

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

February 23, 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, Florida 34654**

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 1:32 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

Approved Consent Agenda items C1 and C2.

Approved to reconsider.

Approved Consent Agenda items C1 and C2 with the correction that C2 read January 26, 2017.

C1 January 12, 2017 Development Review Committee Meeting - Minutes for
Approval
Memorandum PDD17-762
Recommendation: Approve

Approved as part of the Consent Agenda.

C2 January 23, 2017 Development Review Committee Meeting - Minutes for
Review
Memorandum PDD17-823
Recommendation: Approve

Approved as part of the Consent Agenda.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 VARIANCE REQUEST (REGULAR) - HCA Health Services of Florida, Inc./Medical Center of Trinity - Adjustment of the Standards Established within the Land Development Code (LDC), Section 536, C-2 General Commercial; Subsection 526.9, Height Regulations of the Pasco County Land Development Code, for an increase in the maximum allowable building height from 60 feet to 130 feet - Southwest Pasco County - On the South Side of S.R. 54 Approximately 1,100 Feet East of Little Road - Sections 24 and 25, Township 26 South, Range 16 East - Containing 55.4 Acres, M.O.L. Memorandum PDD17-2062
Recommendation: Approval with conditions

Approved.

- P2 MPUD REZONING REQUEST (REGULAR) – Carl Anderson / Paul Pritchard – Bell Haven MPUD – East of Land O’ Lakes Boulevard, North of Bell Lake Road, South of Hale Road and West of Bell Lake – Rezoning From an R-2 Low Density Residential District to MPUD Master Planned Unit Development - No Funding Required
Memorandum PDD17-7213
Recommendation: Approval with conditions

Approved to receive and file.

Approved to include the addition of language to Condition 7 of Petition No. RZ-7213 that states “The gate shown on the Master Plan north of Peaceful Lane shall remain closed and locked except when emergency personnel determine that the gate is required to be open”.

Approved Staff’s Recommendation with changes to Condition 3 to add language which stated “Bell Lake shall be labeled as a Category 1 wetland on all plans”, added language to Condition 4 which stated “the Applicant and all future developers shall conform to the Land Development Code’s wetlands section in place at the time of development”, and the language added to Condition 7.

- P3 Request is by Land Investment Partners, LLC, the owner of substantially all of the undeveloped property within the Suncoast Crossings DRI, Development of Regional Impact No. 247, East Side Parcels, filed a Notice of Proposed Change to amend the Development Order, amend Map H, amend the Land Use Table, Revise the Land Use Equivalency Matrix, extend phase and build out date for Phases 1 and 2, East Side, and to revise DRI Reporting from Annual to Biennial. No funding required.
Memorandum PDD17-817
Recommendation: Continuance Requested

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

- P4 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

Continued to March 9, 2017 at 1:30 p.m. in Dade City.

- P5 MPUD REZONING REQUEST (CONTINUANCE) - Suncoast Crossing MPUD - Land Investment Partners, LLC 21 - Rezoning Request (Substantial Modification) from an MPUD Master Planned Unit Development District to an MPUD Master Planned Unit Development District to Allow 300 Multi-Family Residential and Substantial Changes to the Master Plan and Conditions of Approval - Located on the South Side of S.R. 54, on the East and West Side of the Suncoast Parkway - No Funding Required

Memorandum PDD17-833

Recommendation: Continuance Requested

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

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1 NOTED ITEM: Commercial Development Review - Preliminary/Construction Site Plan and Stormwater Management Plan and Report - Florida Exotic Bird Sanctuary (Project No. SML16-049) - Florida Exotic Bird Sanctuary, Inc. - West Pasco County, on the north side of Casper Avenue, approximately 1,800 feet east of U.S. Highway 19 - Section 23, Township 24, Range 16.
Memorandum PDD17-590
Recommendation: Not Applicable
- R2 NOTED ITEM: Commercial Development Review - Chestnut Land Trust Services, LLC Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. LRG17-001) - Chestnut Land Trust Services, LLC - Confidential Location
Memorandum PDD17-482
Recommendation: Not Applicable
- R3 NOTED ITEM: Subdivision Development Review - Preliminary

Development Plan/Construction Plan and Stormwater Management Plan and Report - Starkey Ranch Village 2 Phase 1B (Project NO. RSD17-001) - WS-TSR, LLC - South Pasco, north side of State Road 54, approximately 2,700 feet west of the State Road 54 and Gunn Highway intersection, Section 28, Township 26, Range 17.

Memorandum PDD17-598

Recommendation: Not Applicable

- R4 NOTED ITEM: Commercial Development Review - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report - Starkey Ranch Cunningham Park, Central Neighborhood (Project No. LRG16-038) - WS-TSR, LLC - South Pasco, north side of Rangeland Boulevard, approximately 6,500 feet east of Starkey Ranch Boulevard - Section 21, Township 26, Range 17.
Memorandum PDD17-636
Recommendation: Not Applicable
- R5 NOTED ITEM: Commercial Development Review - Dollar General Store 17872, Hudson Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. SML16-078) - Palmetto Capital Group, LLC - West Pasco, on the northeast corner of the intersection of U.S. Highway 19 and Eden Avenue - Section 13, Township 24, Range 16.
Memorandum PDD17-692
Recommendation: Not Applicable
- R6 NOTED ITEM: Subdivision Development Review - Starkey Ranch Parcel 7 - Preliminary Development Plan (Project No. RSD16-021) - 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 PDD17-523
Recommendation: Not Applicable
- R7 NOTED ITEM: Commercial Review - Landon Medical Office - Preliminary Site Plan/Construction Plan/Stormwater Plan and Report (Project No. PSP17-010) - CBBA Properties, LLC - South of S.R. 54, West of Corporate Center Drive - Section 29, Township 26, Range 17.
Memorandum PDD17-792
Recommendation: Not Applicable
- R8 NOTED ITEM: Commercial Site Review - Cypress Creek Town Center North Retail Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. LRG16-071) - Pasco Ranch, Inc.- South Pasco, on the northeast corner of State Road 56 and Wesley Chapel Boulevard, Lutz, FL within Lot 5 of Cypress Creek Town Center North - Section 27, Township 26, Range 19.
Memorandum PDD17-682
Recommendation: Not Applicable
- R9 NOTED ITEM: Subdivision Development Review - Starkey Ranch Lake Blanche Drive East Extension Preliminary/Construction Site

Plan/Stormwater Management Plan and Report (Project No. LRG16-063) -
WS-TSR, LLC - South Pasco, northwest of State Road 54 and Gunn
Highway intersection - Sections 20, Township 26, Range 17.
Memorandum PDD17-759
Recommendation: Not Applicable

ADJOURN

Adjourned at 4:14 p.m.

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