

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

July 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 Room 2nd FL
37918 Meridian Avenue, Dade City, Florida 33525**

Development Review Committee

Dan Biles, P.E., 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 Ms. Pearson. The School Board was represented by Ms. Betsy Kuhn.

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 May 11, 2017 Development Review Committee Meeting - Minutes for Review
Memorandum PDD17-1706
Recommendation: Approve

Approved Staff's Recommendation.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

P1 ALTERNATIVE STANDARDS - Florida West Coast Automotive, LLC/Lexus of Wesley Chapel - Increase the Allowable Height of Two Ground Signs and Increase the Sign Structure Area - South Central Pasco County - On the East Side of I-75 and on the West Side of Eagleston Boulevard, Approximately 900 Feet South of S.R. 54 - Section 12, Township 26 South, Range 19 East - Containing 8.84 Acres M.O.L.
Memorandum PDD17-2064
Recommendation: Approval with conditions

Approved Staff's Recommendation.

- P2 DEVELOPMENT OF REGIONAL IMPACT (DRI) AMENDMENT REQUEST – Adam Smith Enterprises, Inc. – Development Order (DO) Amendment Notice of Proposed Change (NOPC) to Trinity Communities DRI No. 157, NOPC 11, to Revise the Land Use Equivalency Matrix (LUEM) and Development Order to Allow for Exchanges to Build-Out the DRI in Accordance with Market Demands and the Land Uses Approved on Map H; and Providing an Effective Date – No Funding Required
Memorandum PDD17-1634
Recommendation: Approve

Approved Staff's Recommendation with changes.

- P3 WIREGRASS RANCH BOULEVARD NORTH DEVELOPMENT AGREEMENT (DA) - Agreement between Pasco County and Locust Branch, LLC in Connection with the Construction of Wiregrass Ranch Boulevard North within the Wiregrass Ranch Development of Regional Impact (DRI) No. 260 from and including the intersection of Wiregrass Ranch Blvd. and Strickland Blvd., to and including the intersection of Wiregrass Ranch Blvd. with S.R. 54 - No funding required.
Memorandum PDD17-1653
Recommendation: Approve

Approved Staff's Recommendation.

- P4 MPUD Master Planned Unit Development Rezoning Request (Continuance) - SR 52/Clinton Commercial MPUD - PEI Cannon 1 B LLC - Rezoning Request From MPUD to MPUD to Allow 135,000 Square-Feet Commercial - Located on the South Side of S.R. 52 Approximately One-Quarter Mile East of Emmaus Cemetery Road in Section 10, Township 25 South, Range 20 East - No Funding Required
Memorandum PDD17-1733
Recommendation: Continuance to the August 17, 2017, DRC Meeting at 1:30 p.m.in Dade City

Continued to August 17, 2017.

- P5 Alternative Standard Request – Classical Preparatory School - Relief From Land Development Code (LDC) Section 901.3.I, Access Control - The proposed development is located in the northeast corner of Shady Hills Road and Lyceum Way in the unincorporated county - No Funding Required
Memorandum PDD17-1503
Recommendation: Approval with conditions

Approved Staff's Recommendation with changes.

- P6 MPUD Master Planned Unit Development Rezoning Request (Continuance) - Lexington Oaks Plaza MPUD - Specialty Restaurants Corporation - A Rezoning Request from A-C Agricultural and C-2 General Commercial Zoning Districts to an MPUD to Allow 200 Multi-Family Dwelling Units; and 300,000 Square Feet of Retail/Commercial on Approximately 68.60 Acres -

Located at the Northwest and Southwest Corners of C.R. 54 (Wesley Chapel Boulevard) and Lexington Oaks Boulevard - No Funding Required
 Memorandum PDD17-1742
 Recommendation: Continuance Requested

Continued to August 17, 2017.

P7 AN ORDINANCE AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE; SECTION 205 DEVELOPMENT REVIEW COMMITTEE; SECTION 303.6 APPLICATION SUBMITTAL AND ACCEPTANCE; SECTION 304.1 TYPES OF PUBLIC NOTICE; SECTION 402.2 ZONING AMENDMENT – MPUD MASTER PLANNED UNIT DEVELOPMENT DISTRICT; SECTION 403.1 PRELIMINARY DEVELOPMENT PLAN – RESIDENTIAL; SECTION 403.2 PRELIMINARY DEVELOPMENT PLAN – NON-RESIDENTIAL; SECTION 403.3 PRELIMINARY SITE PLAN; SECTION 403.7 MASS GRADING; SECTION 403.9 MODIFICATIONS TO DEVELOPMENT APPROVALS; SECTION 404.3 MINING; SECTION 518 MF-1 MULTIPLE-FAMILY MEDIUM DENSITY DISTRICT; SECTION 519 MF-2 MULTIPLE-FAMILY HIGH DENSITY DISTRICT; SECTION 520 MF-3 MULTIPLE-FAMILY HIGH DENSITY DISTRICT; SECTION 523 PO-1 PROFESSIONAL OFFICE DISTRICT; SECTION 524 PO-2 PROFESSIONAL OFFICE DISTRICT; SECTION 525 C-1 NEIGHBORHOOD COMMERCIAL DISTRICT; SECTION 526 C-2 GENERAL COMMERCIAL DISTRICT; SECTION 527 C-3 COMMERCIAL/LIGHT MANUFACTURING DISTRICT; SECTION 528 I-1 LIGHT INDUSTRIAL PARK DISTRICT; SECTION 529 I-2 GENERAL INDUSTRIAL PARK DISTRICT; SECTION 530.19 USE OF DUMPSTERS IN RESIDENTIALLY ZONED PROPERTY; SECTION 530.22 DONATION BINS; SECTION 802.3 TREE PRESERVATION AND REPLACEMENT; SECTION 901.4 SUBSTANDARDS ROADWAY ANALYSIS AND MITIGATION; SECTION 902.2 STORMWATER MANAGEMENT REQUIREMENTS; SECTION 904.1 FIRE PROTECTION; SECTION 905.1 NEIGHBORHOOD PARKS; SECTION 905.2 LANDSCAPING; SECTION 1002 WIRELESS FACILITIES; SECTION 1102 LARGE COMMERCIAL RETAIL DESIGN STANDARDS; APPENDIX A DEFINITIONS; AND OTHER SECTIONS, AS NECESSARY, FOR INTERNAL CONSISTENCY; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.– No Funding Required
 Memorandum PDD17-1727
 Recommendation: Approve

Approved Staff's Recommendation with changes.

P8 Land Excavation Operating Permit - Boarshead Ranch, LLC - Boarshead Wetland Mitigation Bank Located on US Hwy 98 - No Funding Required
 Memorandum PDD17-1692
 Recommendation: Approval with conditions

Approved Staff's Recommendation.

P9 Transportation Corridor Management Variance Request - In Play, LLC - For

Proposed RaceTrac on US 41 and Ehren Cutoff - Request to Reduce ROW
Requirement on Ehren Cutoff - No funding Required
Memorandum PDD17-1744
Recommendation: Approval with conditions

Approved Staff's Recommendation.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

Agenda Items R1 and R2 were noted.

- R1 NOTED ITEM: Commercial Development Review - 7-Eleven Trinity Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. PSP17-055) - Adam Smith Enterprises - In southwestern Pasco County, at the northeast corner of Duck Slough and Trinity Boulevard, - Section 31, Township 26 South, Range 17 East
Memorandum PDD17-1456
Recommendation: Not Applicable
- R2 NOTED ITEM: Commercial Development Review - Bexley Lot A Offsite Improvements - Preliminary Site/Construction Plan and Stormwater Management Plan and Report (Project No. PSP17-058) - NNP-Bexley, LLC - South Pasco, on the northwest corner of Bexley Village Drive and the Future Crosspointe Run, 0.32 miles north of State Road 54 - section 30, Township 26, Range 18
Memorandum PDD17-1528
Recommendation: Not Applicable

ADJOURN

Adjourned at 2:36 p.m.

Prepared by: Shannon Egbert, Records Clerk I, Board Records Division