

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

September 28, 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

**West Pasco Government Center, Board Room 1st Floor
8731 Citizens Drive, New Port Richey, FL 34654**

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

The meeting was called to order at 1:30 p.m.

ROLL CALL

All members were present.

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

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 July 13, 2017 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-2147
Recommendation: Approve

Approved.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

P1 VARIANCE REQUEST (REGULAR) - FMC Wiregrass, LLC/Florida Medical Clinic - To Allow Adjustment of the Standards Established Within Chapter 400, Permit Types and Applications; Section 406, Miscellaneous Permits; Subsection 406.1, Signs, Pasco County Land Development Code, to Increase the Maximum Allowable Wall Sign Area on the North and South Building Elevations, and Increase the Overall Wall Sign Area - South Central Pasco County - On the East Side of Bruce B. Downs Boulevard, Approximately One Quarter Mile North of S.R. 56 and Extending Easterly to Legacy Boulevard - Section 30, Township 26 South, Range 20 East - Containing 8.53 Acres, M.O.L.

Memorandum PDD18-2065

Recommendation: Continue to October 26, 2017 at 1:30 p.m. in New Port Richey

Continued to October 26, 2017 at 1:30 p.m. in New Port Richey.

- P2 ALTERNATIVE STANDARD REQUEST (REGULAR) - 7-Eleven, Inc. - Adjustment of the Standards within Chapter 400, Permits Types and Applications; Section 406, Miscellaneous Permits; Subsection 406.1, Signs, to Increase the Maximum Height and Sign Structure Area of One Ground Sign - Southwest Pasco County - At the Northeast Corner of the Intersection of Trinity Boulevard and Duck Slough Boulevard, Extending Northerly to Foxwood Commerce Drive - Section 31, Township 26 South, Range 17 East - Containing 1.28 Acres, M.O.L.
Memorandum PDD17-2066
Recommendation: Denial

Approved to receive and file documents submitted by Mr. Matt Newton.

Approved Staff's recommendation of Denial.

- P3 MPUD Master Planned Unit Development Rezoning Request (REGULAR) – Hidden Creek MPUD – Kolter Acquisitions, LLC - A Rezoning Request from A-C Agricultural to an MPUD to Allow 370 Single-Family Detached Dwelling Units and 30,000 Square Feet of Non-residential (Office and Day Care Center) on Approximately 143.16 Acres - Located on the North Side of Eiland Boulevard Between Clifton Downs Drive and Bridge Drive (Parcel ID Nos. 05-26-21-0010-06900-0010; 05-26-21-0010-07400-0010; and 05-26-21-0010-07900-0010) - No Funding Required
Memorandum PDD17-7262
Recommendation: Approval with conditions

Approved Staff's recommendation.

- P4 Angela Land - Angela Land, LLC – Remove Lot 1929A's designation of a stormwater-retention area imposed by Rezoning condition number 3 – No Funding Required
Memorandum PDD17-2169
Recommendation: Approve

Approved Staff's recommendation.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1 NOTED ITEM: Commercial Development Review - Wal-Mart Store No. 3418 Liquor Box Addition Preliminary Site Plan/Construction Plan (Project No. 2PR05-005) - Wal-Mart Stores East LP - South Pasco, on the

southwest corner of State Road 54 and Wiregrass Ranch Boulevard -
Section 07, Township 26, Range 20.
Memorandum PDD17-2135
Recommendation: Not Applicable

The item was noted.

ADJOURN

The meeting adjourned at 2:07 p.m.

Prepared by: Jessica L Floyd, Records Clerk I, Board Records Division