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| <b>Development Review Committee</b> | Michele L. Baker, County Administrator<br>Heather R. Grimes, Assistant County Administrator<br>(Internal Services)<br>Cathy Pearson, Assistant County Administrator<br>(Public Services)<br>Bruce E. Kennedy, P.E, Assistant County Administrator<br>(Utilities Services)<br>John Walsh, CEcD, V.P., Pasco Economic Development Council<br>Chris Williams, District School Board of Pasco County |
| <b>Legal Counsel</b>                | David Goldstein, Chief Assistant County Attorney                                                                                                                                                                                                                                                                                                                                                 |
| <b>Advisory Staff</b>               | Richard Gehring, Planning and Development Administrator<br>Carol B. Clarke, AICP, Zoning Administrator, Assistant Planning<br>and Development Administrator<br>Margaret W. Smith, P.E, Engineering Services Director/County<br>Engineer                                                                                                                                                          |

# Pasco County Development Review Committee Agenda March 12, 2015 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, 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** MPUD REZONING REQUEST (REGULAR) - Pristine Lake Preserve MPUD - Pristine Lake, LLC - A Substantial Modification to a Previously Approved MPUD to Rezone A-R (Agricultural-Residential) and an MPUD to an MPUD to Allow 174 Single-Family Detached or Attached Dwelling Units on a Total of 70.80 Acres - Located at the End of Fletch Road, Approximately 1,000 Feet Northeast of the Intersection of U.S. 41 and Barcelona Road, and East of Ehren Cutoff  
**Memorandum** PDD15-7141  
**Comm. Dist.** 2  
**Recommendation:** Approval with conditions
- P2** AN ORDINANCE AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE SECTION 406.1 SIGNS TO ADD PROVISIONS FOR A UNIFIED SIGN PLAN AND OTHER SECTIONS, AS NECESSARY, FOR INTERNAL CONSISTENCY; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE  
**Memorandum** PDD15-693  
**Comm. Dist.** ALL  
**Recommendation:** Approve
- P3** DEVELOPMENT AGREEMENT - Reed Children Trust/Chad and Ellie Jo Reed, Trustees - Set Forth Terms and Conditions for Conditional Use Petition No. CU15-01, for the use of Motocross and Go-Cart Track - East Central Pasco County - on the West Side of Duck Lake Canal Road, at the Intersection of Burggraf Lane and Duck Lake Canal Road - Section 6, Township 25 South, Range 22 East - Containing 63.46 Acres, M.O.L.  
**Memorandum** PDD15-684  
**Comm. Dist.** 1  
**Recommendation:** Approve

## REGULAR

### NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Small Commercial Development Review - Dollar General at Shady Hills and Auburndale Preliminary Site/Construction Plan and Stormwater

Management Plan and Report (Project No. SML14-057) - Teramore Development, LLC - On the northeast corner of the intersection of Shady Hills Road and Auburndale Lane - Section 18, Township 24, Range 18.

**Memorandum** PDD15-590

**Comm. Dist.** 5

**Recommendation:** Not Applicable

**R2** NOTED ITEM - Hays Road Yard Trash and Recycling (fka: Newbern Mulching Facility) Preliminary/Construction Site Plan and Stormwater Management Plan and Report for Substantial Modification (Project No. 2PR03-035) - Hays Road Sand Company, LLC - East side of Hays Road, approximately 1700 feet south of Hudson Avenue - Section 36, Township 24, Range 17.

**Memorandum** PDD15-398

**Comm. Dist.** 5

**Recommendation:** Not Applicable

**ADJOURN**