

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

March 09, 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

**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 with the exception of Ms. Grimes, whose absence was excused.

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

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 MPUD REZONING REQUEST (CONTINUANCE) - Price, William and Price, Pickens - Townsend Heights MPUD - Rezoning Request from A-C Agricultural and A-R (Agricultural-Residential) to an MPUD Master Planned Unit Development to Allow 13,000 Square-Feet Office; 13,000 Square-Feet Commercial/Retail; and 37 Single-Family Detached/ Attached/Mobile Homes - Located on the Southeast Corner of U.S. 301 and Townsend Road, Extending Approximately 660-Feet East of Pride Lane (Parcel ID No. 14-25-21-0010-07000-0000 - No Funding Required
Memorandum PDD17-864
Recommendation: Continuance Requested to the April 13, 2017, at 1:30 p.m., in Dade City

Continued to to April 13, 2017 at 1:30 p.m. in Dade City.

- P2 MPUD REQUEST (REGULAR) - Quail Hollow MPUD -- Pasco Office Park, LLC - Rezoning Request from R-1 to MPUD to Allow 400 Single Family Detached Dwelling Units, 10,000 Square Feet of Day Care and 30,000 Square Feet of Office - Located on Old Pasco Road Approximately One Mile North of Wesley Chapel Boulevard Northwest of the Intersection of I-75

and Wesley Chapel Boulevard - No Funding Required
Memorandum PDD17-7198
Recommendation: Approval with conditions

Approved to change the net density value in Finding of Fact number 5 from 3.23 to 2.98.

Approved to receive and file materials provided by Mr. James Luczynski, Ms. Anna Spenceley, Ms. Cindy Lunghofer, Mr. Dennis Lunghofer, and Ms. Barbara Wilhite, P.A..

Approved with Mr. Williams voting nay.

P3 Transportation-Corridor Management Variance Request - Boarshead Ranch, LLC - Request to be exempted from ROW preservation and dedication requirement on US Hwy 98 - No funding required
Memorandum PDD17-885
Recommendation: Continuance Requested

Continued to April 13, 2017 at 1:30 p.m. in Dade City.

P4 Large Scale Comprehensive Plan Map and Text Amendment - CPAL 17(03) Wiregrass Ranch, located on the east side of Bruce B. Downs Boulevard (SR 581), extending from the intersection of SR 581 and SR 56 north to the intersection of SR 581 and SR 54 and on the south side of SR 56 Extension -Funding is not required.
Memorandum PDD17-685
Recommendation: Approve

Approved.

P5 Alternative Standard Request (CONTINUANCE) — 54 & 581, LLC - Wesley Chapel Chick-Fil-A (Project Number SML16-091) - Relief From Land Development Code (LDC) Section 901.3, Access Management - Located on Wesley Chapel Boulevard Approximately 400 Feet East of Bruce B. Downs Boulevard - No Funding Required
Memorandum PDD17-920
Recommendation: Continuance Requested to April 12, 2017, DRC at 1:30 p.m. in Dade City

Continued to April 13, 2017 at 1:30 p.m. in Dade City.

P6 Small Scale Comprehensive Plan Map Amendment – CPAS 17(01) Roopani Development from RES-6 (Residential 6 du/ga) to COM (Commercial), located on the southeast corner of S.R. 54 and Curley Road Parcel ID: 09-26-20-0000-00400-0000 (Public Hearing: LPA March 09, 2017 at 1:30 PM) Funding is not required for this recommendation.
Memorandum PDD17-283
Recommendation: Approve

Approved.

- P7 AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE, ORDINANCE 89-21 AS AMENDED; PROVIDING FOR DESIGN, OPERATIONS AND MAINTENANCE STANDARDS FOR COMMUNITY GARDENS, MARKET GARDENS AND COMMUNITY FARMS IN PASCO COUNTY; AMENDING CHAPTER 500 ZONING STANDARDS, SECTIONS 503 THROUGH 529 PRINCIPAL USES, PERMITTED USES, ACCESSORY USES AND CONDITIONAL USES BY ZONING CLASSIFICATION; CREATING SECTION 406.8 GARDEN PLAN PERMITS; AMENDING APPENDIX A, DEFINITIONS; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION INTO THE LAND DEVELOPMENT CODE, MODIFICATION AND AN EFFECTIVE DATE. - Amount \$0.00
Memorandum PDD17-681
Recommendation: Approve

Approved.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1 NOTED ITEM: Commercial Development Review - Curley Road Storage Preliminary Site Plan/Construction Plan/Stormwater Management Report and Plan (Project No. LRG16-067) - Johnson Development Associates, Inc. - South Pasco, on the southwest corner of the intersection of State Road 54 and Wesley Chapel Loop - Section 09, Township 26, Range 20.
Memorandum PDD17-812
Recommendation: Not Applicable
- R2 NOTED ITEM: Commercial Development Review - Starkey Ranch Downtown Neighborhood Multi-Family Preliminary Site Plan (Project No. PSP17-013) - WS-TSR, LLC - South Pasco, on the northwest side of the State Road 54 and proposed Gunn Highway Extension Intersection - Section 27, Township 26, Range 17.
Memorandum PDD17-877
Recommendation: Not Applicable
- R3 NOTED ITEM: Commercial Subdivision Development Review - Dean Dairy Road and Eiland Boulevard Commercial Site-Preliminary Development Plan/Construction Plan and Stormwater Management Plan and Report (Project No. NSD16-004) - Streetside at Zephyrhills, LLC - East Pasco; Northeast corner of Dean Dairy Road and Eiland Boulevard; approximately 800 feet south and 700 feet east of the Zephyrhills City Limits - Section 04, Township 26, Range 21.
Memorandum PDD17-360
Recommendation: Not Applicable

ADJOURN

Adjourned at 5:19 p.m.

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