

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

June 22, 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 Fl
8731 Citizens Drive, New Port Richey, Florida 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

Called to order at 1:31 p.m.

ROLL CALL

All members were present except Mr. Flip Mellinger.

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

Approved the Consent Agenda.

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

- C1 April 13, 2017 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-1478
Recommendation: Approval with conditions

Approved as part of the Consent Agenda.

- C2 April 27, 2017 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-1471
Recommendation: Approve

Approved as part of the Consent Agenda.

- C3 May 25, 2017 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-1602
Recommendation: Approve

Approved as part of the Consent Agenda.

DEVELOPMENT SERVICES

- C4 School Site Comprehensive Plan Consistency Determination for High School LLL - DRC - NPR - No Funding Required
Memorandum PDD17-1440
Recommendation: Approve

Approved as part of the Consent Agenda.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 ALTERNATIVE STANDARDS - New Port Richey Nissan, LLC - Increase the Allowable Ground Sign Height and Increase the Allowable Wall Sign Area - Southwest Pasco County - At the Southwest Corner of the Intersection of U.S. 19 and S.R. 54 - Section 19, Township 26 South, Range 16 East - Consisting of 4.8 Acres M.O.L.
Memorandum PDD17-2063
Recommendation: Approval with conditions

Approved Staff's Recommendation.

- P2 Alternative Standard Request - RMC Lo Bocca, LLC. - Relief From Land Development Code (LDC) Section 901.3.I, Access Control and Section 901.3.O, Requirements for Turning Lanes - No Funding Required
Memorandum PDD17-1501
Recommendation: Approve

Approved Staff's Recommendation with revisions.

- P3 Alternative Standard Request – U-Haul of Florida Company - Denial of Driveway Spacing Standards, Land Development Code (LDC) Section 901.3.I - The proposed development is located along east side of U.S. 19 just south of Jasmine Boulevard in Port Richey, FL - No Funding Required
Memorandum PDD17-1500
Recommendation: Denial

Approved Staff's Recommendation with revisions.

- P4 Large Scale Comprehensive Plan Map and Text Amendment - CPAL 17(04) Harvey/Madison, located adjacent to and South of State Road 54, east of Madison Street, West of Celtic Drive, following the West Bank of the Anclote River, North of Elfers Parkway - No Funding Required
Memorandum PDD17-674
Recommendation: Approval with conditions

Approved Staff's Recommendation.

- P5 MPUD Master Planned Unit Development Rezoning Request (Regular) - Harvey Madison 54 MPUD - DCH Groves, LLC - A Rezoning Request from A-C Agricultural and C-2 General Commercial Zoning Districts to an MPUD to Allow 425 Single-Family Attached/Detached Dwelling Units; 250,000 Square Feet of Commercial; and 244,000 Square Feet of Office on Approximately 215.9 Acres - Located on the Southeast Corner of S.R. 54 and Madison Street (Parcel ID No. 21-26-16-0000-00100-0000) - No Funding Required
Memorandum PDD17-7241
Recommendation: Approval with conditions

Approved Staff's Recommendation with revisions.

- P6 MPUD Master Planned Unit Development Modification Request (Regular) – Causeway Center Commercial MPUD - Hagman Groves, Inc. - A Substantial Modification Request to the Currently Approved MPUD to Extend the Build-Out Date and Update Conditions of Approval - Located on the Southwest Corner of Land O' Lakes Boulevard and Roaches Run (Parcel ID Nos. 35-25-18-0000-00900-0000; 35-25-18-0000-00900-0030; 35-25-18-0000-00900-0050) - No Funding Required
Memorandum PDD17-7231
Recommendation: Approval with conditions

Approved Staff's Recommendation.

- P7 Small Scale Comprehensive Plan Map Amendment – CPAS 17(04) Pasco County Sheriff's Office Shooting Range from Industrial – Light (IL) to Public/Semi-Public (P/SP), located on 9.9 acres southern portion of parcel ID: 25-24-17-0000-00100-0000. Physical Address: 14645 Softwind Lane, Shady Hills, FL 34610.
Memorandum PDD17-1599
Recommendation: Approve

Approved Staff's Recommendation.

REGULAR

Agenda Items R1 through R6 were noted.

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1 NOTED ITEM: Commercial Review - Our Lady of the Rosary Mater Dei Addition - Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. SML16-090) - Diocese of St. Petersburg - South Pasco County, on the east side of Collier Parkway, approximately 1,700 feet north of State Road 54 - Section 29, Township 26, Range 19
Memorandum PDD17-1191
Recommendation: Not Applicable
- R2 NOTED ITEM: Subdivision Development Review - Construction Plan and

Stormwater Management Report - Esplanade at Starkey Ranch, Phase 2 (Project No. RSD16-018) - Taylor Morrison of Florida, Inc. - South Pasco County, approximately 2,100 feet east of Starkey Boulevard and between the future Rangeland Boulevard and the future Lake Blanche Drive, Section 20, Township 26, Range 17.

Memorandum PDD17-369

Recommendation: Not Applicable

- R3 NOTED ITEM: Commercial Development Review - The Shops at Wiregrass Lot 18 - Preliminary Site Plan/Construction Plan/Stormwater Management Plan (Project No. PSP17-070) - FC Wiregrass SPE, LLC - South Pasco, on the north side of State Road 56, east of Bruce B. Downs Boulevard, Section 30, Township 26, Range 20.

Memorandum PDD17-1410

Recommendation: Not Applicable

- R4 NOTED ITEM: Subdivision Development Review - Starkey Ranch Whitfield Preserve Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. RSD17-010) - WS-TSR, LLC - South Pasco, northeast of the Starkey Boulevard and State Road 54 intersection, approximately 980 feet north of Rangeland Boulevard - Sections 16, 21, Township 26, Range 17

Memorandum PDD17-1454

Recommendation: Not Applicable

- R5 NOTED ITEM: Subdivision Development Review - Starkey Ranch Parcel F Mass Grading Plan (Project No. RSD17-011) - WS-TSR, LLC - South Pasco, approximately 5,600 feet east of Starkey Boulevard and 3,900 feet north of Rangeland Boulevard - Sections 16, 17, 21, Township 26, Range 17

Memorandum PDD17-1481

Recommendation: Not Applicable

- R6 NOTED ITEM: Subdivision Development Review - Starkey Ranch Parcel F Preliminary Development Plan - Residential (Project No. RSD17-007) - WS-TSR, LLC - South Pasco, approximately 5,600 feet east of Starkey boulevard and 3,900 feet north of Rangeland Boulevard - Sections 16, 17, 21, Township 26, Range 17

Memorandum PDD17-1458

Recommendation: Not Applicable

ADJOURN

Adjourned at 3:37 p.m.

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

