

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 August 20, 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

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** CPAL15 (06) Trinity Industrial Park
From: from IL (Light Industrial) and COM (Commercial)
To: PD (Planned Development),
Location: Southwest Corner of the Intersection of SR 54 and Trinity Boulevard.
Memorandum PDD15-1563
Comm. Dist. 3
Recommendation: Denial
- P2** Trinity Communities Development of Regional Impact (DRI) No. 157 Notice of Proposed Change (NOPC) request to amend the Development Order to revise Map H (Master Development Plan) to revise the designation for Parcel 25 from Commerce Park to FLEX: Commerce Park/Commercial and to amend Exhibit D Phasing Schedule.
Memorandum PDD15-1534
Comm. Dist. 3
Recommendation: Denial
- P3** SML, Small Commercial Development Review - The Groves at Wesley Chapel, Outparcel D Channelized, Full Movement Opening on Gateway Boulevard - Alternative Standards Request; Genesis Real Estate Advisers, LLC; South Pasco County, on the northeast corner of Wesley Chapel Boulevard and Gateway Boulevard; Section 12, Township 26, Range 19
Memorandum PDD15-1421
Comm. Dist. 1
Recommendation: Approve
- P4** Longleaf Neighborhood Three (SDU01-026) Modification - The applicant/developer is requesting to modify Longleaf Neighborhood Three Blocks 36 and 37 from a combined total of nineteen (19) single family attached units to sixteen (16) single family detached units with associated infrastructure modifications. West side of Starkey Blvd., North of S.R. 54, Section 19, Township 26 S, Range 17 E. No Funding Required. DRC Public Hearing: 08/20/15, 1:30 p.m., NPR
Memorandum PDD15-1525
Comm. Dist. 4

Recommendation: Approval with conditions

- P5** CPAL15(07) Cross Park MPUD Comprehensive Plan Text Amendment to add Assisted Living Facility and Rehabilitative Center as allowable uses, Southeast corner of the intersection of S.R.54 and Henley Road.

Memorandum PDD15-1542

Comm. Dist. 3

Recommendation: Approve

- P6** MPUD REQUEST - Cross Park MPUD - Cross Park Land Trust No. 1, Cross Park Properties LLC, Trustee - A Substantial Amendment to a Previously Approved MPUD to Allow for an Assisted Living Facility and Rehabilitation Center as Permitted Uses, and an Alternative Standards Request from Section 901.4.F.1.b of the Land Development Code to Allow the Applicant to Pay a Fair Share of a PVAS Project That Will Pave Henley Road from S.R. 54 to Leonard Road - Located on the Southeast Corner of the Intersection of S.R. 54 and Henley Road.

Memorandum PDD15-7162

Comm. Dist. 3

Recommendation: Approval with conditions

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Subdivision Development Review - Esplanade at Starkey Ranch Phase 1 Preliminary Construction Plan (Project No. RSD15-013) - Taylor Morrison of Florida, Inc. - South Pasco, northeast of the State Road 54 and Starkey Boulevard intersection, approximately 3,000 feet east of Starkey Boulevard - Section 20, Township 26, Range 17.

Memorandum PDD15-1293

Comm. Dist. 4

Recommendation: Not Applicable

- R2** NOTED ITEM: Recreation Alternative Preliminary Site/Construction Plan and Stormwater Management Plan and Report With Alternative Standards Request (Project No. SML15-021) - Jonathan Ash - On the east side of Land O'Lakes Boulevard and north of Morgan Road - Section 25, Township 26, Range 18.

Memorandum PDD15-1488

Comm. Dist. 2

Recommendation: Not Applicable

ADJOURN