

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 April 28, 2016 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** March 31, 2016 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD16-1036
Comm. Dist. ALL
Recommendation: Approve
- C2** April 14, 2016 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD16-1037
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** An Ordinance adopting Section 804 of the Pasco County Land Development Code (Ecological Corridors aka Critical Linkages); and other Sections, as necessary, for internal consistency; providing for repealer; providing for severability; providing an effective date. - No Funding Required
Memorandum PDD16-901
Comm. Dist. ALL
Recommendation: Approve
- P2** Large-Scale Comprehensive Plan Amendment – CPAL15(05), Amendment to Map 3-4 Critical Linkages - No Funding Required
Memorandum PDD16-904
Comm. Dist. ALL
Recommendation: Approve
- P3** Alternative Standard Request – Pasco County Fire and Rescue Station Number 12 – Relief From Interconnection Requirement (LDC Section 901.3.M) - The proposed development is located on the north side of Mile Stretch Road and approximately 1,225 feet east of U.S. 19.
Memorandum PDD16-994
Comm. Dist. 3
Recommendation: Approve

- P4** Alternative Standard Request – Epoch Residential - Bexley Apartments – Relief From Full Access Median Spacing Requirement (LDC Section 901.3.I) - Located on the North Side of Future Mentmore Boulevard East of Bexley Village Drive - No Funding Required
Memorandum PDD16-933
Comm. Dist. 4,
Recommendation: Approve
- P5** Amendment 16 to the Land Development Code - Minor Fixes - No Funding is Required
Memorandum PDD16-874
Comm. Dist. ALL
Recommendation: Approve
- P6** Small Scale Comprehensive Plan Amendment, CPAS16 (04) Sienna Village II - From: RES-6 To: OF, Location: South side of S.R. 54, approximately 1,730 feet west of the U.S. 41 and S.R. 54 intersection
Memorandum PDD16-1026
Comm. Dist. 3
Recommendation: Approve

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: MSD Non-Residential Subdivision Development Review - Cypress Creek Town Center North Preliminary/Construction Development Plan (Project No. MSD16-001) - Pasco Ranch, Inc. - 25262 Wesley Chapel Boulevard, Lutz, FL 33559 - on the northeast corner of the intersection of State Road 56 and Wesley Chapel Boulevard - Section 27, Township 26, Range 19.
Memorandum PDD16-947
Comm. Dist. 2
Recommendation: Not Applicable
- R2** NOTED ITEM: Small Commercial Development Review - BJ's Restaurant and Brewhouse Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report and Alternative Standard Request (Project No. SML16-008) - BJ's Restaurants, Inc. - In south-central Pasco County, at the southeast corner of SR 56 and Grand Cypress Drive - Section 27, Township 26 S, Range 19 E.
Memorandum PDD16-917
Comm. Dist. 3
Recommendation: Not Applicable
- R3** NOTED ITEM: Mass Grading Review - Northwood Elementary School Mass Grading (Project No. LRG16-004) - District School Board of Pasco County - In Central Pasco County, north of county Line Road, approximately 1 mile west of Northwood Palms Boulevard -Section 35, Township 26 S, Range 19 E.
Memorandum PDD16-733
Comm. Dist. 3

Recommendation: Not Applicable

- R4** NOTED ITEM: Small Commercial Development Review - McDonald's - Connerton Preliminary Site Plan/Construction Plan, Stormwater Management Plan and Report (Project No. SML15-049) - McDonalds's USA - Central Pasco County, on the northeast corner of Land O'Lakes Boulevard (US 41) and Pleasant Plains Parkway - Section 35, Township 25 S - Range 18 E.
Memorandum PDD16-475
Comm. Dist. 2
Recommendation: Not Applicable

- R5** NOTED ITEM: Small Commercial Development Review - Wendy's at Shoppes at Trinity Lakes - Preliminary Site Plan/Construction Site Plan and Stormwater Management Plan and Report (Project No. SML15-061) - Wendy's Properties, LLC - West Pasco County, at the southwest corner of SR 54 and Community Drive - Section 28, Township 26, Range 17.
Memorandum PDD16-426
Comm. Dist. 3
Recommendation: Not Applicable

- R6** NOTED ITEM: Small Commercial Review - Mu-Grow Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. SML15-035) - KD & AA Properties, LLC- On the southwest corner of Grand Blvd. and Whippoorwill Drive - Section 29, Township 26, Range16.
Memorandum PDD16-975
Comm. Dist. 3
Recommendation: Not Applicable

ADJOURN