

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

August 17, 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, 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 except Chairman Biles.

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 were none.

CONSENT

No Items.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 Small Scale Comprehensive Plan Map Amendment – CPAS 16(06) SR 52/Clinton Commercial RES-6 (Residential 6 du/ga) to COM (Commercial), located at the intersection of SR 52 and future Clinton Avenue Extension Parcel ID: 10-25-20-0000-00300-0030 (Public Hearing: LPA August 17th, 2017 at 1:30 PM) - No funding is required
Memorandum PDD17-1928
Recommendation: Approve

Continued to September 14, 2017 at 1:30 p.m. in Dade City.

- P2 MPUD Master Planned Unit Development Rezoning Request (Regular) – 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 PDD17-7219
Recommendation: Approval with conditions

Continued to September 14, 2017 at 1:30 p.m. in Dade City.

- P3 Large Scale Comprehensive Plan Amendment – CPAL 17(02) Lexington Oaks Commercial on approximately 68.60 acres, located on the northwest and southwest parcels of Lexington Oaks Boulevard and Wesley Chapel Boulevard. - No funding is required.
Memorandum PDD17-1713
Recommendation: Approve

Approved Staff's Recommendation.

- P4 MPUD Master Planned Unit Development Rezoning Request (Regular) – 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 PDD17-7238
Recommendation: Approval with conditions

Approved Staff's Recommendation.

- P5 MPUD Master Planned Unit Development Rezoning Request (Continuance) - Boyette Subdivision MPUD - Ferlita, Vincent N. and John A. - Rezoning Request from an A-R Agricultural-Residential District to an MPUD to allow 87 Single-Family Detached Dwelling Units on 40.0 Acres, m.o.l. - Located on the West Side of Boyette Road, Approximately 700 feet North of Wells Road (Parcel ID Nos. 32-25-20-0000-0060-0000 and 32-25-20-0000-00600-00B0 - No Funding Required
Memorandum PDD17-1936
Recommendation:
Continuance Requested

Continue to the August 31, 2017, DRC Meeting at 1:30 p.m. in New Port Richey

Continued to August 31, 2017 at 1:30 p.m. in New Port Richey.

- P6 AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 89 21 AS AMENDED; PROVIDING FOR AMENDMENTS TO SECTION 1302.2, MOBILITY FEES; AND APPENDIX A, DEFINITIONS, TO ADD A NEW LAND USE CATEGORY FOR ICE HOCKEY RINKS; PROVIDING FOR ADDITIONAL AMENDMENTS AS NECESSARY TO ENSURE INTERNAL CONSISTENCY; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION INTO THE LAND DEVELOPMENT CODE, MODIFICATION AND AN EFFECTIVE DATE - DRC - 8/17/17
Memorandum PDD17-1822

Recommendation: Approve

Approved Staff's Recommendation with revisions.

Approved to receive and file documents submitted by Mr. Gordie Zimmerman.

P7 Small Scale Comprehensive Plan Map Amendment – CPAS 17(05)
Ballantrae Professional Center RES-3 (Residential 3 du/ga) to OF (Office),
located half a mile south west of S.R. 54 and Sunlake Boulevard
intersection Parcel ID: 29-26-18-0050-00C00-0000 and attached (Public
Hearing: LPA August 17th, 2017 at 1:30 PM) - No funding is required.
Memorandum PDD17-1688
Recommendation: Approve

Approved Staff's Recommendation.

REGULAR

Agenda Items R1 through R9 were noted.

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1 NOTED ITEM: Subdivision Development Review - Starkey Ranch Parcel D
Mass Grading Plan (Project No. RSD17-013) - WS-TSR, LLC - South
Pasco, approximately 5,500 feet east of Starkey Boulevard and 6,400 feet
north of State Road 54 just north of Rangeland Boulevard at Night Star Trail
intersect - Sections 16, 20, 21, Township 26, Range 17
Memorandum PDD17-1641
Recommendation: Not Applicable
- R2 NOTED ITEM: Subdivision Development Review - Preliminary
Development Plan - South Branch Ranch (Project No. RSD17-021) - D.R.
Horton - South Pasco County, on the north side of State Road 54,
approximately 1,500 feet west of the Suncoast Parkway - Sections 19, 24,
25, 30, 36, Township 26, Range 17, 18
Memorandum PDD17-1526
Recommendation: Not Applicable
- R3 NOTED ITEM: Commercial Development Review - Preliminary/Construction
Site Plan in two phases and Stormwater Management Plan and Report - SR
54 Retail and Self-Storage (Project No. LRG16-033) - MDI Fund LLC -
South Pasco County, on the south side of State Road 54, approximately
1,000 feet west of Gunn Highway - Section 27, Township 26, Range 17
Memorandum PDD17-1538
Recommendation: Not Applicable
- R4 NOTED ITEM: Subdivision Development Review - Talavera Phase 1B-1
and 1B-2 - Construction Plan/Stormwater Plan and Report (Project No.

RSD17-017) - M/I Homes of Tampa, LLC - Central Pasco County, on the west side of U.S. 41, approximately 3/4 mile north of S.R. 52, Section 04, Township 25 South Range 18 East

Memorandum PDD17-1737

Recommendation: Not Applicable

- R5 NOTED ITEM: Subdivision Development Review - Mass Grading - South Branch Ranch (Project No. RSD17-023) - D.R. Horton - South Pasco County, on the north side of State Road 54, approximately 1,500 feet west of the Suncoast Parkway - Sections 19, 24, 25, 30, 36, Township 26, Range 17, 18

Memorandum PDD17-1797

Recommendation: Not Applicable

- R6 NOTED ITEM: Subdivision Development Review - Bexley South Parcel 4, Phase 2B - Preliminary Development Plan/Construction/Stormwater Management Plan and Report (Project No. RSD17-022) - NNP-Bexley, LLC - South Pasco, on Bexley Village Drive approximately 2.19 miles north of State Road 54 - Section 17, Township 26, Range 18.

Memorandum PDD17-1853

Recommendation: Not Applicable

- R7 NOTED ITEM: Commercial Development Review - Land O'Lakes Church of God - Fellowship Hall Addition - Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. PSP17-047) - Land O'Lakes Church of God - Central Pasco, on the west side of Land O'Lakes Boulevard, 0.374 miles south of Sundance Lake Boulevard - Section 26, Township 25, Range 18.

Memorandum PDD17-1885

Recommendation: Not Applicable

- R8 NOTED ITEM: Commercial Site Review - Avalon Park West Amenity Center, Phase One - Preliminary Site Plan/Construction Plan/Stormwater Management Plan (Project No. LRG16-061) - SitEx NR Development, LLC - South Pasco, on the east side of River Glen Boulevard, 0.59 miles north of State Road 54 - Sections 11, 14, Township 26, Range 20.

Memorandum PDD17-1868

Recommendation: Not Applicable

- R9 NOTED ITEM: Subdivision Development Review - David E. Olson Parcel A- Preliminary Development Plan/Construction Plan/Stormwater Plan and Report (Project No. NSD17-002) - CSC Properties, LLC - North of S.R. 54 East of Little Road - Section 30, Township 26, Range 17.

Memorandum PDD17-1869

Recommendation: Not Applicable

ADJOURN

The meeting adjourned at 2:20 p.m.

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