

Development Review Committee	Michele L. Baker, County Administrator Heather R. Grimes, Assistant County Administrator (Internal Services) Cathy Pearson, Assistant County Administrator (Public Services) Bruce E. Kennedy, P.E, 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	Richard Gehring, Planning and Development Administrator Carol B. Clarke, AICP, Zoning Administrator, Assistant Planning and Development Administrator Margaret W. Smith, P.E, Engineering Services Director/County Engineer

Pasco County Development Review Committee Agenda January 29, 2015 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

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** Preliminary/Construction Site Plan and Stormwater Managment Plan and Report - Spinuso Plaza - Commercial Plan Approval for a 7,135 Square-Foot Restaurant and a 6,000 Square-Foot Retail Building on Approximately 1.79 Acres - On the South Side of Hudson Avenue, 490 Feet East of Hicks Road, Parcel Nos. 31-24 17-0040-00000-0030 and 31-24-17-0040-00000-0040
Memorandum PDD15-449
Comm. Dist. 5
Recommendation: Approval with conditions
- P2** Comprehensive Plan Amendment - CPAL13(05) Public Safety Campus of Pasco - A Large Scale Future Land Use Comprehensive Plan Amendment From AG (Agricultural - 1 du/10 acres) and AG/R (Agricultural/Rural – 1 du/5 acres) to PD (Planned Development) With a Subarea Policy Requiring an MPUD - Located on the North Side of SR 52, One-Half Mile East of US 41, m.o.l.
Memorandum PDD15-488
Comm. Dist. 2
Recommendation: Approve
- P3** Comprehensive Plan Amendment - CPAL14(09) Chapel Crossings
From: Commercial and Residential - 3 du /ga (RES-3) - To: Residential - 6 du/ga (RES-6) and removal of Subarea Policy FLU 7.1.3 - Location: North of SR 54 and East of Curley Road
Memorandum PDD15-470
Comm. Dist. 1
Recommendation: Approve
- P4** VARIANCE REQUEST - Michael and Cheryl Schmidt - Reduction in the Required Minimum North Side Setback from 25 Feet to 23.5 Feet for a Dwelling Unit - Southwest Pasco County - at the Northwest Corner of the Intersection of Tower Road and Nolen Road - Section 2, Township 26 South, Range 18 East - Contains 3.3 Acres M.O.L.
Memorandum PDD15-2051
Comm. Dist. 2
Recommendation: Denial of variance

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: LRG-Large commercial Site Plan Review - FMC Wiregrass, LLC (Project No. LRG14-009) - FMC Wiregrass, LLC - In south central Pasco County, located on the east side of Bruce B. Downs Boulevard, south of Legacy Boulevard, and approximately 1,045 feet north of S.R. 56 - Section 30, Township 26, Range 20.
Memorandum PDD15-128
Comm. Dist. 2
Recommendation: Not Applicable
- R2** NOTED ITEM: Small Commercial Development Review - Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report Trinity Montessori School (Project No. SML14-056) - Trinity Montessori School, LLC - In Southwest Pasco, on the north side of Trinity Boulevard and the west side of Tamarind Boulevard, approximately 400 feet north of the intersection - Section 36, Township 26, Range 16.
Memorandum PDD15-375
Comm. Dist. 3
Recommendation: Not Applicable
- R3** NOTED ITEM: NSD, Non-Residential Subdivision Development Review - Suncoast Commercial Center Non-Residential Subdivision Preliminary/Construction Plan and Stormwater Management Plan and Report/Substantial Modification to Bexley Village Drive (Project No. SDU06-066) - NNP-Bexley, LLC - On the north side of S.R. 54 approximately 1,000 feet east of the Suncoast Parkway.
Memorandum PDD15-248
Comm. Dist. 4
Recommendation: Not Applicable
- R4** NOTED ITEM: Long Lake Ranch Master Roadway and Phasing Plan Non-Substantial Amendment - Heidt Design on behalf of Long lake Ranch, LLC - In Central Pasco County, south side of S.R. 54, approximately 1.5 miles west of U.S. 41 and adjacent to the Hillsborough County Line in Sections 27, 28, 33, and 34, Township 26 South, Range 18 East.
Memorandum PDD15-460
Comm. Dist. 3
Recommendation: Not Applicable
- R5** NOTED ITEM: Connerton Village V MPUD Non-Substantial Amendment - Stantec Consulting Services on behalf of Ecosystem Investment Partners- EIP Florida, LLC - In Central Pasco County, south of S.R. 54, east of U.S. 41, approximately 1,700 ft. north of Central Boulevard - (portions of Sections 10,11,14 and 15, Township 25 South, Range 18 East).
Memorandum PDD15-454
Comm. Dist. 2,

Recommendation: Not Applicable

- R6** NOTED ITEM: Bank of America - Wesley Chapel Preliminary/Construction Site Plan and Stormwater Management Plan and Report - Bank of America - In South-Central Pasco, at the southeast corner of SR 54 and Wiregrass Ranch Boulevard. - Section 7, Township 26, Range 20.
Memorandum PDD15-440
Comm. Dist. 2
Recommendation: Not Applicable
- R7** NOTED ITEM: Legacy Hills Subdivision - Preliminary Development/Construction Plan and Stormwater Management Plan and Report Substantial Modification (Project No. SDU06-031) - Legacy Green, LLC - On the southwest corner of the intersection of S.R. 39 and Chancey Road. - Section 23, Township 26, Range 21.
Memorandum PDD15-289
Comm. Dist. 1
Recommendation: Not Applicable
- R8** NOTED ITEM: Morgan Road Utility Substation - Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. LRG13-024) - Duke Energy Florida, Inc. - On the southwest corner of the intersection of U.S. 41 and Morgan Road, 21202 Morgan Road, Land O'Lakes, FL 34638 - Section 25, Township 26, Range 18.
Memorandum PDD15-342
Comm. Dist. 4
Recommendation: Not Applicable
- R9** NOTED ITEM: NSD, Non-Residential Subdivision Development Review - Wiregrass Parcel M11 Non-Residential Subdivision Preliminary/Construction Plan and Stormwater Management Plan and Report (Project No. NSD14-001) - Locust Branch, LLC, Lismark Holdings, LLC, FMC Wiregrass, LLLC, and Wiregrass Ranch, Inc. - In south central Pasco County, located on the east side of Bruce B. Downs Boulevard, south of Legacy Boulevard, and approximately 1,045 feet north of S.R. 56. - Section 30. Township 26, Range 20.
Memorandum PDD14-911
Comm. Dist. 2
Recommendation: Not Applicable
- R10** NOTED ITEM: Small Commercial Development Review Race Trac at Northwood Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report and Alternate Standards Requests (Project No. SML14-013) - Race Trac Petroleum - South Central Pasco County, Southwest corner of SR 56 and Northwood Palms Boulevard - Section 36, Township 26, Range 19.
Memorandum PDD15-312
Comm. Dist. 3
Recommendation: Not Applicable

ADJOURN