

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 (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	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 March 26, 2015 1:30 PM, New Port Richey



"Bringing Opportunities Home"

West Pasco Government Center, Board Room 1st Floor
8731 Citizens Drive, New Port Richey, FL 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

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

- C1** October 9, 2014 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD15-741
 Comm. Dist. ALL
 Recommendation: Approve
- C2** October 23, 2014 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD15-730
 Comm. Dist. ALL
 Recommendation: Approve
- C3** December 4, 2014 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD15-731
 Comm. Dist. ALL
 Recommendation: Approve
- C4** January 15, 2015 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD15-732
 Comm. Dist. ALL
 Recommendation: Approve
- C5** February 12, 2015 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD15-733
 Comm. Dist. ALL
 Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** McDonald's – Suncoast Crossings , IPR06-066, Appeal of Planning and Development Department Denial Developer: McDonald's Corporation; Location: southeast of the SR 54 and Crossings Boulevard intersection; Section 30, township 26 South, Range 18 East

Memorandum PDD15-252
Comm. Dist. 3
Recommendation: Denial

P2 Amendment 15 to Land Development Code

Memorandum PDD15-646
Comm. Dist. ALL
Recommendation: Approve

P3 Rescission and Development Agreement Cancellation - Bexley Ranch DRI 255 - Bexley Ranch Incorporated, Bexley Ranch Partnership Ltd., LSB Incorporated - To Rescind the DRI and Cancel the Development Agreement For Bexley Ranch DRI - Located at the Northeast Quadrant of the Suncoast Parkway and SR 54.

Memorandum PDD15-423
Comm. Dist. 4,
Recommendation: Approve

P4 MPUD REQUEST (REGULAR) - Bexley South MPUD - NNP Bexley LTD and NNP-Bexley LLC - Request for an MPUD to Allow 1,200 Single-Family Residential, 520 Multiple-Family Residential, 94,500 Square Feet Office and Up to 1,800,000 Square Feet Retail/Commercial on 1,733 Acres, m.o.l. - Location on the North Side of SR 54, Approximately 1,800 Feet East of the Suncoast Parkway, and North and South Side of Tower Road

Memorandum PDD15-7109
Comm. Dist. 4,
Recommendation: Approval with conditions

P5 MPUD REQUEST (REGULAR) - Bexley North MPUD - Bexley Ranch Land Trust and LSB Incorporated - Request for an MPUD to Allow 11,025 Single-Family Detached Units, 600 Multiple-Family Units, 294,721 Square Feet of Commercial/Retail and 537,200 Square Feet of Office on Approximately 5,442 acres - Located on the North and South Side of Tower Road, Extending From the East Side of the Suncoast Parkway, East to the CSX Rail Corridor

Memorandum PDD15-7115
Comm. Dist. 4,
Recommendation: Approval with conditions

P6 MPUD REQUEST (REGULAR) - Public Safety Campus of Pasco MPUD - Serve & Educate LLC, Rest Pasco LLC, Watson, William Ronald and Eileen McCabe - Request for an MPUD to Allow 65,000 Square-Feet for School Buildings; 64,000 Square-Feet of Office Use; 12,000 Square-Feet for Campus Housing; 22,500 Square-Feet for Retail/Support Commercial; Agricultural Uses; and Other Misc. Uses on 165.66 Acres, m.o.l. Located on the North Side of SR 52 Approximately One-Half Mile East of US 41.

Memorandum PDD15-787
Comm. Dist. 2
Recommendation: Continuance Requested

P7 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 PDD15-789

Comm. Dist. 2

Recommendation: Continuance Requested

- P8** Connerton Village 1 MPUD by Stantec Consulting Services Inc on behalf of Connerton Holdings LLC and Pasco Investment Land LLC requests substantial modification to a previously approved MPUD to allow optional development of Commercial, Personal Services and Office in area identified as Neighborhood 5 and updates the MPUD to reflect prior construction and consistency with the Connerton DRI for land located east of US 41, south of SR 52 and west of Ehren Road containing 613.9 approx. acres.

Memorandum PDD15-625

Comm. Dist. 2

Recommendation: Approval with conditions

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Subdivision Development Review Shoppes at Trinity Lakes - Preliminary Development Plan - Non-Residential / Construction Plan and Stormwater Management Plan and Report (Project No. NSD14-003) - The Shoppes at Trinity Lakes, LLC - West Pasco County, at the southwest corner of SR 54 and Community Drive - Section 28, Township 26, Range 17.
- Memorandum** PDD15-579
- Comm. Dist.** 3
- Recommendation:** Not Applicable
- R2** NOTED ITEM: SML, Commercial Development Review - Palms Car Wash Preliminary Site/Construction Plan and Stormwater Management Plan and Report (Project No. SML14-037) - Webb 54, LLC - South Pasco; On the north side of Wesley Chapel Boulevard., south side of Post Oak Boulevard, approximately 250 feet west of Old Pasco Road - Section 12, Township 26, Range 19.
- Memorandum** PDD15-613
- Comm. Dist.** 2
- Recommendation:** Not Applicable
- R3** NOTED ITEM: Long Lake Ranch MPUD Master Planned Unit Development - Non-Substantial Modification - Long Lake Ranch LLC - On the south side of S.R. 54, approximately 1.5 miles west of U.S. 41 and adjacent to the Hillsborough County Line and contains 1,032 acres, m.o.l. - Sections 27, 28, 33, 34, Township 26, Range 18.
- Memorandum** PDD15-707
- Comm. Dist.** 3
- Recommendation:** Not Applicable

- R4** NOTED ITEM: Large Commercial Development Review - Publix at Shoppes at Trinity Lakes-Preliminary Site Plan / Construction Plan and Stormwater Management Plan and Report (Project No. LRG 14-029) - The Shoppes at Trinity Lakes, LLC - West Pasco County, at the southwest corner of SR 54 and Community Drive - Section 28, Township 26, Range 17.

Memorandum PDD15-580

Comm. Dist. 3

Recommendation: Not Applicable

- R5** NOTED ITEM: LRG, Mitchell Ranch East Mass Grading Preliminary/Construction Site Plan (Project No. LRG13-019) - Mitchell Ranch Partnership, Ltd. - South Pasco; located southeast of State Road 54 and Little Road - Section 24, 25, 26, 30, 35, 36, Township 26, Range 16, 17.

Memorandum PDD15-520

Comm. Dist. 3

Recommendation: Not Applicable

ADJOURN