

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 (Uilities 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 August 11, 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

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** MPUD REZONING REQUEST (REGULAR) – Schickedanz Bros – Hammock Pines LTD, and Pasco County Associates I, LLLP - Wyndfields MPUD – Rezoning Request From MPUD to MPUD to Allow 1,792 Single Family Dwelling Units; 993 Multi-Family/Townhouses/Condo Units; 52,272 Square Feet of Commercial; and 15,000 Square Feet of Office on Approximately 1,176.10 Acres; an Alternative Standards Request From Section 901.1.G.3 of the Land Development Code and the Termination of the DA - Located on the South Side of S.R. 54, Approximately 250 Feet East of Fox Ridge Boulevard, Extending South for Approximately 2.5 Miles, in Portions of Sections 14, 23, and 26, Township 26 South, Range 20 East - No Funding Required
Memorandum PDD16-7187
Comm. Dist. 2
Recommendation: Approval with conditions
- P2** SR 56 Funding Agreement Amendment between Pasco Co, Schickedanz Bros., Inc., & Pasco Co Associates I, LLLP for construction of a portion of a 6.13 mile segment of SR 56, from Meadowpointe Boulevard to US 301, to reflect Wyndfields MPUD (#7187) petition for an MPUD Master Planned Unit Development amendment. No funding required.
Memorandum PDD16-1504
Comm. Dist. 2
Recommendation: Approve
- P3** MPUD REZONING REQUEST (REGULAR) – Secret Promise Ltd. - Fort King Ranch MPUD – Rezoning Request (Substantial Modification) from an MPUD Master Planned Unit Development District to an MPUD Master Planned Unit Development District to Allow a Total of 1,278 Single-Family Residential, Multi-Family Residential, and 50,000 Square-Feet of Retail/Commercial on 3,535.2 acres, m.o.I. - On the North Side of SR 52, Approximately Three-Quarter Miles East of Ehren Cutoff in Sections 32, 33, 34 and 35, Township 24 South, Range 19 East; and Sections 02, 03, 04, 09, 10 and 11, Township 25 South, Range 19 East -No Funding Required
Memorandum PDD16-7157
Comm. Dist. 4
Recommendation: Approval with conditions

P4 Development Agreement between Pasco County and Thornwood Associates, LLC

Memorandum PDD16 1625

Comm. Dist. 1,2

Recommendation: Approve

P5 Large Scale Comprehensive Plan Amendment - CPAL15(01) Fort King Ranch

Memorandum PDD16-1626

Comm. Dist. 4

Recommendation: Approve

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

R1 NOTED ITEM: Small Commercial Review - Amici Pizza - Preliminary Site Plan/Construction Plan/ Stormwater Management Plan and Report (Project No. SML16-004) - Andrea and Josephine Mannino - Northeast corner of Wesley Chapel Boulevard (CR 54) and Magnolia Boulevard - Section 14, Township 26, Range 19.

Memorandum PDD16-1577

Comm. Dist. 2

Recommendation: Not Applicable

ADJOURN