

**DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA**

**ANNOTATED AGENDA**

**June 09, 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**

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**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

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## CALL TO ORDER

*Called to order at 1:40 p.m.*

## ROLL CALL

*All members were present with the exception of Ms. Grimes.*

## 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.

*Ms. Nancy Debosek noted for the record that she was opposed to the proposals being discussed at the meeting. She spoke regarding her family's history in Pasco County, the number of acres owned by her and her husband, restricted property values, investment properties, and property owners were not aware of the changes until they attempted to sell their property.*

## CONSENT

### CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

*Approved the Consent Agenda.*

- C1      April 28, 2016 DRC Meeting - Minutes for Approval  
            Memorandum    PDD16-1243  
            Recommendation:    Approve
  
- C2      May 12, 2016 Development Review Committee Meeting - Minutes for  
            Approval  
            Memorandum    PDD16-1244  
            Recommendation:    Approve

## PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 CPAL16(02) Brightwork Crossing; Comprehensive Plan Map Amendment Large; From: Retail/Office/Residential (ROR) and Residential-3 (RES-3); To: Planned Development (PD) with subarea policy and Conservation (CON); Location: on the northwest corner of the State Road 54/Wesley Chapel Boulevard Intersection approximately 500 feet southwest of Wesley Chapel Boulevard.  
Memorandum PDD16-1253  
Recommendation: Approve

***Approved to the change from "commercial" to "commercial/office to include PO2 for office" throughout the subarea policies.***

***Approved Staff's Recommendation to include the noted changes.***

- P2 MPUD Rezoning Request (Regular) – John C. Yowell and Deborah J. Yowell - Brightwork Crossing MPUD – Rezoning Request From C-1, C-2 and A-C to MPUD to Allow 350 Multiple-Family Dwelling Units; 250,000 Square-Foot Commercial; and 150 Room Hotel - Located on the Northwest Corner of the Intersection of S.R. 54 and Wesley Chapel Boulevard, Approximately 570 Feet West and Approximately 814 Feet North of the Intersection, in Section 27, Township 26S, Range 19E - No Funding Required  
Memorandum PDD16-7180  
Recommendation: Approval with conditions

***Approved to the change from "commercial" to "commercial/office" throughout the subarea policies.***

***Approved Staff's Recommendation to include the noted changes.***

- P3 An Ordinance adopting Section 604 of the Pasco County Land Development Code, Northeast Pasco Rural Protection Overlay District; and other Sections, as necessary, for internal consistency; providing for repealer; providing for severability; providing an effective date  
Memorandum PDD16-1257  
Recommendation: Approve

***The following individuals spoke regarding the item; Mr. Richard Riley, Ms. Judy Geiger, Ms. Mignon Edwards, Ms. Irene Jordan, Ms. Jill Yelverton, Mr. Paul Boetcher, Ms. Alma Coston, Mr. John Nicollete, Mr. Terry Schrader, Mr. Joel Tew, Mr. Joel Coston, Ms. Diane Beuthe, Mr. Clarke Hobby, and Ms. Nancy Hazelwood. Key concerns and comments included open spaces; surrounding wildlife, founding families; education of youth in the area; rural overlay districts; the importance of the citrus industry; the location of commercial and clustered homes that needed setbacks; the agricultural community; local ranches becoming***

***developments; and the desire to not have another Wesley Chapel in the Dade City area.***

***Approved to receive and file documents presented by Ms. Nancy Hazelwood.***

***Approved Staff's Recommendation.***

- P4      An Ordinance adopting Section 603 of the Pasco County Land Development Code (Connected City Stewardship District) with Connected City Financial Plan, Connected City Master Roadway Plan and associated Cross-Sections, and Connected City Conceptual Utilities Plan by reference; and other Sections, as necessary, for internal consistency; providing for repealer; providing for severability; providing an effective date  
Memorandum   PDD16-1258  
Recommendation:   Approval with conditions

***Continued to July 25, 2016 in Dade City.***

- P5      Alternative Standard Request - FC Webster LLC / Duane Bishop, EVP Chief Operating Officer - Relief From Driveway Corner Clearance / Connection Spacing Standards (LDC Section 901.3.I) - The proposed development is located on the north side of State Road 56 (S.R. 56) approximately 1,550 feet east of Shops at Wiregrass - No Funding Required.  
Memorandum   PDD16-1264  
Recommendation:   Approve

***Approved Staff's Recommendation to include the condition that the applicant install a right turn lane exact design to be negotiated with the County Engineer as indicated as in the traffic analysis performed by the applicant.***

## **REGULAR**

### **NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY**

***Agenda Items R1 & R2 were noted.***

- R1      Noted Item: Small Commercial Review - New River Church - Sanctuary Addition - Preliminary Site Plan/Construction Plan/Stormwater Plan and Report (Project No. SML13-011) - Primitive Methodist Church (aka New River Church) - 4210 Ernest Drive - Section 13, Township 26, Range 20.  
Memorandum   PDD16-1224  
Recommendation:   Not Applicable
- R2      NOTED ITEM: Large Commercial Review-Mitchell 54 West Mass Grading (Project No. LRG15-039) - Kemr Properties, LLC - On the southwest corner of S.R. 54 and Little Road, extending west to Mitchell Ranch Road - Sections 23, 26, Township 26, Range 16.  
Memorandum   PDD16-1196  
Recommendation:   Not Applicable

*Recessed at 3:49 p.m. and Reconvened at 3:56 p.m.*

**ADJOURN**

*The meeting adjourned at 4:18 p.m.*

*Prepared By: Tammy Glisson, Records Clerk I*