

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

July 14, 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

**Historic Pasco County Courthouse, Board Rm 2nd Fl
37918 Meridian Avenue, Dade City, Florida 33525**

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 Committee Members were present except Ms. Grimes and Mr. Walsh.

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.

There was none.

CONSENT

Approved Consent Agenda.

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

- C1 June 23, 2016 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD16-1449
 Recommendation: Approve

- C2 May 26, 2016 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD16-1495
 Recommendation: Approve

- C3 June 9, 2016 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD16-1496
 Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 Wiregrass Ranch DRI/MPUD MUTRM Neighborhood Plan portion Parcel
M21 - Locust Branch, LLC
Memorandum PDD16-703
Recommendation: Approval with conditions

Approved Staff's Recommendation of approval with conditions.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1 NOTED ITEM: Commercial Review - Raintree Christian Academy
Preliminary Site Plan/Construction Plan/Stormwater Plan and Report
(Project No. SML16-037) - Raintree Christian School - 4917 State Road 54 -
Section 20, Township 26, Range 16.
Memorandum PDD16-1359
Recommendation: Not Applicable
- R2 NOTED ITEM: Alternative Standards Review - Jiffy Lube Odessa -
Alternative Standards Request (Project No. SML16-057) – Boos
Development Group – North of S.R. 54 and West of Short Avenue - Section
29, Township 26, Range 17.
Memorandum PDD16-1383
Recommendation: Not Applicable
- R3 NOTED ITEM: Commercial Site Review - Foggy Ridge Body Shop,
Preliminary/Construction Site Plan/and Stormwater Management Plan and
Report With Alternative Standards Requests (Project No. LRG16-016) -
Ferman on 54, Inc. - South Pasco County, 1881 Foggy Ridge Parkway, on
the west side of Foggy Ridge Parkway, approximately 350 feet south of
State Road 54 - Section 33, Township 26, Range 19.
Memorandum PDD16-1316
Recommendation: Not Applicable
- R4 NOTED ITEM: Large Commercial Development Review - Bexley
Apartments Preliminary Site Plan/Construction Plan, Stormwater
Management Plan and Report (Project No. LRG16-014) - Epoch Residential
- NE Corner Bexley Village Dr. at Mentmore Blvd, N of SR 54, Section 19,
Township 26, Range 18.
Memorandum PDD16-1261
Recommendation: Not Applicable
- R5 NOTED ITEM: Small Commercial Development Review - Preliminary Site
Plan/Construction Plan/Stormwater Management Plan and Report (Project
No. SML16-015) - Nathan Christmas - Northwest Corner of Gunn Highway
at Interlaken Road (2011 Gunn Highway) - Section 27, Township 26,
Range 17.
Memorandum PDD16-1402
Recommendation: Not Applicable

- R6 NOTED ITEM: Subdivision Development Review - Persimmon Park at Wiregrass Ranch Mass Grading Preliminary Site Plan (Project No. RSD16-006) - Locust Branch, LLC - South Pasco; south side of Chancey Road Phase 2 extension, west of the future Wiregrass Ranch Boulevard Phase 2, approximately 2,250 feet east of Bruce B. Downs Boulevard - Sections 19 and 20, Township 26, Range 20.
Memorandum PDD16-1379
Recommendation: Not Applicable
- R7 Commercial Development Review - Sun Toyota Pre-Owned Parking Expansion - Preliminary Site Plan/Construction Plan and Stormwater Plan and Report (Project No. SML16-043) - New Port Automotive Management, LLC - 3141 US Highway 19 - Section 19, Township 26, Range 16.
Memorandum PDD16-1448
Recommendation: Approve

ADJOURN

Adjourned at 1:41 p.m.

Prepared By: Katie McCormick, Records Clerk II