

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

January 15, 2015

**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 Room, 2nd
37918 Meridian Avenue, Dade City, Florida 33525**

Development Review Committee

Michele L. Baker, County Administrator
Heather R. Grimes, Assistant County
Administrator (Internal Services)
Cathy Pearson, Assistant County Administrator
(Public Services)
Bruce E. Kennedy, P.E, 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

Richard Gehring, Planning and Development
Administrator
Carol B. Clarke, AICP, Zoning Administrator,
Assistant Planning and Development
Administrator
Margaret W. Smith, P.E, Engineering Services
Director/County Engineer

CALL TO ORDER

Called to order at 1:30 p.m.

ROLL CALL

All Committee members were present with the exception of Mr. John Walsh who had an excused absence.

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.

None.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

Approved Staff's Recommendation.

- C1 April 10, 2014 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD15-379
 Recommendation: Approve
- C2 September 11, 2014 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD15-380
 Recommendation: Approve
- C3 September 25, 2014 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD15-381
 Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 MPUD REQUEST (REGULAR) - Bexley South MPUD - NNP Bexley LTD

and NNP-Bexley LLC - Request For an MPUD to Allow Single-Family (1,200)/Multiple-Family (520), Commercial/Retail Square Feet (94,500) and Office Square Feet (562,950) on 1,733 Acres, m.o.l. - Located on the North Side of SR 54, Approximately 1,800 Feet East of the Suncoast Parkway, and North and South Side of the Proposed Tower Road, in Sections 07, 16, 17, 18, 19 and 30, Township 26 south, Range 18 East.
Memorandum PDD15-432
Recommendation: Continuance Requested

Continued to February 12, 2015, 1:30 p.m., Dade City.

P2 MPUD REQUEST (REGULAR) - Bexley North MPUD - Bexley Ranch Land Trust and LSB Incorporated - Request for an MPUD to allow 11,625 single-family/multiple-family units, 294,721 square-feet of commercial/retail and 537,200 square feet of office on 5,442 acres, m.o.l. - Located on the north and south side of Tower Road, extending from the east side of the Suncoast Parkway, east to the CSX rail corridor.
Memorandum PDD15-431
Recommendation: Continuance Requested

Continued to February 12, 2015, 1:30 p.m., Dade City.

P3 DRI Rescission and DA Cancellation - Bexley Ranch DRI 255 - NNP-Bexley LLC, Bexley Ranch Partnership, Bexley Ranch Incorporated and LSB Incorporated - Request to Rescind the DRI and Cancel the DA for Bexley Ranch - On the North Side of the Proposed Tower Road, and east of Suncoast Parkway, extending east to the CSX rail-line.
Memorandum PDD15-433
Recommendation: Continuance Requested

Continued to February 12, 2015, 1:30 p.m., Dade City.

P4 MPUD REQUEST (REGULAR) - Grantham Ranch East MPUD - CWES XXI, LLC - Request For a Rezoning to an MPUD to Allow 269 Single-Family Detached Lots on Approximately 104.67 Acres - Located on the East Side of Old Pasco Road Near the Intersection With Gillett Road (Approximately 1,500 Feet North of Overpass Road) in Parcel Nos. 29-25-20-0000-00600-0070 and 29-25-20-0000-00600-0000.
Memorandum PDD15-7112
Recommendation: Approval with conditions

Approved Staff's Recommendation.

- P5 Comprehensive Plan Amendment - CPAL14 (07) Lakeside Amendment to
 Central Market Area Boundary
 Memorandum PDD15-429
 Recommendation: Approve

Approved Staff's Recommendation.

- P6 LDC Amendment to the Mobility Fee Assessment Districts Map 1302.2 - A
 Memorandum PDD15-437
 Recommendation: Approve

Approved Staff's Recommendation.

- P7 Comprehensive Plan School Site Consistency Review - Proposed
 Elementary School A (Scheublein Property) – Central Pasco
 Memorandum PDD15-430
 Recommendation: Approve

Approved Staff's Recommendation.

- P8 DEVELOPMENT AGREEMENT - Reed Children Trust/Chad and Ellie Jo
 Reed, Trustees - Set Forth Terms and Conditions for Conditional Use
 Petition No. CU15-01, for the use of Motocross and Go-Cart Track - East
 Central Pasco County - on the West Side of Duck Lake Canal Road, at the
 Intersection of Burggraf Lane and Duck Lake Canal Road - Section 6,
 Township 25 South, Range 22 East - Containing 63.46 Acres, M.O.L.
 Memorandum PDD15-450
 Recommendation: Continuance Requested

Continued to March 12, 2015, 1:30 p.m., Dade City.

REGULAR

DEVELOPMENT SERVICES - PLANNING AND DEVELOPMENT

- R1 ALTERNATIVE STANDARDS (REGULAR) - Auto Dealership V, LLC/Mercedes-Benz of Wesley Chapel - to Increase Monument Sign Height and Increase Wall Sign Structure Area in an MPUD (Master Planned Unit Development) - South Central Pasco County - on the Northwest Corner of S.R. 56 and Willow Oak Drive Extending Northerly to Cypress Ridge Boulevard - Section 26, Township 26 South, Range 19 East - Containing 5.5 Acres, M.O.L.
Memorandum PDD15-232
Recommendation: Approval with conditions

R1 was moved by Staff to the Public Hearing portion of the Agenda as P9.

Approved Staff's Recommendation.

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R2 NOTED ITEM: Large Commercial Development Review - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report - Holiday Inn and Suites (Project No. LRG15-001) - MPH Hotels, Inc. - West Side of Corporate Center Drive between State Road 54 and Trinity Blvd - Section 29, Township 26, Range 17.
Memorandum PDD15-341
Recommendation: Not Applicable
- R3 NOTED ITEM: Large Commercial Development Review - Cypress Creek Ice Hockey - Construction Plan and Stormwater Management Plan and Report (Project No. LRG14-013) - Z Mitch LLC - In Central Pasco County, on the west side of Cypress Ridge Boulevard, approximately one-quarter mile west of the intersection of S.R. 56 and Willow Oak Drive - Section 26, Township 26, Range 19.
Memorandum PDD15-286
Recommendation: Not Applicable
- R4 NOTED ITEM: Small Commercial Review - The Woods Bike/Pedestrian Trail and Water Main Loop - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. SML 14-059) - Taylor Morrison - In Central Pasco County, on the south side of S.R. 56 and on the west side of Northwood Palms Boulevard extension - Section 35, Township 26, Range 19.
Memorandum PDD15-077
Recommendation: Not Applicable
- R5 NOTED ITEM: Large Commercial Development Review - Chevrolet of Wesley Chapel Phase 2 Preliminary Site Plan/Construction Site Plan and Stormwater Management Plan and Report and Alternative Standards Request (Project No. LRG 14-021) - Fink Acquisitions, LLC - South Central Pasco County on the northeast corner of Wesley Chapel Boulevard and Progress Parkway - Section 11, Township 26, Range 19.
Memorandum PDD15-416
Recommendation: Not Applicable
- R6 NOTED ITEM: Wiregrass Ranch MPUD Nonsubstantial Modification - King Engineering, Inc., on behalf of Wiregrass Ranch, Inc. - South Central Pasco

County, south of and partially abutting S.R. 54; east of and abutting Bruce B. Downs Boulevard; north and south of and abutting S.R. 56; north and south of and abutting Mansfield Boulevard; north and south of and abutting Chancey Boulevard - Sections 07 (portion of), 17, 18, 19, 20, 21, 22, 27, 28, 29, and 30, Township 26 South, Range 20 East

Memorandum PDD15-037

Recommendation: Not Applicable

ADJOURN

Adjourned at 2:17 p.m.

Prepared By: Sandra Bader, Records Clerk