

Development Review Committee	Michele L. Baker, County Administrator Heather R. Grimes, Assistant County Administrator (Internal Services) Cathy Pearson, Assistant County Administrator (Public Services) Flip B. Mellinger, 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	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 February 25, 2016 1:30 PM, New Port Richey



"Bringing Opportunities Home"

West Pasco Government Center, Board Room 2nd 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** January 14, 2016 Development Review Committee Meeting - Minutes for Approval.
Memorandum PDD16-669
Comm. Dist. ALL
Recommendation: Approve
- C2** January 28, 2016 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD16-670
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

REGULAR

DEVELOPMENT SERVICES - PLANNING AND DEVELOPMENT

- R1** Preliminary Site/Construction Plan and Stormwater Management Plan and Report – District School Board of Pasco County - Pasco County Elementary School “B” (Bexley South, Phase 4) (Project No. LRG16-009) - District School Board of Pasco County - Approximately 1,500-feet East of Ballantrae Boulevard, North Side of the Future Tower Road and South of Ballantrae Boulevard Extension.
Memorandum PDD16-648
Comm. Dist. 4
Recommendation: Not Applicable

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R2** NOTED ITEM: R.J. Kielty Plumbing, Heating and Cooling - Preliminary Site/Construction Site Plan and Stormwater Management Plan and Report (Project No. LRG15-019) - R.J. Kielty Plumbing, Heating and Cooling, Inc. - On the North side of Massachusetts Avenue, west of Osteen Road - Section 34, Township 25, Range 16.
Memorandum PDD16-117
Comm. Dist. 4

Recommendation: Not Applicable

- R3** NOTED ITEM: MedExpress Urgent Care - Preliminary Site/Construction Plan and Stormwater Management Plan and Report with Alternative Standards Request (Project No. SML15-058) - Twistee, LLC - On the north side of S.R. 52, approximately 560 feet from the S.R. 52 and Little Road intersection - Section 02, Township 25, Range 16.

Memorandum PDD16-382

Comm. Dist. 5

Recommendation: Not Applicable

- R4** NOTED ITEM: Preliminary Site/Construction Plan and Stormwater Management Plan and Report Retail Center at SR 54 (Project No. SML15-054) - SR 54, LLC - On the north side of S.R. 54 approximately 700 feet east of Bruce B. Downs Boulevard - Section 07, Township 26, Range 20.

Memorandum PDD16-607

Comm. Dist. 1

Recommendation: Not Applicable

- R5** NOTED ITEM: SML, Commercial Development Review - Sunray Retail - Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. SML16-006) - RKM Development Corporation - West Pasco County, on the northeast corner of U.S. Highway 19 and Sunray Drive - Section 30, Township 26, Range 16.

Memorandum PDD16-554

Comm. Dist. 3

Recommendation: Not Applicable

- R6** NOTED ITEM: Commercial Subdivision Development Review - Beach House Subdivision (Wiregrass M-24) Preliminary/Construction Development Plan and Stormwater Management Plan and Report (Project No. MSD15-002) - Prevarian Senior Living - South Pasco County on State Road 56, approximately 3,000 feet east of Mansfield Boulevard and approximately 1,200 feet west of the future Hueland Pond Boulevard - Sections 20, 21, 28, 29, Township 26, Range 20.

Memorandum PDD16-542

Comm. Dist. 2

Recommendation: Not Applicable

- R7** NOTED ITEM: Large Commercial Development Review - Hilton Garden Inn, Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No., LRG15-038) - Menna Development & Management Inc. - West Central Pasco, Southwest of Point Village Drive and Northpoint Parkway Intersection - Section 30, Township 26, Range 18.

Memorandum PDD16-547

Comm. Dist. 3

Recommendation: Not Applicable

- R8** NOTED ITEM: Large Commercial Development Review - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report - Camp

Idlewild (LRG15-026) - Camp Idlewild of Florida, Inc. - East Side Henry Road,
South Side Roach's Run, West of Land O'Lakes Blvd. - Section 34, Township 25,
Range 18.

Memorandum PDD16-627

Comm. Dist. 2

Recommendation: Not Applicable

ADJOURN