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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 April 09, 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

### CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

- C1** December 18, 2014 Development Review Committee Meeting - Minutes for Approval  
**Memorandum** PDD15-807  
**Comm. Dist.** ALL  
**Recommendation:** Approve

## PUBLIC HEARINGS

### PUBLIC HEARINGS AT 1:30 P.M.

- P1** MPUD REQUEST (REGULAR) - WaterGrass MPUD - CKB Development, LLC - Request for a Substantial Modification to RZ Petition No. 6994 Conditions of Approval and Master Plan - Located on the East Side of Curley Road (C.R. 577), Approximately 1.5 Miles North of the Intersection of S.R. 54 and Curley Road, Extending Easterly to Handcart Road.  
**Memorandum** PDD15-7134  
**Comm. Dist.** 1,  
**Recommendation:** Partial Approval
- P2** Comprehensive Plan Amendment (CPAS14(02)) - College Hill - Redus Florida, LLC. - Small Scale Future Land Use Comprehensive Plan Amendment From RES-3 to PD on Approximately 9.63 Acres to Allow Commercial and Multiple-Family Development - Located on the West Side of Blanton Road, the North Side of Ruffing Road, and the East Side of Ramsey Road  
**Memorandum** PDD15-843  
**Comm. Dist.** 1  
**Recommendation:** Continuance Requested
- P3** MPUD REQUEST (REGULAR) - College Hill MPUD - Redus Florida Land, LLC. - Request for a Rezoning From A-R (Agricultural) to an MPUD (Master Planned Unit Development) to Allow 187 Single-Family Detached Units, 72 Single-Family Attached (Townhouse) Units, 36 Multiple-Family Units, and 22,500 Square Feet of Commercial on 247.1 Acres, M.O.L. - Located on the West Side of Blanton Road (C.R. 41), at the Intersections of Ruffing Road, Blanton Road, and Ramsey Road - Sections 20 and 21, Township 24 S., Range 21 E.  
**Memorandum** PDD15-844  
**Comm. Dist.** 1

**Recommendation:** Continuance Requested

- P4** Amended DA and Construction Escrow Agreement - Amended and Restated Development Agreement (2015) between Pasco County, Wesley Chapel Lakes (WCL), LTD, Clearwater Bay Associates, INC, Maxcy Development Group Holdings - Meadow Pointe IV, Inc., Pasco Heights Development Corporation, and Meadow Pointe IV Community Development District for the Wesley Chapel Lakes Development of Regional Impact (DRI) and Construction Escrow Agreement for the funding of SR 56 Eastern Segment as obligated by the Wesley Chapel Lakes Development Agreement (DA).

**Memorandum** PDD15-444

**Comm. Dist.** 2

**Recommendation:** Approve

- P5** CPAL15 (03) Update Comprehensive Plan Map 2-1 Wells, Wellfields and Wellhead Protection Areas

**Memorandum** PDD15-859

**Comm. Dist.** ALL

**Recommendation:** Approve

## **REGULAR**

### **NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY**

- R1** NOTED ITEM: Starkey Ranch District Park/Lake Blanche Drive Extension Preliminary/Construction Site Plan, Stormwater Management Plan and Report, and Mass Grading Site Plan (Project No. LRG14-023) - WS-TSR, LLC - South Pasco; approximately 4/5 mile north of SR 54, 900 feet west of Long Spur - Sections 21, 28, 29, Township 26, Range 17

**Memorandum** PDD15-797

**Comm. Dist.** 4

**Recommendation:** Not Applicable

- R2** NOTED ITEM: Small Commercial Development Review - Hardee's at Wesley Chapel Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. SML15-0002) - OP 54, LLC - Central Pasco County, on the south side of Wesley Chapel Boulevard, approximately 750 feet east of the intersection of Wesley Chapel Boulevard and Old Pasco Road - Section 12, Township 26, Range 19

**Memorandum** PDD15-782

**Comm. Dist.** 2

**Recommendation:** Not Applicable

- R3** NOTED ITEM: San Francis Animal Hospital Tree - Tree Reimbursement Request (Project No. SML14-050) - Carlos Campos, D.V.M. - On the west side of Shady Hills Road, 16901 Shady Hills Road, Spring Hill, FL - Section 13, Township 24, Range 17.

**Memorandum** PDD15-822

**Comm. Dist.** 5

**Recommendation:** Not Applicable

**ADJOURN**