

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

November 10, 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 Room, 2nd
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 1:31 p.m.

ROLL CALL

All Committee members were present. Ms. Cathy Pearson arrived to the meeting at 1:44 p.m.

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

None.

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

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 August 11, 2016 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-159
Recommendation: Approve

Approved.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

P1 ALTERNATIVE STANDARDS - Oakley Grove Development, LLC/GNC General Nutrition Center - Increase the Allowable Wall Sign Area on the Front Store Elevation - South Central Pasco County - On the South Side of Coconut Palm Lane Approximately 300 Feet East of Oakley Boulevard and Approximately 450 Feet West of Wesley Grove Boulevard, within The Grove at Wesley Chapel Shopping Center - Section 6, Township 26 South, Range 20 East - Containing 120.5 Acres, M.O.L.
Memorandum PDD17-2058
Recommendation: Approval with conditions

Approved.

- P2 ALTERNATIVE STANDARDS - Oakley Grove Development, LLC/Toys R' Us/Babies R' Us - Increase the Allowable Wall Sign Area on the Front Store Elevation - South Central Pasco County - On the South Side of Orange Quarter Lane Approximately 300 Feet East of Oakley Boulevard and Approximately 550 Feet West of Wesley Grove Boulevard, within The Grove at Wesley Chapel Shopping Center - Section 6, Township 26 South, Range 20 East - Containing 120.5 Acres, M.O.L.
Memorandum PDD17-2059
Recommendation: Approval with conditions

Approved.

- P3 AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, ESTABLISHING A MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR, OR THE APPROVAL OF, PERMITS OR DEVELOPMENT ORDERS FOR TOWERS WITHIN RIGHTS-OF-WAY; PROVIDING FOR ENFORCEMENT, VIOLATIONS AND PENALTY; APPLICABILITY; REPEALER; PROVIDING FOR SEVERABILITY, INCLUSION IN THE PASCO COUNTY LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE. - No Funding Required
Memorandum PDD17-0192
Recommendation: Approve

Approved.

- P4 AN ORDINANCE AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE SECTION 602, J. "BEN" HARRILL VILLAGES OF PASADENA HILLS, SUBSECTION 602.5 LEGAL IDENTIFICATION OF REAL ESTATE PARCELS WITHIN THE DISTRICT; EXHIBIT 602-A PARCEL ID LIST; EXHIBIT 602-B BOUNDARY; AND SUBSECTION 602.8.M.6 IMPACT FEES, MOBILITY FEES, AND DEVELOPMENT FEE SURCHARGES; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE - LPA 11-10-16 - NO FUNDING REQUIRED
Memorandum PDD17-206
Recommendation: Approve

Approved with additional language to make boundaries in tax increment ordinance match.

- P5 AN ORDINANCE AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE ADOPTING NEW SECTION 603, ESTABLISHING THE CONNECTED CITY STEWARDSHIP DISTRICT, AND THE ADOPTION OF THE CONNECTED CITY MASTER ROADWAY PLAN AND ASSOCIATED CROSS-SECTIONS; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE - LPA 11-10-16 - NO FUNDING REQUIRED
Memorandum PDD17-201

Recommendation: Approve

Approved with changes.

P6 A RESOLUTION ADOPTING THE CONNECTED CITY FINANCIAL PLAN AND WHICH WILL BE APPLICABLE WITHIN THE CONNECTED CITY STEWARDSHIP DISTRICT - LPA 11-10-16 - NO FUNDING REQUIRED
Memorandum PDD17-202
Recommendation: Approve

Approved.

P7 A RESOLUTION ADOPTING THE CONNECTED CITY CONCEPTUAL UTILITY PLAN AS REFERENCED IN THE CONNECTED CITY STEWARDSHIP DISTRICT - LPA 11-10-16 - NO FUNDING REQUIRED
Memorandum PDD17-204
Recommendation: Approve

Approved.

P8 A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (CPAL) TO MODIFY COMPREHENSIVE PLAN MAP 2-13 RURAL AREAS, AREA 4 BOUNDARY - LPA 11-10-16 - NO FUNDING REQUIRED
Memorandum PDD17-205
Recommendation: Approve

Approved.

P9 LARGE SCALE COMPREHENSIVE PLAN AMENDMENT CPAL16(09) VILLAGES OF PASADENA HILLS (VOPH) MAPS PH-1 - PH8 - LPA 11-10-16 - NO FUNDING REQUIRED
Memorandum PDD17-207
Recommendation: Approve

Approved.

REGULAR

Discussion regarding the need to schedule a special meeting on December 6, 2016 at 8:30 a.m. in Dade City to discuss the proposed medical marijuana ordinance.

ADJOURN

The meeting adjourned at 4:43 p.m.

Prepared By: Amanda Dammingier, Records Clerk I

Board Records Division

