

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

November 09, 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

Dan Biles, P.E., County Administrator
Erik Breitenbach, Assistant County
Administrator (Internal Services)
Cathy Pearson, Assistant County Administrator
(Public Services)
Flip B. Mellinger, Assistant County
Administrator (Public Infrastructure)
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 1:32 p.m.

ROLL CALL

All members were present except for Mr. Erik Breitenbach.

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 August 31, 2017 Development Review Committee Meeting - Minutes for
Approval
Memorandum PDD18-152
Recommendation: Approve

Approved as part of the Consent Agenda.

C2 September 21, 2017 Development Review Committee Meeting - Minutes for
Approval
Memorandum PDD18-153
Recommendation: Approve

Approved as part of the Consent Agenda.

C3 September 28, 2017 Development Review Committee Meeting - Minutes for
Approval
Memorandum PDD18-154
Recommendation: Approve

Approved as part of the Consent Agenda.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING CHAPTER 600 OVERLAY AND SPECIAL DISTRICTS; SECTION 603 CONNECTED CITY STEWARDSHIP ORDINANCE TO REQUIRE THE EXPENDITURE OF ALL PARKS AND RECREATION IMPACT FEES COLLECTED WITHIN CONNECTED CITY AT THE VILLAGES OF PASADENA HILLS (VOPH) SUPER PARK; PROVIDING FOR APPLICABILITY; REPEALER, PROVIDING FOR SEVERABILITY, INCLUSION IN THE PASCO COUNTY LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.
Memorandum PDD18-0131

Approved Staff's recommendation.

- P2 MPUD Master Planned Unit Development Rezoning Request (REGULAR) – Tibbetts Land at Gowers Corner MPUD – Tibbetts Land, LLC; Gowers South, LLC; Palms, LLC – Rezoning from a C-2 General Commercial and R-1 Single-Family Residential to an MPUD to Allow 215,000 Square Feet of Retail and Office and up to 40 Multi-Family Dwelling Units and a Variance Request from the Land Development Code (LDC) Section 901.2, Transportation Corridor Management – Located on the Southwest Corner of the Intersection of S.R. 52 and U.S. 41 - No Funding Required
Memorandum PDD18-7179
Recommendation: Approval with conditions

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

- P3 CC-MPUD Connected City Master Planned Unit Development Rezoning Request (Regular) – Epperson CC-MPUD – Epperson Ranch, LLC and Meadow Ridge Owner, LLC - A Rezoning Request from three traditional MPUDs to one CC-MPUD to Allow 1,603 Single Family Detached Dwelling Units, 125 Age Restricted Single Family Detached Dwelling Units, 918 Single Family Attached Dwelling Units, 550 Multifamily Units, 292,000 Square Feet of Retail, 577,000 Square Feet of Office/Medical/Hospital/University, and 200 Hotel Rooms on Approximately 914.2 Acres - No Funding Required (DRC: 11/9/17; 1:30 p.m., NPR)
Memorandum PDD18-7257
Recommendation: Approval with conditions

Approved Conditions 6, 62, and Attachment 5 Table 6 as modified.

Approved Conditions 19, 20, and 27 as outlined on the handout with Ms. Cathy Pearson and Mr. Chris Williams voting nay.

Approved the remainder of the MPUD.

- P4 CC-MPUD Connected City Master Planned Unit Development Rezoning Request (Regular) – Mirada CC-MPUD – CR Pasco Development Company, LLC - A Rezoning Request from a traditional MPUD to CC-MPUD to Allow 3,450 Single Family Detached Dwelling Units, 1,500 Age Restricted Single Family Detached Dwelling Units, 850 Single Family Attached Dwelling Units, 900 Multifamily Units, 421,000 Square Feet of Retail, 287,200 Square Feet of Office/Medical/Hospital/University, and 200 Hotel Rooms on Approximately 1,887.8 Acres - No Funding Required (DRC: 11/09/17; 1:30 p.m., NPR)
Memorandum PDD18-7261
Recommendation: Approval with conditions

Approved Conditions 34 and 35, Condition 45 as modified by Mr. Goldstein, Conditions 47, 54, 18, 19, and Attachment 3 Exhibit D Table 1 and Attachment 5 Table 1.

Approved Condition 26 with Ms. Cathy Pearson and Mr. Chris Williams voting nay.

Approved the project as amended with Mr. Chris Williams voting nay.

- P5 MPUD Master Planned Unit Development Rezoning Request (CONSENT) - Taylor Morrison of Florida, Inc. - Northwood MPUD - Substantial Modification to Add a Use to Parcel 7C for 20,000 Square Feet of Commercial - Located on the South Side of S.R. 54, Approximately 1,120 Feet West of Northwood Palms Boulevard (Parcel ID No. 35-26-19-0230-00000-00C0) and Contains Approximately 3.14 Acres – No Funding Required
Memorandum PDD18-7245
Recommendation: Approval with conditions

Approved Staff's recommendation with the noted revision to Condition 13.

- P6 Small Scale Comprehensive Plan Map and Text Amendment - CPAS17-10 Trinity Pines, located at the northeast corner of Mitchell Boulevard and Pemberton Road - No Funding Required
Memorandum PDD18-0122
Recommendation: Approve

Approved Staff's recommendation with the noted Condition that the Utilities Capacity Statement be provided to the BCC by November 28, 2017.

- P7 Transportation - Corridor Management Variance Request - Hitesh Patel - Palms54 - Cross Park ALF - Located on the Southeast Corner of Henley Road and S.R. 54 - To Reduce the ROW Requirement from 67.5 ft. to 40 ft. from the Centerline of the Road - No Funding Required
Memorandum PDD18-0160
Recommendation: Approval with conditions

Approved Staff's recommendation.

- P8 MPUD Master Planned Unit Development Rezoning Request (CONSENT) – Trout Creek Properties, Inc. - Meadow Pointe MPUD – Substantial Modification Request to the Currently Approved MPUD (Rezoning from MPUD to an MPUD) to Allow for C-2 Development Standards and Permitted Uses on Tract 8 of the Meadow Pointe Development Area - Located Along the East Side of Mansfield Boulevard, Southeast of the Terminus of County Line Road (Parcel ID No. 33-26-20-0000-00100-0080) and Contains Approximately 5.32 acres - No Funding Required
Memorandum PDD18-7283
Recommendation: Approval with conditions

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

- P9 Appeal of an Administrative Decision on July 20, 2017 to Approve Modifications to the Wiregrass DRI/MPUD Master Roadway Plan filed by the District School Board of Pasco County Objecting to Conditions of Approval, #14.e., Related to Access to/from an Undeveloped District Schools' Site from a future portion of Chancey Road near Meadow Pointe Boulevard.
Memorandum PDD18-011
Recommendation: Other

Approved Staff's recommendation with Mr. Flip Mellinger and Mr. Chris Williams voting nay.

- P10 Large Scale Comprehensive Plan Map and Text Amendment - CPAL 17(05) Guy Harvey, located on the East side of Baillies Bluff Road approximately 2,000 feet north of Anclothe Boulevard and west of Anclothe High School - No Funding Required
Memorandum PDD-18-0121
Recommendation: Approval with conditions

Approved Staff's recommendation with noted revisions to add the word "term" to the Subarea Policy FLU 7.1.41.d.

- P11 MPUD Master Planned Unit Development Rezoning Request (REGULAR) – Pasco Park, LLC, and Melody Mickler - Guy Harvey MPUD – Rezoning Request from a Previously Approved MPUD and an A-R Agricultural-Residential Zoning District to an MPUD to Allow 350 Recreational Vehicle (RV) Spaces and 25,000 Square-Feet of Non-Residential Entitlements on Approximately 66.58 Acres and an Alternative Standards Request from the Land Development Code (LDC) Section 901.4.F.1.b, Substandard Roadway Analysis and Mitigation - Located on the East Side of Baillies Bluff Road Approximately 2,000 Feet North of Anclothe Boulevard and Contains Approximately 66.58 Acres.No Funding Required
Memorandum PDD18-7246
Recommendation: Approval with conditions

Approved Staff's recommendation with noted revisions to Conditions 25.C and 32 and added language to Condition 33.

- P12 Operating Permit for Mining, Planning and Development, 15-24-18-0000-00300-0000, no funding required.
Memorandum PDD18-009
Recommendation: Approval with conditions

Approved Staff's recommendation with modified Condition 60.

Approved to receive and file documents submitted by Ms. Barbara Wilhite.

THE DRC RECESSED AT 4:03 P.M. AND RECONVENED AT 4:14 P.M. ALL MEMBERS WERE PRESENT EXCEPT FOR MR. ERIK BREITENBACH.

REGULAR

Agenda Items R1 through R3 were noted.

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1 NOTED ITEM: Development Review - Trinity Carwash - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. PSP17-100) - STL Partnership, LLC - West Pasco County, at the southwest corner of the State Road 54 and Trinity Boulevard intersection - Section 29, Township 26, Range
Memorandum PDD18-046
Recommendation: Not Applicable
- R2 NOTED ITEM: Commercial Development Review - Medical Office Building for GPF - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. PSP17-066) - GPF Assets, LLC - Central Pasco County, on the southwest corner of Cypress Ridge Boulevard and Oak Myrtle Lane - Section 26, Township 26 South, Range 19 East
Memorandum PDD18-010
Recommendation: Not Applicable
- R3 NOTED ITEM: Commercial Development Review - O'Reilly Auto Parts Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. PSP17-099) - Hutton Build - West Pasco, on the northwest corner of the State Road 54 and Madison Street intersection - Section 17, Township 26, Range 16
Memorandum PDD18-070
Recommendation: Not Applicable

ADJOURN

The meeting adjourned at 6:38 p.m.

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