

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

September 15, 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 members were present except Mr. Mellinger.

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.

Mr. David Lopez spoke regarding sinkholes.

CONSENT

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 Development Agreement Between Pasco County and Thornwood Associates, LLC - No Funding Required
Memorandum PDD16-1846
Recommendation: Approve

Approved Staff's recommendation.

- P2 Large-Scale Comprehensive Plan Amendment – CPAL16(10), Connected City, the creation of new Chapter 14 and associated policies establishing the Connected City Corridor Overlay. No Funding Required.
Memorandum PDD16-1728
Recommendation: Approve

Continued to October 13, 2016.

- P3 MPUD REZONING REQUEST (REGULAR) – Hagman Properties, Inc. and Canaan Development Corp. - US 41 / Dale Mabry MPUD – South of the Apex of US 41 and N. Dale Mabry Highway – Substantial Modification Request (Rezoning from MPUD to an MPUD) to the Currently Approved

MPUD to Increase Remaining Retail Entitlements to 155,000 Square-Feet and Remaining Office Entitlements to 62,000 Square Feet - No Funding Required

Memorandum PDD16-1104

Recommendation: Approval with conditions

Approved Staff's recommendation with added conditions.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1 NOTED ITEM: Commercial Review - Sunchaser J -Preliminary Site Plan (Project No. LRG16-023) - Sunchaser Development II, LLC - South of SR 54, East of Bellamy Bros Boulevard - Sections 07, 12, Township 25, Ranges 20,19.
 Memorandum PDD16-1700
 Recommendation: Not Applicable
- R2 NOTED ITEM: Subdivision Development Review - Preliminary Development Plan-Non-Residential-Mixed Use/Construction Plan/Stormwater Management Plan and Report - Fox Wood Commerce Park Lot 3 Split (Project No. NSD16-002) - Trinity Senior Living, LLC, West Pasco County, at the northeast corner of blue Fox Way and Trinity Boulevard intersection - Section 31, Township 26, Range 17 East.
 Memorandum PDD16-1693
 Recommendation: Not Applicable
- R3 NOTED ITEM: Subdivision Development Review - Pristine Lake Preserve - Preliminary/Construction Development and Stormwater Management Plan and Report (Project No. RSD16-009) - Southern Crafted Homes - Central Pasco County, on the west side of Ehren Cutoff at the intersection of Parkway Boulevard - Sections 1, 6, Township 26, Ranges 18, 19.
 Memorandum PDD16-1712
 Recommendation: Not Applicable
- R4 NOTED ITEM: Subdivision Development Review - Wiregrass Ranch Boulevard, Phase 4, Mass Grading Plan (Project No. LRG16-018) - Locust Branch, LLC - South Pasco County, north of Chancey Road and extending north to State Road 54 - Sections 7, 17, 18, Township 26, Range 20.
 Memorandum PDD16-1757
 Recommendation: Not Applicable
- R5 NOTED ITEM: Commercial Review - Hunters Ridge Multi-Family - Preliminary Site Plan/Construction Plan/Stormwater Plan and Report (Project No. LRG16-028) - Tri County Development - On the northeast side of Little Road, north of Schwartz Street, northwest of Rancho Del Rio Drive - Section 11, Township 26, Range 16.
 Memorandum PDD16-1742
 Recommendation: Not Applicable

- R6 NOTED ITEM: Commercial Development Review - Rowe Corporate Office Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. SML16-039) - Robert M. Rowe - Central and South Pasco County, on the west side of Land O Lakes Boulevard, approximately 920 feet south of Lake Patience Road - Section 24, Township 26, Range 18. Memorandum PDD16-1722
Recommendation: Not Applicable
- R7 NOTED ITEM: Commercial Site Review - Fairfield Inn and Suites Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report with Alternative Standard (Project No. LRG16-022) - MLD 5, LLC - South Pasco, on the north side of Anise Drive, approximately 2,885 feet west of Wiregrass Ranch Boulevard and 470 feet north of State Road 56 - Section 30, Township 26, Range 20. Memorandum PDD16-1694
Recommendation: Not Applicable
- R8 NOTED ITEM: Commercial Development Review - Enterprise Facility No. 42K1 Improvements Preliminary Site Plan/Construction Plan (Project No. SML16-061) - Enterprise Holdings - South Pasco; north side of Wesley Chapel Boulevard, approximately 235 feet west of the Bruce B. Downs intersection and 960 feet east of Interstate 75 - Section 07, Township 26, Range 20. Memorandum PDD16-1755
Recommendation: Not Applicable

ADJOURN

Recessed at 2:52 p.m. (1:21:28) Reconvened at 3:02 p.m. (1:21:42)

Adjourned at 4:13 p.m.

Prepared by: Katie McCormick, Records Clerk II