

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

August 31, 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

Ms. Cathy Pearson was absent.

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

There was 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

There was none.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 MPUD Master Planned Unit Development Rezoning Request (Continuance)
- Golden Ranch MPUD - GoldenRanch Property, LLC - A Substantial
Modification (Rezoning from MPUD to and MPUD) to the Currently
Approved Master Plan and Conditions of Approval - Located on the South
Side of Oldwoods Avenue, East of Meadow Pointe Boulevard, and West of
Ranchette Road, Extending to the Pasco/Hillsborough County Line,
Sections 35, 36, Township 26 South, Range 20 East - No Funding Required
Memorandum PDD17-2055
Recommendation: Continuance to the September 14, 2017, DRC Meeting at 1:30
p.m. in Dade City

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

- P2 MPUD Master Planned Unit Development Rezoning Request (Continuance)
- Schickedanz - Wells Road MPUD - SFPG, LLC - A Rezoning Request
from an A-R Agricultural-Residential District and an MPUD District to an
MPUD to Allow 176 Single-Family Detached and a Church/Day-Care/Office
Site on approximately 66.18 Acres - Located on the Southeast Corner of

Boyette Road and Wells Road (Parcel ID Nos.: 04-26-20-0000-00100-0011; 04-26-20-0000-00500-0010; and 04-26-20-0000-00400-0000) - No Funding Required

Memorandum PDD17-2067

Recommendation: Continue to the September 14, 2017, DRC meeting at 1:30 p.m. in Dade City

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

- P3 MPUD Master Planned Unit Development Rezoning Request (Regular) – Boyette Subdivision MPUD – Ferlita, Vincent N. and John A. - A Rezoning Request from A-R Agricultural-Residential District to an MPUD to Allow 87 Single-Family Detached Dwelling Units on Approximately 40.0 Acres - Located on the West Side of Boyette Road, +/-680 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 PDD17-7251
Recommendation: Approval with conditions

Approved Staff's recommendation including the 10-foot buffer as depicted on the plan as a condition.

- P4 TRANSPORTATION CORRIDOR MANAGEMENT VARIANCE REQUEST FOR RIVER GLEN BOULEVARD - SITEX NR DEVELOPMENT, LLC - REQUEST FOR ROW REQUIREMENT TO BE REDUCED FROM 142 FT. TO 120 FT.
Memorandum PDD17-2048
Recommendation: Approval with conditions

Approved Staff's recommendation as presented and modified.

- P5 TRANSPORTATION CORRIDOR MANAGEMENT VARIANCE REQUEST FOR ZEPHYRHILLS BYPASS EXTENSION - SITEX NR DEVELOPMENT, LLC - REQUEST FOR ROW NOT NEEDED BY THE COUNTY TO BE RETURNED TO APPLICANT
Memorandum PDD17-2049
Recommendation: Approval with conditions

Approved Staff's recommendation.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

Items R1 through R3 were noted.

- R1 NOTED ITEM: Commercial Site Review - DCI Professional Center Preliminary Site Plan/Construction Plan/Stormwater Management Plan (Project No. PSP17-061) - DCI Development, LLC - South Pasco, 14948 State Road 54, on the south side of State Road 54 surrounded by Ogden Loop - Section 26, Township 26, Range 17

Memorandum PDD17-1684
Recommendation: Not Applicable

- R2 NOTED ITEM: Commercial Development Review - Starkey Ranch
Downtown Neighborhood Commercial Center Preliminary Site Plan (Project
No. PSP17-016) - NAP SR 54, LLC - South Pasco, on the northeast corner
of State Road 54 and future Gunn Highway Extension - Section 27,
Township 26, Range 17
Memorandum PDD17-1561
Recommendation: Not Applicable

- R3 NOTED ITEM: Subdivision Development Review - Starkey Ranch
Rangeland Boulevard West Extension Phase 2 Construction Plan /
Stormwater Management Plan (Project No. LRG16-011) - WS-TSR, LLC -
South Pasco, 365 feet west of the existing Rangeland Boulevard / Myrica
Drive Roundabout extending west to Starkey Boulevard - Section 20, Range
26, Township 17
Memorandum PDD17-1695
Recommendation: Not Applicable

ADJOURN

The meeting adjourned at 2:12 p.m.

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