

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

February 12, 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 Rm, 2nd Fl
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 1:33 p.m.

ROLL CALL

All Committee members were present with the exception of Ms. Baker who had an excused absence.

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

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

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
Recommendation: Continuance Requested

Continued to February 26, 2015, 1:30 p.m., in New Port Richey.

- 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

Recommendation: Continuance Requested

Continued to February 26, 2015, 1:30 p.m., in New Port Richey.

- 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

Recommendation: Continuance Requested

Continued to February 26, 2015, 1:30 p.m., in New Port Richey.

- 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

Recommendation: Continuance Requested

Continued to February 26, 2015, 1:30 p.m., in New Port Richey.

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
 Recommendation: Approval with conditions

Denied.

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
 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
 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
 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
 Recommendation: Not Applicable

ADJOURN

The meeting adjourned at 2:04 p.m.

Prepared By: Marie Miller, Records Clerk