

Development Review Committee	Michele L. Baker, County Administrator Heather R. Grimes, Assistant County Administrator (Internal Services) Cathy Pearson, Assistant County Administrator (Public Services) Flip B. Mellinger, 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 June 09, 2016 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** April 28, 2016 DRC Meeting - Minutes for Approval
Memorandum PDD16-1243
Comm. Dist. ALL
Recommendation: Approve
- C2** May 12, 2016 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD16-1244
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** CPAL16(02) Brightwork Crossing; Comprehensive Plan Map Amendment Large; From: Retail/Office/Residential (ROR) and Residential-3 (RES-3); To: Planned Development (PD) with subarea policy and Conservation (CON); Location: on the northwest corner of the State Road 54/Wesley Chapel Boulevard Intersection approximately 500 feet southwest of Wesley Chapel Boulevard.
Memorandum PDD16-1253
Comm. Dist. 2
Recommendation: Approve
- P2** MPUD Rezoning Request (Regular) – John C. Yowell and Deborah J. Yowell - Brightwork Crossing MPUD – Rezoning Request From C-1, C-2 and A-C to MPUD to Allow 350 Multiple-Family Dwelling Units; 250,000 Square-Foot Commercial; and 150 Room Hotel - Located on the Northwest Corner of the Intersection of S.R. 54 and Wesley Chapel Boulevard, Approximately 570 Feet West and Approximately 814 Feet North of the Intersection, in Section 27, Township 26S, Range 19E - No Funding Required
Memorandum PDD16-7180
Comm. Dist. 2
Recommendation: Approval with conditions
- P3** An Ordinance adopting Section 604 of the Pasco County Land Development Code, Northeast Pasco Rural Protection Overlay District; and other Sections, as necessary, for internal consistency; providing for repealer; providing for

severability; providing an effective date

Memorandum PDD16-1257

Comm. Dist. ALL

Recommendation: Approve

- P4** An Ordinance adopting Section 603 of the Pasco County Land Development Code (Connected City Stewardship District) with Connected City Financial Plan, Connected City Master Roadway Plan and associated Cross-Sections, and Connected City Conceptual Utilities Plan by reference; and other Sections, as necessary, for internal consistency; providing for repealer; providing for severability; providing an effective date

Memorandum PDD16-1258

Comm. Dist. 1

Recommendation: Approval with conditions

- P5** Alternative Standard Request - FC Webster LLC / Duane Bishop, EVP Chief Operating Officer - Relief From Driveway Corner Clearance / Connection Spacing Standards (LDC Section 901.3.I) - The proposed development is located on the north side of State Road 56 (S.R. 56) approximately 1,550 feet east of Shops at Wiregrass - No Funding Required.

Memorandum PDD16-1264

Comm. Dist. 2

Recommendation: Approve

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** Noted Item: Small Commercial Review - New River Church - Sanctuary Addition - Preliminary Site Plan/Construction Plan/Stormwater Plan and Report (Project No. SML13-011) - Primitive Methodist Church (aka New River Church) - 4210 Ernest Drive - Section 13, Township 26, Range 20.

Memorandum PDD16-1224

Comm. Dist. 2

Recommendation: Not Applicable

- R2** NOTED ITEM: Large Commercial Review-Mitchell 54 West Mass Grading (Project No. LRG15-039) - Kemr Properties, LLC - On the southwest corner of S.R. 54 and Little Road, extending west to Mitchell Ranch Road - Sections 23, 26, Township 26, Range 16.

Memorandum PDD16-1196

Comm. Dist. 3

Recommendation: Not Applicable

ADJOURN