

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

March 30, 2017

**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
Erik Breitenbach, Acting, 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 1:33 p.m.

ROLL CALL

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

No one spoke.

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

Approved Consent Agenda item C1.

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

- C1 December 6, 2016 Special Development Review Committee Meeting -
Minutes for Approval
Memorandum PDD17-1054
Recommendation: Approve

Approved as part of the Consent Agenda.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 MPUD Request (Regular) – Bexley North MPUD – Bexley Ranch Land
Trust, LSBS Incorporated, and NNP-Bexley LLC – Proposed is a
Substantial Modification to the Currently Approved MPUD (Rezoning from
MPUD to an MPUD) to Allow Substantial Changes to the Conditions of
Approval and the Master Plan – No Funding Required (DRC Public Hearing:
3/30/17, at 1:30 p.m., NPR)
Memorandum PDD17-7242
Recommendation: Approval with conditions

Approved to add language to the CIP that reads “if the County decides to construct Sunlake Boulevard, which it has no obligation to do”.

Approved with the modified condition.

- P2 DEVELOPMENT OF REGIONAL IMPACT (DRI) AMENDMENT REQUEST (REGULAR) – Suncoast Crossings DRI – Land Investment Partners, LLC – Notice of Proposed Change (NOPC) Substantial Modification to Suncoast Crossings DRI No. 246, East Side Parcels Located East of Suncoast Parkway and South of S.R. 54 to Amend the Development Order (DO), Amend Map H, Amend the Land Use Table, Revise the Land Use Equivalency Matrix, Extend Phase and Buildout Date for Phases 1 and 2, East Side, and to Revise DRI Reporting from Annual to Biennial – No Funding Required.
Memorandum PDD17-817
Recommendation: Approval

Approved to receive and file materials submitted by Mr. Clarke Hobby.

Approved.

- P3 MPUD Request (Regular) – Suncoast Crossing MPUD - Land Investment Partners, LLC 21 – Rezoning Request (Substantial Modification) from an MPUD to an MPUD to Allow 300 Multi-Family Residential and Substantial Changes to the Master Plan and Conditions of Approval – No Funding Required
Memorandum PDD17-7204A
Recommendation: Approval with conditions

Approved.

- P4 Application for Alternative Relief - Evan Meade - 5205 Porpoise Place, New Port Richey, Florida – Request for Continuance - No Funding Required
Memorandum CAO17-3102
Recommendation: Continuance Requested

Continued to April 27, 2017 at 1:30 p.m. in New Port Richey.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

Agenda items R1 through R3 were noted.

- R1 NOTED ITEM: Commercial Review - Preliminary Site Plan/Construction Plan - Fairhaven Baptist Church, Zephyrhills Christian Academy (Project No. LRG16-065) - Environmental Engineering Consultants, Inc. - Central

Pasco County, north of Eiland Boulevard, approximately 240 feet east of Clifton Down Drive, Sections 05, 06, Township 26, Range 21.

Memorandum PDD17-850

Recommendation: Not Applicable

- R2 NOTED ITEM: Commercial Site Review - Burger King at River Ridge Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. PSP17-015) - BravoTampa, LLC - West Pasco, on the southwest corner of Ridge Road and Decubellis Road, New Port Richey, FL - Sections 29,32, Township 25, Range 17.

Memorandum PDD17-905

Recommendation: Not Applicable

- R3 NOTED ITEM: Commercial Site Review - Audi of Wesley Chapel Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. PSP17-042) - Dimmitt Automotive Group/Gulf Hammock Realty, LLC - South Pasco, on the northeast corner of State Road 56 and Lajuana Boulevard, Wesley Chapel, FL - Sections 30, 29, Township 26, Range 20.

Memorandum PDD17-938

Recommendation: Not Applicable

ADJOURN

Adjourned at 2:55 p.m.

***Prepared by: Amanda Damminger, Records Clerk I
Board Records Division***