

Development Review Committee	Michele L. Baker, County Administrator Erik Breitenbach, Acting, 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 April 13, 2017 1:30 PM, Dade City



"Bringing Opportunities Home"

Historic Pasco County Courthouse, Board Rm, 2nd Fl
37918 Meridian Avenue, Dade City, 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, Human Resources 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 February 9, 2017 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-1130
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

P1 MPUD Request (Regular) – Chapel Creek MPUD – Chapel Creek Land Partners, LLC, et. al. – Substantial Modification Request to an Approved MPUD to Modify the Master Plan and Conditions of Approval - No Funding Required
Memorandum PDD17-7232
Comm. Dist. 1
Recommendation: Approval with conditions

P2 MPUD Request (Regular) — Townsend Heights MPUD – Price, William and Price, Pickens - Rezoning Request from A-C Agricultural and A-R (Agricultural-Residential) to an MPUD Master Planned Unit Development to Allow 13,000 Square-Feet Office; 13,000 Square-Feet Commercial/Retail; and 37 Single-Family Detached/Attached; Mobile Homes – No Funding Required
Memorandum PDD17-7030
Comm. Dist. 1
Recommendation: Approval with conditions

- P3** Alternative Standard Request – Chick-Fil-A, Wesley Chapel (Project Number SML16-091) - Relief From Land Development Code (LDC) Section 901.3, Access Management - No Funding Required
Memorandum PDD17-1110
Comm. Dist. 3
Recommendation: Denial
- P4** Transportation Corridor Management Variance Request - Boarshead Ranch LLC - US 98 - Applicant requests to be exempt from the requirement that conveyances be free and clear of all liens and encumbrances - No funding required
Memorandum PDD17-1154
Comm. Dist. 1
Recommendation: Approval with conditions

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Commercial Development Review - Wesley Chapel Martial Arts Academy Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. SML16-041)
Memorandum PDD17-781
Comm. Dist. 2
Recommendation: Not Applicable
- R2** NOTED ITEM: Commercial Development Review - Wesley Chapel Seventh Day Adventist Church Community Services Building Preliminary Site Plan/Construction Plan (Project No. SML16-084) - Griffith Construction - South Pasco, on the south east corner of the State Road 54 and Lado Drive intersection - Section 13, Township 26, Range 20.
Memorandum PDD17-961
Comm. Dist. 2
Recommendation: Not Applicable
- R3** NOTED ITEM: Commercial Development Review - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report - Cypress Creek Town Center North Wendy's (Project No. SML16-095) - JAE Restaurant Group - South Central Pasco; northeast corner of the State Road 56 and Wesley Chapel Boulevard intersection, approximately 2,800 feet west of Interstate 75, Section 27, Range 26, Township 19
Memorandum PDD17-649
Comm. Dist. 2
Recommendation: Not Applicable
- R4** NOTED ITEM: Commercial Development Review - NCA Office and Retail - Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. SML16-059) - Nye Commercial Advisors - South Pasco County, on the northwest corner of Bruce B. Downs Boulevard and Stockton Drive - Section

18, Township 26, Range 20.

Memorandum PDD17-231

Comm. Dist. 2

Recommendation: Not Applicable

- R5** NOTED ITEM: Commercial Review - Cypress Preserve - Preliminary Development Plan Phases 1-4/Construction Plan/Stormwater Plan Phase 1 Only (Project No. RSD16-019) - Lester DW & Sons, Inc. & Florida Citrus Investors, Inc. - South of S.R. 52, West of Land O'Lakes Boulevard - Sections 16,17, Township 25 S, Range 18 E

Memorandum PDD17-1068

Comm. Dist. 2

Recommendation: Not Applicable

- R6** NOTED ITEM: Commercial Review - Rebar Properties (Project No. SML16-088) - Preliminary Site Plan/Construction Plan/Stormwater Plan and Report - Rebar Properties - Pasco II, LLC - North of Hudson Avenue, West of Softwind Lane - Section 25, Township 24, Range 17

Memorandum PDD17-1000

Comm. Dist. 5

Recommendation: Not Applicable

ADJOURN