

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

April 13, 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 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 1:30 p.m.

ROLL CALL

All member were present except Mr. Breitenbach.

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.

There was none.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 February 9, 2017 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD17-1130
 Recommendation: Approve

Approved.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

P1 MPUD Request (Regular) – Chapel Creek MPUD – Chapel Creek Land Partners, LLC, et. al. – Substantial Modification Request to an Approved MPUD to Modify the Master Plan and Conditions of Approval - No Funding Required
 Memorandum PDD17-7232
 Recommendation: Approval with conditions

Approved Staff's Recommendation with a modification to condition 37.

- P2 MPUD Request (Regular) — Townsend Heights MPUD – Price, William and Price, Pickens - 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 – No Funding Required
Memorandum PDD17-7030
Recommendation: Approval with conditions

Continued to May 11, 2017, Dade City.

- P3 Alternative Standard Request – Chick-Fil-A, Wesley Chapel (Project Number SML16-091) - Relief From Land Development Code (LDC) Section 901.3, Access Management - No Funding Required
Memorandum PDD17-1110
Recommendation: Denial

Approved Staff's Recommendation of Denial with Ms. Pearson voting nay.

- P4 Transportation Corridor Management Variance Request - Boarshead Ranch LLC - US 98 - Applicant requests to be exempt from the requirement that conveyances be free and clear of all liens and encumbrances - No funding required
Memorandum PDD17-1154
Recommendation: Approval with conditions

Approved Staff's Recommendation.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1 NOTED ITEM: Commercial Development Review - Wesley Chapel Martial Arts Academy Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. SML16-041)
Memorandum PDD17-781
Recommendation: Not Applicable
- R2 NOTED ITEM: Commercial Development Review - Wesley Chapel Seventh Day Adventist Church Community Services Building Preliminary Site Plan/Construction Plan (Project No. SML16-084) - Griffith Construction - South Pasco, on the south east corner of the State Road 54 and Lado Drive intersection - Section 13, Township 26, Range 20.
Memorandum PDD17-961
Recommendation: Not Applicable
- R3 NOTED ITEM: Commercial Development Review - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report - Cypress Creek Town Center North Wendy's (Project No. SML16-095) - JAE Restaurant Group - South Central Pasco; northeast corner of the State

Road 56 and Wesley Chapel Boulevard intersection, approximately 2,800 feet west of Interstate 75, Section 27, Range 26, Township 19

Memorandum PDD17-649

Recommendation: Not Applicable

- R4 NOTED ITEM: Commercial Development Review - NCA Office and Retail - Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. SML16-059) - Nye Commercial Advisors - South Pasco County, on the northwest corner of Bruce B. Downs Boulevard and Stockton Drive - Section 18, Township 26, Range 20.

Memorandum PDD17-231

Recommendation: Not Applicable

- R5 NOTED ITEM: Commercial Review - Cypress Preserve - Preliminary Development Plan Phases 1-4/Construction Plan/Stormwater Plan Phase 1 Only (Project No. RSD16-019) - Lester DW & Sons, Inc. & Florida Citrus Investors, Inc. - South of S.R. 52, West of Land O'Lakes Boulevard - Sections 16,17, Township 25 S, Range 18 E

Memorandum PDD17-1068

Recommendation: Not Applicable

- R6 NOTED ITEM: Commercial Review - Rebar Properties (Project No. SML16-088) - Preliminary Site Plan/Construction Plan/Stormwater Plan and Report - Rebar Properties - Pasco II, LLC - North of Hudson Avenue, West of Softwind Lane - Section 25, Township 24, Range 17

Memorandum PDD17-1000

Recommendation: Not Applicable

ADJOURN

Adjourned at 2:52 p.m.

Prepared by: Katie McCormick, Records Clerk II