

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 April 23, 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

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

- C1** January 29, 2015 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD15-878
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** Mitchell 54 West MPUD
Master Planned Unit Development Petition No. 7116 and Alternative Standards
Memorandum PDD15-861
Comm. Dist. 3
Recommendation: Approval with conditions
- P3** Development Agreement - Extension of Welbilt Boulevard through the Mitchell 54 West MPUD
Memorandum PDD15-900
Comm. Dist. 3
Recommendation: Approve
- P4** Comprehensive Plan Amendment - CPAL15 (02) Greenfields Amendment to Urban Service Area
Memorandum PDD15-927
Comm. Dist. ALL
Recommendation: Approve
- P5** NSD, Non-Residential Development Review - 54 West Non-Residential

Subdivision (Project No. NSD15-003) Alternative Standard Request; 54 West Non-Residential Subdivision, 54 West, Inc., Southwest Pasco County, on the northeast corner of the intersection of State Road 54 and Starkey Boulevard, Section 30, Township 26 South, Range 17 East.

Memorandum PDD15-674

Comm. Dist. 4

Recommendation: Denial

REGULAR

DEVELOPMENT SERVICES - PLANNING AND DEVELOPMENT

- R1** Master Roadway Alignment and Construction Phasing Plan - Union Park (f.k.a. Golden Ranch) MPUD - A Modification to Alleviate the Requirement to Provide a Collector Roadway in Accordance with Master Roadway Alignment and Construction Phasing Plan Condition of Approval No. 1 and Instead Provide Local Subdivision Roadways - The Property is Located on the South Side of the Proposed Oldwoods Avenue and East of Gramont Terrace, West of Bonds Lane, Extending Southerly to the Pasco/Hillsborough County Line, Parcel ID Nos. 35-26-20-0000-00100-0000; 35-26-20-0000-00100-0020; 36-26-20-0030-06900-0000; and 36-26-20-0030-06800-0000

Memorandum PDD15-921

Comm. Dist. 2

Recommendation: Other

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R2** NOTED ITEM: Creative World School Oakstead Tract 5 (Project No. SML15-012) - SMC Oakstead, LLC - On the west side of Oakstead Boulevard approximately three quarters of a mile north of State Road 54 - Section 22, Township 26, Range 18.

Memorandum PDD15-814

Comm. Dist. 4

Recommendation: Not Applicable

- R3** NOTED ITEM: Subdivision Development Review - Long Lake Ranch Village 3 Preliminary Development Plan-Residential/Construction Plan and Stormwater Management Plan and Report and Alternative Standards Request (Project No. RSD14-019) - Long Lake Ranch LLC - South Central Pasco County, approximately one-half mile east of Sunlake Boulevard, and one-half mile south of SR 54 - Sections 27,34, Township 26, Range 18

Memorandum PDD15-479

Comm. Dist. 3

Recommendation: Not Applicable

- R4** NOTED ITEM: Preliminary Site Plan (Small) - The Groves at Wesley Chapel, Outparcel D (Project No. SML14-040) - Genesis Real Estate Advisors, LLC - South Pasco County, on the northeast corner of Wesley Chapel Boulevard and Gateway Boulevard - Section 12, Township 26, Range 19.

Memorandum PDD15-743
Comm. Dist. 1
Recommendation: Not Applicable

- R5** NOTED ITEM: Subdivision Development Review - Concord Station, Phase 3C (Project No. RSD14-015) - Concord Station, LLP - South Central Pasco County, on the southeast corner of the intersection of Mentmore Boulevard and Manassas Drive - Sections 22,27, Township 26, Range 18.

Memorandum PDD15-879
Comm. Dist. 4
Recommendation: Not Applicable

- R6** NOTED ITEM: Rocky Mountain Pawn - Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. SML14-014) - Bruce Dominey - On the south side of S.R. 54 and west of Morris Bridge Road - Section 18, Township 26, Range 21.

Memorandum PDD15-582
Comm. Dist. 2
Recommendation: Not Applicable

- R7** NOTED ITEM: Starkey Ranch MPUD Nonsubstantial Modification - Waldrup Engineering - North of and partially abutting S.R. 54; east of and abutting Starkey Boulevard, south of and abutting J.B. Starkey Wilderness Park - Section 16,17,19,20,21,22,27,28,29, Township 26 S, Range 17 E.

Memorandum PDD15-562
Comm. Dist. 4
Recommendation: Not Applicable

- R8** NOTED ITEM: Starkey Ranch MPUD Nonsubstantial Modification - Heidt Design, LLC - North of and partially abutting S.R. 54; east of and abutting Starkey Boulevard, south of and abutting J.B. Starkey Wilderness Park - Sections 16,17,19,20,21,22,27,28,29, Township 26 S, Range 17 E

Memorandum PDD15-821
Comm. Dist. 4
Recommendation: Not Applicable

ADJOURN