

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

May 11, 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

Dan Biles, 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

CALL TO ORDER

Called to order at 1:30 p.m.

ROLL CALL

All members were present except Mr. Breitenbach and Ms. Pearson.

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

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

- C1 February 23, 2017 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD17-1273
 Recommendation: Approve

Approved Staff's Recommendation.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 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 – Located on the Southeast Corner of U.S. 301 and Townsend Road, Extending Approximately 660-feet East of Pride Lane - No Funding Required
 Memorandum PDD17-7030
 Recommendation: Approval with conditions

Approved Staff's Recommendation.

- P2 MPUD Master Planned Unit Development Modification Request – Bexley South MPUD – NNP-Bexley, LLC – A Substantial Modification to the Bexley South MPUD Conditions of Approval – Located on the North Side of SR 54, Approximately 1,800 Feet East of the Suncoast Parkway, and North and South side of Tower Road, in Sections 07, 16, 17, 18, 19, and 30, Township 26 South, Range 18 East - No Funding Required
Memorandum PDD17-7250
Recommendation: Approval with conditions

Approved Staff's Recommendation.

- P3 Alternative Standard – Oakley Grove Development – Amendment to Conditions of Approval for Reduction of Signal Spacing Requirement (LDC Section 901.3.I) – The proposed traffic signal and median modification will be located at the intersection of Oakley Boulevard and Wesley Chapel Boulevard, west of the I-75 interchange - No Funding Required
Memorandum PDD17-1283
Recommendation: Approval with conditions

Approved Staff's Recommendation.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

Agenda Items N1 through N7 were noted.

- R1 NOTED ITEM: Commercial Subdivision Development Review - Cypress Creek Town Center Lot 4 - Preliminary Development Plan/Construction Plan and Stormwater Management Plan and Report (Project No. NSD17-001) - HRES Cypress Creek, LLC - South Central Pasco County, on the southeast corner of S.R. 56 and Wesley Chapel Boulevard, Section 27, Township 26 S, Range 19 E.
Memorandum PDD17-1200
Recommendation: Not Applicable
- R2 NOTED ITEM: Commercial Development Review - Zaxby's Restaurant Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. PSP17-012) - Centurion Southeast, LLC - West Pasco County, on the south side of Ridge Road approximately 975 feet west of Decubellis Road, Section 29, Township 25 S, Range 17 E
Memorandum PDD17-995
Recommendation: Not Applicable
- R3 NOTED ITEM: Commercial Development Review - Sun Vista Drive Retail - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. SML16-092) - Cypress Creek NVH, LLC - South Central Pasco County, on the southeast corner of SR 56 and Wesley

Chapel Boulevard, Section 27, Township 26 S, Range 19 E
Memorandum PDD17-1069
Recommendation: Not Applicable

- R4 NOTED ITEM: Commercial Development Review - Northpointe Parkway Extension Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. PSP17-052) - Mettler Toledo, LLC - Southwest Pasco County, at the existing southern terminus of Northpointe Parkway, approximately one-half mile south of SR 54 - Section 31, Township 26 S, Range 18 E.
Memorandum PDD17-1216
Recommendation: Not Applicable
- R5 NOTED ITEM: Commercial Development Review - Preliminary Site Plan/Construction Plan/Stormwater Plan - Popeye's Wesley Chapel (Project No. SML15-056) - Legacy ASI, LLC - South Side of CR 54 East of I-75 (28014 Wesley Chapel Boulevard) - Section 07, Range 26, Township 20
Memorandum PDD16-1479
Recommendation: Not Applicable
- R6 NOTED ITEM: Commercial Development Review - Starkey Ranch Night Star Trail - Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. PSP17-021) - WS-TSR, LLC - South Pasco County, approximately 3,300 feet east of Starkey Boulevard - Sections 20,21, Range 26, Township 17
Memorandum PDD17-1192
Recommendation: Not Applicable
- R7 NOTED ITEM: Subdivision Development Review - Starkey Ranch Parcel 7 - Construction Site Plan and Stormwater Management Plan and Report (Project No. RSD17-008) - WS/TSR, LLC - South Pasco County, between the future Rangeland Boulevard and the future Lake Blanche Drive, approximately 1.3 miles east of Starkey Boulevard - Section 20, Township 26, Range 17
Memorandum PDD17-1221
Recommendation: Not Applicable

ADJOURN

Adjourned at 1:49 p.m.

Prepared by: Katie McCormick, Records Clerk II, Board Records Division