

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

August 11, 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 1:34 p.m.

ROLL CALL

All Committee 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

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 MPUD REZONING REQUEST (REGULAR) – Schickedanz Bros – Hammock Pines LTD, and Pasco County Associates I, LLLP - Wyndfields MPUD – Rezoning Request From MPUD to MPUD to Allow 1,792 Single Family Dwelling Units; 993 Multi-Family/Townhouses/Condo Units; 52,272 Square Feet of Commercial; and 15,000 Square Feet of Office on Approximately 1,176.10 Acres; an Alternative Standards Request From Section 901.1.G.3 of the Land Development Code and the Termination of the DA - Located on the South Side of S.R. 54, Approximately 250 Feet East of Fox Ridge Boulevard, Extending South for Approximately 2.5 Miles, in Portions of Sections 14, 23, and 26, Township 26 South, Range 20 East - No Funding Required
Memorandum PDD16-7187
Recommendation: Approval with conditions

Approved modification to Condition 18 to remove "little two" from the verbiage.

Approved modification of approval of office square feet from 15,000 to 41,000 and modification of Condition 43 to approved 41,000 square feet of office entitlements and a minimum of 3.4 acres of land area and to include leeway given to Staff to correct other

conditions to match the intent of the DRC.

Approved DRC's recommendation of approval except for the gap on Exhibit E south of S.R. 56 which the DRC wanted to be included.

Approved balance of the agenda item subject to working out the gap on Exhibit E and modifications that would be made to the school conditions prior to the BCC meeting that would be held on September 13, 2016.

- P2 SR 56 Funding Agreement Amendment between Pasco Co, Schickedanz Bros., Inc., & Pasco Co Associates I, LLLP for construction of a portion of a 6.13 mile segment of SR 56, from Meadowpointe Boulevard to US 301, to reflect Wyndfields MPUD (#7187) petition for an MPUD Master Planned Unit Development amendment. No funding required.
Memorandum PDD16-1504
Recommendation: Approve

Approved Staff's Recommendation.

- P3 MPUD REZONING REQUEST (REGULAR) – Secret Promise Ltd. - Fort King Ranch MPUD – Rezoning Request (Substantial Modification) from an MPUD Master Planned Unit Development District to an MPUD Master Planned Unit Development District to Allow a Total of 1,278 Single-Family Residential, Multi-Family Residential, and 50,000 Square-Feet of Retail/Commercial on 3,535.2 acres, m.o.l. - On the North Side of SR 52, Approximately Three-Quarter Miles East of Ehren Cutoff in Sections 32, 33, 34 and 35, Township 24 South, Range 19 East; and Sections 02, 03, 04, 09, 10 and 11, Township 25 South, Range 19 East -.No Funding Required
Memorandum PDD16-7157
Recommendation: Approval with conditions

Approved modified language to Condition 11 as presented by Staff.

Approved modified language to Condition 42 as read by Staff.

Approved original Condition 48 d. as presented by Staff.

Approved Staff's Recommendation to included approved changes to conditions as presented by Staff.

- P4 Development Agreement between Pasco County and Thornwood Associates, LLC
Memorandum PDD16 1625
Recommendation: Approve

Continued to September 15, 2016 at 1:30 p.m. in Dade City.

P5 Large Scale Comprehensive Plan Amendment - CPAL15(01) Fort King
Ranch
Memorandum PDD16-1626
Recommendation: Approve

Approved Staff's Recommendation.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

Agenda Item R1 was noted.

R1 NOTED ITEM: Small Commercial Review - Amici Pizza - Preliminary Site
Plan/Construction Plan/ Stormwater Management Plan and Report (Project
No. SML16-004) - Andrea and Josephine Mannino - Northeast corner of
Wesley Chapel Boulevard (CR 54) and Magnolia Boulevard - Section 14,
Township 26, Range 19.
Memorandum PDD16-1577
Recommendation: Not Applicable

ADJOURN

The meeting adjourned at 4:34 p.m.

Prepared By: Marie Miller, Records Clerk II