

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 27, 2017 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, 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 March 9, 2017 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-1198
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

P1 MPUD Rezoning Request (CONTINUANCE) – Tibbetts Land at Gowers Corner
MPUD – Tibbetts Land, LLC; Gowers South, LLC; Palms, LLC – Request for an
MPUD to Allow 215,000 Square Feet of Retail and Office and up to 40 Multi-
Family Dwelling Units – Located Southwest of US 41 and SR 52 – No Funding
Required (Public Hearing: DRC April 27th, 2017 at 1:30 p.m.)
Memorandum PDD17-1215
Comm. Dist. 2
Recommendation: Continuance Requested

P2 Application for Alternative Relief-Evan Meade-5205 Porpoise Place, New Port
Richey
Memorandum CAO17-3104
Comm. Dist. 3
Recommendation: Deny The Application

P3 Alternative Standard Request - Sierra/CCTC - Relief From Cross

Access/Frontage/Reverse-Frontage Roads Requirement (LDC Section 901.3.M) - Located on the northeast corner of along S.R. 56 and C. R. 54 (Wesley Chapel Boulevard). - No Funding Required

Memorandum PDD17-1172

Comm. Dist. 2

Recommendation: Approval with conditions

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Commercial Development Review - Preliminary/Construction Site Plan and Stormwater Management Plan and Report - Starkey Ranch Homestead Park (Project No. PSP17-001) - WS-TSR, LLC - South Pasco County, Sections 27 & 28, Township 26, Range 17.

Memorandum PDD17-921

Comm. Dist. 4

Recommendation: Not Applicable

- R2** NOTED ITEM: Commercial Development Review - Starbucks at Wiregrass Ranch Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. PSP17-020) - SR54 Pleasant Properties, LLC - South Pasco, on the south side of Wesley Chapel Boulevard, approximately 460 feet east of Wiregrass Boulevard - Section 07, Township 26, Range 20

Memorandum PDD17-1117

Comm. Dist. 2

Recommendation: Not Applicable

- R3** NOTED ITEM: Commercial Mass Grading Review - Cypress Creek Town Center North Power Center - Mass Grading/Infrastructure Construction Plan (Project No. PSP17-040) - Hutton Development - South Pasco, on the northeast corner of Grand Cypress Drive and Sierra Center Boulevard - Section 27, Township 26, Range 19.

Memorandum PDD17-1067

Comm. Dist. 2

Recommendation: Not Applicable

ADJOURN