

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 25, 2016 1:30 PM, New Port Richey



"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** July 14, 2016 Development Review Committee Meeting - Minutes for Approval.
Memorandum PDD16-1725
Comm. Dist. ALL
Recommendation: Approve
- C2** July 28, 2016 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD16-1749
Comm. Dist. ALL,
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** ALTERNATIVE STANDARDS - Smith-Williams Real Estate, LLC/Wesley Chapel Honda - Increase in Allowable Height for Three Ground Signs - South Central Pasco County - At the Southwest Corner of the Intersection of Wesley Chapel Boulevard and I-75 - Section 12, Township 26 South, Range 19 East - Containing 12 Acres M.O.L.
Memorandum PDD16-2056
Comm. Dist. 2
Recommendation: Approval with conditions
- P2** Small Scale Comprehensive Plan Map Amendment CPAS16(08) Pelican Marina
Memorandum PDD16-1730
Comm. Dist. 5
Recommendation: Approve
- P3** Large Scale Comprehensive Plan Amendment - CPAL16(11) Harrod Properties
Memorandum PDD16 1731
Comm. Dist. 5
Recommendation: Approve

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Subdivision Development Review - Ridge at Wiregrass Phase 2 Construction Plan and Stormwater Management Plan and Report and Phase 3 Mass Grading (Project No. RSD16-011) - Pasco County Associates II, LLLP - South Pasco County, on the east side of Mansfield Boulevard directly across from Dr. John Long Middle School - Section 28, Township 26, Range 20.
Memorandum PDD16-1549
Comm. Dist. 2
Recommendation: Not Applicable
- R2** NOTED ITEM: Commercial Site Review - Trinity Dialysis Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report With Alternative Standards (Project No. SML16-050) - JB Trinity LLC - South Pasco, Approximately 280 feet north of S.R. 54 and approximately 390 feet east of Starkey Boulevard - Section 30, Township 26, Range 17.
Memorandum PDD16-1532
Comm. Dist. 4
Recommendation: Not Applicable
- R3** NOTED ITEM: Commercial Site Review - Pollo Tropical Store No.10200 Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report with Alternative Standards (Project No. SML16-028) - Pollo Operations, Inc. - South Pasco, 25262 Wesley Chapel Boulevard, on the northeast corner of State Road 56 and Wesley Chapel Boulevard, Lutz, FL in Cypress Creek Town Center North - Section 27, Township 26, Range 19.
Memorandum PDD16-1573
Comm. Dist. 2
Recommendation: Not Applicable
- R4** NOTED ITEM: Commercial Review - Terra Bella Assisted Living Facility - Preliminary Site Plan/Construction Plan and Stormwater Plan and Report (Project No. LRG16-017) - KRG Terra Bella LLC - North of SR 54 and East of Livingston Road - Section 29, Township 26, Range 19.
Memorandum PDD16-1672
Comm. Dist. 2
Recommendation: Not Applicable
- R5** NOTED ITEM: Commercial Development Review - North Tampa Behavioral Hospital Expansion Construction Plan and Stormwater Management Plan and Report (Project No. LRG16-015) - Ten Broeck Wesley Chapel - South Pasco - 29910 State Road 56; south side of State Road 56 between Mansfield Boulevard and Hueland Pond Road - Sections 20, 29, Township 26, Range 20.
Memorandum PDD16-1228
Comm. Dist. 2
Recommendation: Not Applicable
- R6** NOTED ITEM: Commercial Review - Bahr Aluminum - Preliminary Site Plan/Construction Plan/Stormwater Plan and Report (Project No. SML16-053) - Simpson Farms, Inc. - 8607 Gall Boulevard - Section 27, Township 25, Range 21.

Memorandum PDD16-1691
Comm. Dist. 1
Recommendation: Not Applicable

- R7** NOTED ITEM: Small Commercial Development Review - Avalon Park West Sales Trailer Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Protect No. SML16-030) - Sitex NR Development, LLC - East Pasco County, on the north side of SR 54, approximately 1 mile east of River Glen Blvd. - Section 13, Township 26 South, Range 20 East.

Memorandum PDD16-1557
Comm. Dist. 2
Recommendation: Not Applicable

- R8** NOTED ITEM: Subdivision Development Review - Avalon Park West Parcel E, Phases 1A, 1B and 2 Substantial Modification to Preliminary Development Plan/Construction Plan and Stormwater Management Plan and Report (f.k.a. New River lakes Parcel E, Phase 1) (Project No. SDU07-007) - Sitex NR Development, LLC - East side of Pasco County, east of River Glen Boulevard, approximately one mile north of SR 54, and one and one-half miles west of Eiland Boulevard. Sections 11, 12, 13, 14, Township 26 South, Range 20 East.

Memorandum PDD16-1574
Comm. Dist. 2
Recommendation: Not Applicable

- R9** NOTED ITEM: Subdivision Development Review - Trinity Lakes Crossings - Preliminary Development Plan - Non-Residential-Mixed Use/Construction Plan and Stormwater Management Plan and Report (Project No. NSD16-001) - Adam Smith Enterprises, Inc. - West Pasco County, at the southwest corner of the State Road 54 and Trinity Boulevard intersection - Sections 28, 29, Township 26 South, Range 17 East.

Memorandum PDD16-1608
Comm. Dist. 3
Recommendation: Not Applicable

ADJOURN