

Development Review Committee	Dan Biles, 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

Pasco County Development Review Committee Agenda May 11, 2017 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, 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 23, 2017 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-1273
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

P1 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 – Located on the Southeast Corner of U.S. 301 and Townsend Road, Extending Approximately 660-feet East of Pride Lane - No Funding Required
Memorandum PDD17-7030
Comm. Dist. 1,
Recommendation: Approval with conditions

P2 MPUD Master Planned Unit Development Modification Request – Bexley South MPUD – NNP-Bexley, LLC – A Substantial Modification to the Bexley South MPUD Conditions of Approval – Located on the North Side of SR 54, Approximately 1,800 Feet East of the Suncoast Parkway, and North and South side of Tower Road, in Sections 07, 16, 17, 18, 19, and 30, Township 26 South,

Range 18 East - No Funding Required

Memorandum PDD17-7250

Comm. Dist. 4

Recommendation: Approval with conditions

- P3** Alternative Standard – Oakley Grove Development – Amendment to Conditions of Approval for Reduction of Signal Spacing Requirement (LDC Section 901.3.I) – The proposed traffic signal and median modification will be located at the intersection of Oakley Boulevard and Wesley Chapel Boulevard, west of the I-75 interchange
- No Funding Required

Memorandum PDD17-1283

Comm. Dist. 1,2

Recommendation: Approval with conditions

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Commercial Subdivision Development Review - Cypress Creek Town Center Lot 4 - Preliminary Development Plan/Construction Plan and Stormwater Management Plan and Report (Project No. NSD17-001) - HRES Cypress Creek, LLC - South Central Pasco County, on the southeast corner of S.R. 56 and Wesley Chapel Boulevard, Section 27, Township 26 S, Range 19 E.

Memorandum PDD17-1200

Comm. Dist. 3

Recommendation: Not Applicable

- R2** NOTED ITEM: Commercial Development Review - Zaxby's Restaurant Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. PSP17-012) - Centurion Southeast, LLC - West Pasco County, on the south side of Ridge Road approximately 975 feet west of Decubellis Road, Section 29, Township 25 S, Range 17 E

Memorandum PDD17-995

Comm. Dist. 4

Recommendation: Not Applicable

- R3** NOTED ITEM: Commercial Development Review - Sun Vista Drive Retail - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. SML16-092) - Cypress Creek NVH, LLC - South Central Pasco County, on the southeast corner of SR 56 and Wesley Chapel Boulevard, Section 27, Township 26 S, Range 19 E

Memorandum PDD17-1069

Comm. Dist. 3

Recommendation: Not Applicable

- R4** NOTED ITEM: Commercial Development Review - Northpointe Parkway Extension Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. PSP17-052) - Mettler Toledo, LLC - Southwest

Pasco County, at the existing southern terminus of Northpointe Parkway, approximately one-half mile south of SR 54 - Section 31, Township 26 S, Range 18 E.

Memorandum PDD17-1216

Comm. Dist. 3

Recommendation: Not Applicable

- R5** NOTED ITEM: Commercial Development Review - Preliminary Site Plan/Construction Plan/Stormwater Plan - Popeye's Wesley Chapel (Project No. SML15-056) - Legacy ASI, LLC - South Side of CR 54 East of I-75 (28014 Wesley Chapel Boulevard) - Section 07, Range 26, Township 20

Memorandum PDD16-1479

Comm. Dist. 2

Recommendation: Not Applicable

- R6** NOTED ITEM: Commercial Development Review - Starkey Ranch Night Star Trail - Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. PSP17-021) - WS-TSR, LLC - South Pasco County, approximately 3,300 feet east of Starkey Boulevard - Sections 20,21, Range 26, Township 17

Memorandum PDD17-1192

Comm. Dist. 4

Recommendation: Not Applicable

- R7** NOTED ITEM: Subdivision Development Review - Starkey Ranch Parcel 7 - Construction Site Plan and Stormwater Management Plan and Report (Project No. RSD17-008) - WS/TSR, LLC - South Pasco County, between the future Rangeland Boulevard and the future Lake Blanche Drive, approximately 1.3 miles east of Starkey Boulevard - Section 20, Township 26, Range 17

Memorandum PDD17-1221

Comm. Dist. 4

Recommendation: Not Applicable

ADJOURN