

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 December 03, 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** Wiregrass Ranch DRI Master Roadway Plan (MRP) Modification request by Ten Broeck Tampa, Inc. and Wiregrass Ranch, Inc. to amend MRP, to amend Conditions of Approval and approve Alternate Standards request from LDC Section 901.3M to remove a portion of Reverse Frontage Road between Parcels M10 and M24. No funding required.
Memorandum PDD16-003
Comm. Dist. 2
Recommendation: Approval with conditions
- P2** MPUD REQUEST (REGULAR) - FCI MPUD Master Planned Unit Development – Florida Citrus Investors, Inc. – Request a Substantial Modification to the MPUD - Located on the West Side of U.S. 41 at the Terminus of Keene Road, Which is Approximately One-Half Mile South of the Intersection of U.S. 41 and S.R. 52 (Parcel ID Nos. 16 25 18-0000-02000-0000, 16 25 18-0000-02200-0000, 17 25 18-0000-00200-0000, and 08 25 18-0000-00300-0010) and contains 160.045 acres, m.o.l.
Memorandum PDD16-7172
Comm. Dist. 2
Recommendation: Approval with conditions
- P3** Comprehensive Plan Amendment - CPAL15 (08) Two Rivers - FLU Amendment to PD and COM with revised Subarea Policy and an Amendment to the Urban Service Area
Memorandum PDD16-284
Comm. Dist. 2
Recommendation: Approve

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Subdivision Development Review - Esplanade at Starkey Ranch Phases 2, 3, 4 Preliminary Development Plan (Project No. RSD15-005) - Taylor Morrison of Florida, Inc. - South Pasco, northeast of the State Road 54 and Starkey Boulevard intersection, approximately 1,200 feet east of Starkey

Boulevard - Sections 20, 19, Township 26, Range 17.

Memorandum PDD16-55

Comm. Dist. 4,

Recommendation: Approve

R2 NOTED ITEM: Preliminary Site/Construction Plan and Stormwater Management Plan and Report With Alternative Standards Request - RaceTrac Petroleum, Inc. - On the southwest corner of U.S. 19 and Little Road - Section 13, Township 24, Range 16.

Memorandum PDD16-033

Comm. Dist. 5

Recommendation: Not Applicable

ADJOURN