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

# Pasco County Development Review Committee Agenda July 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** June 11, 2015 Development Review Committee Meeting - Minutes for Approval  
**Memorandum** PDD15-1355  
**Comm. Dist.** ALL  
**Recommendation:** Approve

## PUBLIC HEARINGS

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

**P1** MPUD REQUEST (REGULAR) - Riverwalk Preserve MPUD - Indian Shores Gulfside, LLC - Request for a Rezoning From an MPUD to an MPUD to Allow 55 Single-Family Attached Residential (Towhouses) on Approximately 10.29 Acres - Located on the North Side of Baillie Drive, Approximately 280 Feet East of Rowan Road (C.R. 77) - Parcel ID No. 10-26-16-0000-02600-0000  
**Memorandum** PDD15-7158  
**Comm. Dist.** 4  
**Recommendation:** Approval with conditions

**P2** VARIANCE REQUEST - Purple Palm, LLC/Ice Cold Air - Reduction in the Required Minimum Setback from Five (5) Feet to Zero (0) Feet from the Right-of-Way Line for a Ground Sign - Southeast Pasco County - Approximately 550-Feet North of Eiland Boulevard - Section 3, Township 26 South, Range 21 East - Containing 0.46 Acre M.O.L.  
**Memorandum** PDD15-2052  
**Comm. Dist.** 1,  
**Recommendation:** Withdrawn by Applicant; No Further Action Required.

## REGULAR

### NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

**R1** NOTED ITEM: CDP-R Subdivision Development Review - Wiregrass Ranch Parcel M23 Construction Development Plan and Stormwater Management Plan and Report (Project No. RSD14-004) - Pasco County Associates II, LLLP - In south central Pasco County, north of Mansfield Boulevard and south of S.R. 56, approximately 6,400 feet east of Wiregrass Ranch Boulevard and 5,300 feet west of Meadow Point Boulevard - Section 28, Township 26, Range 20,

**Memorandum** PDD15-003  
**Comm. Dist.** 2  
**Recommendation:** Approve

**ADJOURN**