

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
Margaret W. Smith, P.E, Engineering Services Director/County Engineer
Joaquin Servia, Development Review Manager
Denise Hernandez, Customer Service Manager

Pasco County Development Review Committee Agenda May 21, 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

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** CPAS15 (01) Gonzalez Greenglen
From: Residential-1 du/ga (RES-1)
To: Residential-6 du/ga (RES-6)
Location: North side of Greenglen Lane, ¼ of a mile east of Shady Hills Road
Memorandum PDD15-1060
Comm. Dist. 5
Recommendation: Continuance Requested
- P2** Mitchell Ranch South MPUD
Master Planned Unit Development – Alternative Standard
Memorandum PDD15-1056
Comm. Dist. 3
Recommendation: Approval with conditions

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Residential Subdivision Review - Estancia Villas - Phase 2
Preliminary Construction Development Plan and Stormwater Plan and Report
(Project No. RSD15-001) - Standard Pacific of Florida - South-central Pasco
County, north of Chancey Road, east of Bruce B. Downs Boulevard and west of
the future Wiregrass Ranch Boulevard - Sections 17, 18, Township 26, Range 20.
Memorandum PDD15-758
Comm. Dist. 2
Recommendation: Approve
- R2** NOTED ITEM: Duke Energy Zephyrhills Complex - Preliminary/Construction Site
Plan and Stormwater Management Plan and Report (Project No. SML 15-017) -
Duke Energy Florida, Inc. - On the west side of Dean Dairy Road and north of
Eiland Blvd. (36453 Eiland Blvd. Zephyrhills, FL 34653) - Section 04, Township
26, Range 21.
Memorandum PDD15-963
Comm. Dist. 1
Recommendation: Not Applicable

R3 NOTED ITEM: Subdivision Development Review - Union Park Phase 5-Mass Grading (Project No. RSD14-017) - Golden Ranch Property, LLC - South East Pasco County, approximately 1,475 feet south of proposed Oldwoods Avenue, beginning on the south side of proposed Union Park Boulevard, extending southward to the Pasco/Hillsborough County Line - Section 25, Township 26, Range 20.

Memorandum PDD15-1012

Comm. Dist. 2

Recommendation: Not Applicable

ADJOURN