

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

February 26, 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

**West Pasco Government Center, Board Room 1st Floor
8731 Citizens Drive, New Port Richey, FL 34654**

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 1:35 p.m.

ROLL CALL

All members were present.

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

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 AN ORDINANCE AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE, SECTION 406.1 SIGNS, TO ADD A PROVISION FOR A UNIFIED SIGN PLAN, AND OTHER SECTIONS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
Memorandum PDD15-587
Recommendation: Approve

Continued to March 12, 2015.

- P2 Small Commercial Project - Land O'Lakes Recycling Center - Variance Request (Project No. SML13-016) - On the east side of Land O' Lakes Boulevard, approximately 230 feet south of Ehren Cutoff - Parcel ID No.: 12 26 18-0000-01900-0020 - a variance from the requirements of the Land Development Code (LDC), Section 805.5.A, Category I Wetland buffer. The applicant is requesting the ability to eliminate the required 25 foot upland buffer adjacent to the Category I Wetland.
Memorandum PDD15-575
Recommendation: Withdraw

Withdrawn.

- P3 Agreement for Unified Sign Plan-Tampa Premium Outlets - SW quadrant I-75 and SR 56
Memorandum PDD15-593
Recommendation: Continuance Requested

Continued to March 26, 2015.

- P4 Rescission and Development Agreement Cancelation - Bexley Ranch DRI 255 - Bexley Ranch Incorporated, Bexley Ranch Partnership Ltd., LSB Incorporated - To Rescind the DRI and Cancel the Development Agreement For Bexley Ranch DRI - Located at the Northeast Quadrant of the Suncoast Parkway and SR 54.
Memorandum PDD15-423
Recommendation: Approve

Continued to March 26, 2015.

- P5 MPUD REQUEST (REGULAR) - Bexley South MPUD - NNP Bexley LTD and NNP-Bexley LLC - Request for an MPUD to Allow 1,200 Single-Family Residential, 520 Multiple-Family Residential, 94,500 Square Feet Office and Up to 1,800,000 Square Feet Retail/Commercial on 1,733 Acres, m.o.l. - Location on the North Side of SR 54, Approximately 1,800 Feet East of the Suncoast Parkway, and North and South Side of Tower Road
Memorandum PDD15-7109
Recommendation: Approval with conditions

Continued to March 26, 2015.

- P6 MPUD REQUEST (REGULAR) - Bexley North MPUD - Bexley Ranch Land Trust and LSB Incorporated - Request for an MPUD to Allow 11,025 Single-Family Detached Units, 600 Multiple-Family Units, 294,721 Square Feet of Commercial/Retail and 537,200 Square Feet of Office on Approximately 5,442 acres - 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 PDD15-7115
Recommendation: Approval with conditions

Continued to March 26, 2015.

- P7 Comprehensive Plan Amendment - CPAL13(05) Public Safety Campus of Pasco - A Large Scale Future Land Use Comprehensive Plan Amendment From AG (Agricultural - 1 du/10 acres) and AG/R (Agricultural/Rural – 1 du/5 acres) to PD (Planned Development) With a Subarea Policy Requiring an MPUD - Located on the North Side of SR 52, One-Half Mile East of US 41, m.o.l.
Memorandum PDD15-488
Recommendation: Approve

Continued to March 26, 2015.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1 NOTED ITEM: SML, Commercial Development Review - 52 and Little Retail Preliminary Site/Construction Plan and Stormwater Management Plan and Report (Project No. SML14-020) - Cay Ventures, LLC and GAN 52, LLC - 9008 State Road 52, Hudson, FL - On the southeast corner of the intersection of S.R. 52 and Little Road - Section 12, Township 25, Range 16.
Memorandum PDD15-527
Recommendation: Not Applicable
- R2 NOTED ITEM: RSD, Subdivision Development Review - Wiregrass Parcel M21 Phases 1 and 2 Preliminary /Construction Development Plan and Stormwater Management Plan and Report (Project No. RSD14-011) - Lennar Homes, LLC - Located in South Central Pasco, south of Chancey

Road and approximately 3,600 feet east of Bruce B. Downs - Section 19,
Township 26, Range 20.

Memorandum PDD15-356

Recommendation: Not Applicable

R3

NOTED ITEM: Circle K No. 5977, Eiland Blvd. and Dean Dairy Road -
Preliminary Site Plan/Construction Plan/Stormwater Management Plan and
Report with Alternative Standard for Substantial Modification (Project No.
IPR06-022) - Circle K Stores, Inc., Bill Nye Realty, Inc. and Mark Eisner -
Southeast side of the intersection Eiland Boulevard and Dean Dairy Road,
a.k.a. 36516 Eiland Boulevard, Zephyrhills, Florida 33542 - Section 09,
Township 26, Range 21.

Memorandum PDD15-494

Recommendation: Not Applicable

ADJOURN

Adjourned at 4:47 p.m.

Prepared By: Katie McCormick, Records Clerk