

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 (Uilities 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	Kristen M. Hughes, 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 October 22, 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** September 10, 2015 Development Review Committee Meeting - Minutes for Approval.
Memorandum PDD16-072
Comm. Dist. ALL
Recommendation: Approve
- C2** October 8, 2015 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD16-093
Comm. Dist. ALL,
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** Long Lake Ranch Development of Regional Impact (DRI) No. 247 Notice of Proposed Change (NOPC) to amend the Development Order to revise Map H to reflect the relocation of the 5.3 acre Upland Habitat Preservation Area from Village 4 to 5.9 acres in Village 1.
Memorandum PDD16-008
Comm. Dist. 3
Recommendation: Approve
- P2** Alternative Standard Request - Circle K (Parcel 1 of Shoppes of Ballantrae) (Project No. SML15-020) - Circle K Stores, Inc. - An Alternative Standard from the Requirement of the Land Development Code (LDC), Section 901.3, Access Management, More Specifically, Section 901.3.I Access Control. The Applicant is Requesting a Reduction in the Spacing Standard to Allow for a Right-Turn Lane Extension, with a Right-in Only Driveway Along the North Side of S.R. 54
Memorandum PDD16-86
Comm. Dist. 4
Recommendation: Approval with conditions
- P3** Alternative Standard Request - Racetrac Petroleum - Access Corner Clearance, Connection Spacing and Ingress Radius
Memorandum PDD16-097
Comm. Dist. 3

Recommendation: Approval with conditions

- P4** Transportation Corridor Management Variance Request - Racetrac Petroleum - Reduction of Right of Way Preservation Requirement

Memorandum PDD16-080

Comm. Dist. 3

Recommendation: Approval with conditions

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: SML, Commercial Development Review - Estancia Villas Amenity Center (Project No SML15-003) - Standard Pacific of Florida - South Pasco County, south of the future Bella Corsa Boulevard, west of the future Wiregrass Ranch Boulevard, approximately one mile east of Bruce B. Downs Boulevard, and approximately one-half mile north of Chancey Road - Section 17, Township 26, Range 20.

Memorandum PDD16-018

Comm. Dist. 2

Recommendation: Not Applicable

- R2** NOTED ITEM: SML, NAPA Auto Parts LOL, Commercial - Problem Tree Plan Review (Project No. IPR00-018) - LOL Ventures, LLC - 3911 Land O'Lakes Boulevard - Section 24, Township 26, Range 18.

Memorandum PDD16-049

Comm. Dist. 2

Recommendation: Not Applicable

- R3** NOTED ITEM: Subdivision Development Review - Bexley South Parcel 3 Phase 1 - Preliminary Development Plan/Construction Plan, Stormwater Management Plan and Report (Project No.RSD15-007) - NNP-Bexley, LLC - North of S.R. 54 East of Suncoast Parkway, South of Tower Road - Section 19, Township 26, Range 18.

Memorandum PDD15-1538

Comm. Dist. 4

Recommendation: Not Applicable

- R4** NOTED ITEM: Subdivision Development Review - Bexley South Parcel 4 Phase 1 - Preliminary Development Plan/Construction Plan, Stormwater Management Plan and Report (Project No.RSD15-008) - NNP-Bexley, LLC - North of S.R. 54, East of Suncoast Parkway, North of Tower Road - Sections 16, 17, 18, 19, 20, Township 26 S, Range 18 E.

Memorandum PDD15-1539

Comm. Dist. 4

Recommendation: Not Applicable

- R5** NOTED ITEM: Promenade Parkway Extension (Project No. LRG15-024) - Preliminary Site Plan/Construction Plan/Stormwater Management Plan and

Report - SR 54 Land Associates LLC - The southeast portion of West Pasco County on the north side of S. R. 54 from proposed Delancy Street east and south to S.R. 54 - Sections 25, 26, Township 26 S, Range 17 E.

Memorandum PDD15-1704

Comm. Dist. 4

Recommendation: Not Applicable

- R6** NOTED ITEM: Subdivision Development Review - Avalon Park West Parcel E, Phases 1A, 1B and 2 Substantial Modification to Preliminary Development Plan/Construction Plan and Stormwater Management Plan and Report (f.k.a. New River Lakes Parcel E, Phase 1) (Project No. SDU07-007) - Sitex NR Development, LLC - East side of Pasco County, east of River Glen Boulevard, approximately one mile north of SR 54, and one and one-half miles west of Eiland Boulevard - Sections 11,12,13,14, Township 26 S, Range 20 E.

Memorandum PDD15-1785

Comm. Dist. 2

Recommendation: Not Applicable

- R7** NOTED ITEM: SML, Commercial Development Review - The Ridge at Wiregrass Recreation Area - Preliminary/Construction Plan and Stormwater Management Plan and Report (Project No. SML15-043) - Pasco County Associates II, LLLP - South Pasco County, approximately 1,825 feet south of State Road 56, approximately 960 feet northeast of Mansfield Boulevard, and approximately 4,650 feet west of Meadow Pointe Boulevard - Section 28, Township 26, Range 20.

Memorandum PDD16-043

Comm. Dist. 2

Recommendation: Not Applicable

ADJOURN