

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

April 28, 2016

**THE DOCUMENT WAS PREPARED
IN AGENDA ORDER AS PUBLISHED
AND NOT IN THE ORDER IN WHICH
THE ITEMS WERE HEARD**

**PREPARED IN THE OFFICE OF
PAULA S. O'NEIL, CLERK & COMPTROLLER**

1:30 PM

**West Pasco Government Center, Board Room 1st Floor
8731 Citizens Drive, New Port Richey, Florida 34654**

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

CALL TO ORDER

Called to order at 1:30 p.m.

ROLL CALL

All members were present.

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.

None.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

- C1 March 31, 2016 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD16-1036
 Recommendation: Approve

- C2 April 14, 2016 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD16-1037
 Recommendation: Approve

Approved the Consent Agenda.

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
Recommendation: Approve

Approved Staff's Recommendation.

- P2 Large-Scale Comprehensive Plan Amendment – CPAL15(05), Amendment to Map 3-4 Critical Linkages - No Funding Required
Memorandum PDD16-904
Recommendation: Approve

Approved Staff's Recommendation.

- 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
Recommendation: Approve

Ms. Baker clarified that the Agenda outline should read "Relief from cross access" instead of "Relief from Interconnection".

Approved Staff's Recommendation to include the modified Agenda title.

- 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
Recommendation: Approve

Approved Staff's Recommendation.

- P5 Amendment 16 to the Land Development Code - Minor Fixes - No Funding is Required
Memorandum PDD16-874
Recommendation: Approve

Approved Staff's Recommendation to include modifications as discussed by the Committee.

- 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
Recommendation: Approve

Approved Staff's Recommendation.

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
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
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
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) - McDonald'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
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
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, Range 16.

Memorandum PDD16-975
Recommendation: Not Applicable

Recessed at 3:07 p.m. - Reconvened at 3:16 p.m.

ADJOURN

The meeting adjourned at 4:07 p.m.

Prepared By: Tammy Glisson, Records Clerk I