

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 June 11, 2015 1:30 PM, Dade City



"Bringing Opportunities Home"

Historic Pasco County Courthouse, Board Room, 2nd
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** March 12, 2015 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD15-1167
 Comm. Dist. ALL
 Recommendation: Approve
- C2** May 7, 2015 Development Review Committee Meeting - Minutes for Approval.
 Memorandum PDD15-1168
 Comm. Dist. ALL
 Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** 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
- P2** 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
- P3** Preliminary Site/Construction Plan, Stormwater Management Plan and Report Pasco County High School "GGG" – (Project No. LRG15-015) - District School Board of Pasco County - Requesting Approval of a Preliminary Site/Construction

Plan, Stormwater Management Plan and Report for a School Site Including Nine School Buildings, Totaling 267,498 Square Feet, with Playfields, Playgrounds, Covered Courts, Parking and all Associated Infrastructure - On the West Side of Old Pasco Road, North of Overpass Road, South of S.R. 52: 8845 Old Pasco Road - Sections 20, 29 and 30; Township 25S; Range 20E - No Funding Required

Memorandum PDD15-1143

Comm. Dist. 1

Recommendation: Approval with conditions

- P4** Preliminary Site/Construction Plan and Stormwater Management Plan and Report - Pasco County Elementary School "W" – (Project No. LRG15-007)
On the North Side of Wiregrass School Road and on the West Side of Mansfield Blvd., 29732 Wiregrass School Road - Parcel ID -28-26-20-0000-00100-0030

Memorandum PDD15-1018

Comm. Dist. 2

Recommendation: Approval with conditions

- P5** 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, LPA: 6/11/15, 1:30 p.m., DC, Continued from: 5/21/15

Memorandum PDD15-1107

Comm. Dist. 5

Recommendation: Denial

- P6** Chapel Crossings MPUD
Master Planned Unit Development Petition No. 7034 and Alternative Standards

Memorandum PDD15-1189

Comm. Dist. 1,2

Recommendation: Approval with conditions

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Commercial Development Review - Trinity Corporate Center, Lot 29, Medical - Preliminary/Construction Plan and Stormwater Plan and Report (Project No. SML15-010) - XP Enterprises, LLC - Southern Pasco County on Trinity Boulevard, east of Duck Slough Boulevard, west of Corporate Center Drive - Section 32, Township 26, Range 17.

Memorandum PDD15-1008

Comm. Dist. 3

Recommendation: Not Applicable

- R2** NOTED ITEM: The Prayer House Ropes Homeless Shelter - Preliminary Site/Construction Plan and Stormwater Management Plan and Report (Project No. SML 15-018) - Prayer House, Inc. - On the north side of Rhodes Road and east of U.S. Highway 19 (7839 Rhodes Road, Hudson FL 34667-3362) - Section 27, Township 24, Range 16.

Memorandum PDD15-1050
Comm. Dist. 5
Recommendation: Not Applicable

- R3** NOTED ITEM: Heartland Dental at Streetside, Lot 8 - Preliminary Site/Construction Plan and Stormwater Management Plan and Report (Project No. SML15-011) - Professional Resource Development, Inc. - On the west side of Little Road and north of King Helie Boulevard - Section 25, Township 25, Range 16.

Memorandum PDD15-1085
Comm. Dist. 4
Recommendation: Not Applicable

- R4** NOTED ITEM: SML, Commercial Development Review - Starkey Ranch Whitfield Park Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. SML 15-013) - WS-TSR, LLC - South Central Pasco County, approximately 4,500 feet north of State Road 54 on Heart Pine Avenue within Tract P-3 - Section 21, Township 26, Range 17.

Memorandum PDD15-1023
Comm. Dist. 4
Recommendation: Not Applicable

ADJOURN