comm. Dist. 2

Recommendation: Not Applicable

- R4** NOTED ITEM: Camping World Maintenance Facility - Preliminary Site/Construction Plan and Stormwater Management Plan and Report with Alternative Standards Request (Project No. LRG15-022) - Store Master Funding V, LLC and FRHP Lincolnshire, LLC - On the east side of Ardsley Lane and north of Mile Stretch Road - Section 30, Township 26, Range 16.

Memorandum PDD16-075

Comm. Dist. 3

Recommendation: Not Applicable

- R5** NOTED ITEM: Large Commercial Development Review Integra Junction (Project No. LRG15-028) - Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report - Integra Junction, LLC - In the southeast section of West Pasco County, at the northwest corner of the SR 54 and proposed Promenade Parkway intersection - Section 25, Township 26 S, Range 17 E.

Memorandum PDD16-156

Comm. Dist. 4

Recommendation: Not Applicable

- R6** NOTED ITEM: Zephyrhills Plaza - Tree Reimbursement Request (Project No. LRG-025) - Sunshine Partners Development Corp. - South Side of State Road 54, East Side of Coats Road, 36538 State Road 54, Zephyrhills, Florida - Section 16, Township 26, Range 21.

Memorandum PDD16-171

Comm. Dist. 1

Recommendation: Not Applicable

- R7** NOTED ITEM: LRG, Commercial Development Review - Cypress Creek Town Center North - East Roadway Infrastructure Improvements Preliminary/Construction Site Management Plan and Report (Project No. LRG15-023) - Pasco Properties of Tampa Bay, Inc. - South Central Pasco County, on the northeast corner of S.R. 56 and Wesley Chapel Boulevard - Section 27, Township 26, Range 19.

Memorandum PDD16-184

Comm. Dist. 3

Recommendation: Not Applicable

- R8** NOTED ITEM: Subdivision Development Review - Starkey Ranch, Parcel 2 Phases 1 and 2 Preliminary Development Plan (Project No. RSD15-016) - WS-TSR, LLC - South Pasco, northwest of the State Road 54 and Gunn Highway intersection - Sections 24, 27, 28, Township 26, Range 17.

Memorandum PDD16-189

Comm. Dist. 4

Recommendation: Not Applicable

ADJOURN