

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

Pasco County Development Review Committee Agenda February 12, 2015 1:30 PM, Dade City



"Bringing Opportunities Home"

Historic Pasco County Courthouse, Board Rm, 2nd Fl
37918 Meridian Avenue, Dade City, Florida 33525

All cellular phones and pagers must be turned off while in the Board Room.

The Development Review Committee Agenda is comprised of two sections. Beginning at 1:30 p.m., the first section is called **PUBLIC HEARING**. Public Hearing items are advertised items for appeals, variances, preliminary plans/site plans and other final determinations by the DRC.

The Public Hearing section requires discussion, motions, and votes on an item-by-item basis. Comments by the public are allowed on Public Hearing items. Unless otherwise approved by the Development Review Committee, **each individual is limited to three minutes for such comments**. A timer will sound at two minutes to indicate that you have one minute remaining. Unless otherwise approved by the Development Review Committee, an individual is limited to one presentation per item.

The next section of the agenda is for **REGULAR**. Regular consists of Consent Items which may be publicly noticed items which are not requesting variances from the Land Development Code and ones where staff is not aware of any public opposition on the application. Prior to voting on a Consent Item, a Development Review Committee member, staff, developer, or a member of the public may request an item be removed from the Consent for discussion. All remaining items on Consent are approved by the Development Review Committee with a single motion and vote.

Regular also consists of items for consideration by the Development Review Committee that do not require public notice and upon which the Development Review Committee may have discussion.

With the exception of Discussion and Noted Items, regular items require motions, and votes on an item-by-item basis. Regular items include MPUDs, DRIs, Comprehensive Plan Amendments and Development Agreements (and amendments thereto) where the Development Review Committee makes recommendations to the Board of County Commissioners and non-substantial amendments to preliminary plans/site plans that fall under Section 205.3.F of the Land Development Code.

Regular also allows for public comment with each individual limited to three minutes for such presentation per item, unless otherwise approved by the Development Review Committee. Discussion allows the Development Review Committee an opportunity to discuss a policy matter in depth in a more informal manner and to receive lengthy presentations by staff or consultants. Noted Items contain a listing of those actions taken by staff in regard to matters not required to be presented to the Development Review Committee.

ANY PERSON DESIRING TO APPEAL ANY FINAL ACTION OF THE DEVELOPMENT REVIEW COMMITTEE WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE ENTIRE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. APPEALS OF SUCH FINAL ACTIONS ARE LIMITED TO THE TESTIMONY AND EVIDENCE IN THE RECORD, WHICH MEANS THAT NEW TESTIMONY AND EVIDENCE OUTSIDE THE RECORD CANNOT BE CONSIDERED DURING THE APPEAL PROCEEDING.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within five working days of your receipt of this notice, please contact the, Personnel Department, West Pasco Government Center, 8731 Citizens Drive, New Port Richey, FL 34654; (727) 847-8030 (v) in New Port Richey; (352) 523-2411, Ext. 8030 (v) in Dade City; and (727) 847-8949 if you are hearing impaired.

CALL TO ORDER

ROLL CALL

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.

CONSENT

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** 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
Comm. Dist. 4,
Recommendation: Continuance Requested
- P2** 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
Comm. Dist. 4,
Recommendation: Continuance Requested
- P3** 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
Comm. Dist. 4,
Recommendation: Continuance Requested
- P4** MPUD REQUEST (REGULAR) - Public Safety Campus of Pasco MPUD - Serve & Educate LLC, Rest Pasco LLC, Watson, William Ronald and Eileen McCabe - Request for an MPUD to Allow 65,000 Square-Feet for School Buildings; 64,000 Square-Feet of Office Use; 12,000 Square-Feet for Campus Housing; 22,500 Square-Feet for Retail/Support Commercial; Agricultural Uses; and Other Misc.

Uses on 165.66 Acres, m.o.l. Located on the North Side of SR 52 Approximately One-Half Mile East of US 41.

Memorandum PDD15-560

Comm. Dist. 2

Recommendation: Continuance Requested

REGULAR

DEVELOPMENT SERVICES - PLANNING AND DEVELOPMENT

- R1** Union Park (f.k.a. Golden Ranch) MPUD Master Planned Unit Development; Roadway Alignment and Construction Phasing Plan; Golden Ranch Property, LLC - On the south side of the proposed Oldwoods Avenue and east of Gramont Terrace, west of Bonds Lane, extending southward to the Pasco/Hillsborough County Line.

Parcel ID Nos.: 35 26 20-0000-00100-0000; 35 26 20-0000-00100-0020; 36 26 20-0030-06900-0000, and 36 26 20-0030-06800-0000

Memorandum PDD15-533

Comm. Dist. 2,

Recommendation: Approval with conditions

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R2** NOTED ITEM: Subdivision Development Review - Tullamore Subdivision/Meadow Point II - Problem Tree Plan Review (Project No. DR02-749) - Lawrence Latimore on behalf of Tullamore Homeowner's Association - South Pasco, approximately 430 feet east of Mansfield Boulevard, abutting the Pasco/Hillsborough County Line - Section 33, Township 26, Range 20.

Memorandum PDD15-441

Comm. Dist. 2

Recommendation: Not Applicable

- R3** NOTED ITEM: LRG, Commercial Development Review - Metropolitan Ministries Transitional Housing (Project No. LRG15-003) - Metropolitan Ministries, Inc. - West Pasco, 3214 US Highway 19, Holiday, Florida - On the Southeast corner of the intersection of US Highway 19 and Eastwood Lane - Section 19, Township 26, Range 16.

Memorandum PDD15-271

Comm. Dist. 3

Recommendation: Not Applicable

- R4** NOTED ITEM: SML, Commercial Development Review - Starkey Ranch Village I Welcome Center Substantial Modification (Project No. SML14-024) - WS-TSR, LLC - South Pasco, northeast of the State Road 54 and Trinity Boulevard intersection on proposed Heart Pine Avenue, approximately 1,000 feet north of State Road 54 - Section 28, Township 26, Range 17.

Memorandum PDD15-526

Comm. Dist. 4

Recommendation: Not Applicable

R5 NOTED ITEM: SML, Commercial Development Review - Windermere Estates
Amenity Center Preliminary/Construction Site Plan (Project No. SML15-001) - M/I
Homes of Tampa, Inc. - South Pasco, southeast of the intersection of State Road
56 and Mansfield Boulevard, approximately 570 feet north of Mansfield
Boulevard, and 200 feet southeast of the future right of way of Hueland Pond
Boulevard - Section 29. Township 26, Range 20.
Memorandum PDD15-505
Comm. Dist. 2
Recommendation: Not Applicable

ADJOURN