

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

September 21, 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 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

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 June 22, 2017 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-2079
Recommendation: Approve

Approved.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 Alternative Standard Request – Circle K at County Line Road and Shady Hills Road – Approval of Driveway Spacing Standards, Land Development Code (LDC) Section 901.3.I - No Funding Required
Memorandum PDD17-2071
Recommendation: Approval with conditions

Approved Staff's recommendation.

- P2 MPUD Master Planned Unit Development Rezoning Request (REGULAR) – 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 PDD17-7269

Recommendation: Approval with conditions

Approved changes for Condition 35.

Approved Staff's recommendation with the modified conditions.

- P3 MPUD Master Planned Unit Development Rezoning Request (REGULAR) – Zona Lee Law, Inc., c/o Sharon Ann Law - Zona Law MPUD –Rezoning Request From A-R Agricultural-Residential to an MPUD to Allow 74 Single-Family Detached Dwelling Units on 40 Acres, m.o.l. and a Specific Approval from Section 905.1, Neighborhood Parks - Located on the South Side of Lake Patience Road Approximately 1.5 Miles West of U.S. 41. (Parcel ID No. 23-26-18-0000-00300-0000) - No Funding Required
Memorandum PDD17-7263
Recommendation: Approval with conditions

Approved Staff's recommendation.

- P4 MPUD Master Planned Unit Development Rezoning Request (REGULAR) – Schickedanz – Wells Road MPUD – SFPG, LLC - Rezoning Request from A-R Agricultural-Residential and MPUD to an MPUD to Allow 179 Single-Family Detached Dwelling Units and a Church/Day-Care/Office Site on approximately 66.18 Acres - Located at the Southeast Corner of Wells and Boyette Roads. (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 PDD17-7252
Recommendation: Approval with conditions

Approved Staff's recommendation with noted changes.

- P5 Small Scale Comprehensive Plan Map Amendment – CPAS 17(03) Gator Shop, LLC. from RES-3 (Residential 3 du/ga) and ROR (Retail/Office/Residential) to COM (Commercial), located half a mile southwest of Causeway Boulevard and Land O' Lakes Boulevard intersection Parcel ID: 35-25-18-0000-00200-0000 (Public Hearing: LPA September 14, 2017 at 1:30 PM) – No funding is required.
Memorandum PDD17-1730
Recommendation: Approve

Approved Staff's recommendation.

- P6 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 September 14th, 2017 at 1:30 PM) - No funding is required
 Memorandum PDD17-2140
 Recommendation: Approve

Approved Staff's recommendation.

- P7 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

Approved Staff's recommendation with Amended Condition 19.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

Items R1-R5 were noted.

- R1 NOTED ITEM: Subdivision Development Review - Starkey Ranch Downtown Waypoint - Preliminary Site/Construction Plan/Stormwater Management Plan and Report (Project No. PSP17-076) - WS-TSR, LLC - South Pasco, on the northwest corner of State Road 54 and proposed Gunn Highway Extension intersection - Section 27, Township 26, Range 17
 Memorandum PDD17-1964
 Recommendation: Not Applicable
- R2 NOTED ITEM: Subdivision Development Review - Starkey Ranch Parcel D - Preliminary Development Plan/Construction Plan/Stormwater Management Plan and Report (Project No. RSD17-025) - WS-TSR, LLC - South Pasco, on the northeast corner of Rangeland Boulevard and the future Night Star Trail, 0.96 miles east of Starkey Boulevard - Sections 16, 20, 21, Township 26, Range 17
 Memorandum PDD17-1947
 Recommendation: Not Applicable
- R3 NOTED ITEM: Commercial Development Review - Land O'Lakes Business Center - Preliminary/Construction Site Plans and Stormwater Management Plan and Report (Project No. PSP17-025) - Igor Yurchenko - Central Pasco County, on the west side of US 41, approximately 300 feet south of Gator Lane/Wilderness Lake Boulevard - Section 35, Township 25, Range 18
 Memorandum PDD17-1896
 Recommendation: Not Applicable
- R4 NOTED ITEM: Subdivision Development Review - Ja-Mar Palms -

Preliminary Site Plan (Project No. LRG17-002) - Caleb and Logan Miller -
18302 US Highway 19 - Section 06, Range 24, Township 17
Memorandum PDD17-1931
Recommendation: Not Applicable

- R5 NOTED ITEM: Commercial Review - Cypress Preserve Amenity Center -
Preliminary Site Plan/Construction Plan/Stormwater Plan and Report
(Project No. PSP17-086) - Cypress Preserve 841, LLC - South of S.R. 52,
West of Land O' Lakes Boulevard - Section 16, Township 25, Range 18.
Memorandum PDD17-2113
Recommendation: Not Applicable

Mr. Kris Hughes spoke regarding the resignation of Mr. Matt Armstrong.

ADJOURN

The meeting adjourned at 2:28 p.m.

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