

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 September 24, 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

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 July 9, 2015 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD15-1706
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

P1 Agreement for a Unified Sign Plan (USP) - Starkey Ranch (WS-TSR, LLC) - Southwest Pasco County - North of and Partially Abutting Starkey Boulevard, South of and Abutting J.B. Starkey Wilderness Park - Sections 16, 17, 19, 20, 21, 22, 26, 27, 28, 29 and 30, Township 26 South, Range 17 East
Memorandum PDD15-1685
Comm. Dist. 4
Recommendation: Approval with conditions

P2 Woods Land Excavation Operating Permit, Taylor Morrison of Florida, South Central Pasco County on the north side of County Line Road approximately 1 mile west of Northwood Palms Boulevard Section 35, Township 26 South, Range 19 East.
Memorandum PDD15-CU24
Comm. Dist. 3
Recommendation: Approve

P3 Transportation Corridor Management Variance Request - New Hope Missionary Baptist Church - Requesting exemption from
Memorandum PDD15-1722
Comm. Dist. 5
Recommendation: Approve

P4 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: Approve

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Large Commercial Development Review - Preliminary Site Plan / Construction Plan and Stormwater Management Plan and Report, Park Place Entrance Road Phase 1 (Project No. LRG14-022; f.k.a Epperson Ranch Blvd Ph 1) - Epperson Ranch, LLC - Southeast Pasco County, South of Overpass Road, North of Curley Road - Section 34, Township 25, Range 20.
Memorandum PDD15-876
Comm. Dist. 1
Recommendation: Not Applicable
- R2** NOTED ITEM: Subdivision Development Review - Preliminary Development Plan/Construction Plan, Stormwater Management Plan and Report - Park Place Phase 1 (Project No. RSD14-018) - Epperson Ranch, LLC - Southeast Pasco County, South of Overpass Road, North of Curley Road - Sections 27,34, Township 25, Range 20.
Memorandum PDD15-1217
Comm. Dist. 2
Recommendation: Not Applicable
- R3** NOTED ITEM: Subdivision Development Review - Preliminary Development Plan/Construction Plan, Stormwater Management Plan and Report - Modification Park Place Phase 1 (Project No. RSD14-018) - Epperson Ranch, LLC - Southeast Pasco County, South of Overpass Road, North of Curley Road, Sections 27, 34, 35, Township 25, Range 20.
Memorandum PDD15-1552
Comm. Dist. 2
Recommendation: Not Applicable
- R4** NOTED ITEM: Large Subdivision Development Review-Epperson Ranch Overpass Road Phase 1 (Project No. LRG14-019) - Epperson Ranch, LLC - Wesley Chapel North of Wells Road, Westside Curley Road - Sections 34, 35, 27, 26 Township 25, Range 20.
Memorandum PDD15-1225
Comm. Dist. 1
Recommendation: Not Applicable
- R5** NOTED ITEM: Large Subdivision Development Review - Epperson Ranch Overpass Road Phase 1 Modification (Project No. LRG14-019) - Epperson Ranch, LLC - Wesley Chapel North of Wells Road, Westside Curley Road - Sections 34, 35, 27, 26, Township 25, Range 20.
Memorandum PDD15-1511
Comm. Dist. 1
Recommendation: Not Applicable

- R6** NOTED ITEM: Large Commercial Development Review - Academy at the Farm Construction Plan Amendment (Project No. 2PR01-028) - Pasco County School Board - West Side of Handcart Road South of Farmington Hills Drive on Alex Lange Way - Section 19, Township 25, Range 21.
Memorandum PDD15-987
Comm. Dist. 1
Recommendation: Not Applicable
- R7** NOTED ITEM: Large Commercial Development Review - Academy at the Farm Preliminary Site Plan/Construction Plan Modification (Project No. 2PR01-028) - Academy at the Farm, Inc. - West Side of Handcart Road South of Farmington Hills Drive on Alex Lange Way - Section 19, Township 25, Range 21.
Memorandum PDD15-1469
Comm. Dist. 1
Recommendation: Not Applicable
- R8** NOTED ITEM: Subdivision Development Review - Union Park Subdivision Phases 4A, 4B and 4C Preliminary Development Plan / Construction Plan, Stormwater Management Plan and Report (Project No. RSD14-016) - Golden Ranch Property, LLC - On the south side of the proposed Oldwoods Avenue, east of Gramont Terrace, west of Bonds Lane, extending southward to the Pasco/Hillsborough County Line - Section 35, Township 26, Range 20.
Memorandum PDD15-9954
Comm. Dist. 2
Recommendation: Not Applicable
- R9** NOTED ITEM: Small Commercial Development Review - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report - West Pasco Industrial Park Phase II Unit 2 Lot 31 (Project No. SML15-038) - JS & P Investment, LLC - South side of Pyramid Drive, east of Destiny Way, north of State Road 54 - Section 29, Township 26, Range 17.
Memorandum PDD15-1512
Comm. Dist. 4
Recommendation: Not Applicable
- R10** NOTED ITEM: Small Commercial Development Review - Park at Lakeside Amenity Center (Project No. IPR06-117) Substantial Modification- Lennar Homes, Inc. - On the west side of Lakemont Drive, south of Newport Shores Drive, approximately 1,500 feet south of Hudson Avenue - Section 24, Township 24, Range 17.
Memorandum PDD15-1166
Comm. Dist. 5
Recommendation: Not Applicable
- R11** NOTED ITEM: Large Commercial Development Review - Tower Road - Bexley Village Drive to Ballantrae Boulevard Preliminary Site Plan/Construction Plan, Stormwater Management Plan and Report (Project No. LRG15-012) - NNP-Bexley, LLC - North of S.R. 54, East of Suncoast Parkway, North of Tower Road -

Sections 17, 19, 20, Township 26, Range 18

Memorandum PDD15-1536

Comm. Dist. 4

Recommendation: Not Applicable

- R12** NOTED ITEM: Small Commercial Development Review - Bexley Amenity Center Preliminary Site Plan/Construction Plan, Stormwater Management Plan and Report (Project No. SML15-015) - NNP-Bexley, LLC - North of S.R. 54, East of Suncoast Parkway, North of Tower Road - Sections 18, 19, Township 26, Range 18.

Memorandum PDD15-1537

Comm. Dist. 4

Recommendation: Not Applicable

- R13** NOTED ITEM: Small Commercial Development Review - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report - Dairy Queen at Terra Bella (Project No. SML15-016) - Lakeview Associated Enterprises, Inc. - North of State Road 54 South of Venezia Drive between Livingston Road and Via Bella Boulevard - Section 29, Township 26, Range 19.

Memorandum PDD15-671

Comm. Dist. 3

Recommendation: Not Applicable

- R14** NOTED ITEM: Lutz Famous Tate - US 41/Dale Mabry - Preliminary Site/Construction Plan and Stormwater Management Plan and Report (Project No. SML15-042) - Famous Tate of New Tampa, LLC - On the west side of Land O Lakes Boulevard and east of Dale Mabry Highway - Section 26, Township 26, Range 18.

Memorandum PDD15-1681

Comm. Dist. 3

Recommendation: Not Applicable

ADJOURN