

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

January 26, 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, 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)
Flip B. Mellinger, 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

Kristen M. Hughes, Planning and Development
Administrator
Margaret W. Smith, P.E, Engineering Services
Director/County Engineer
Joaquin Servia, Development Review Manager
Denise Hernandez, Customer Service Manager

CALL TO ORDER

Called to order at 1:39 p.m.

ROLL CALL

All members were present with the exception of Cathy Pearson, whose absence was excused.

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

No one spoke.

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 ALTERNATIVE STANDARD (REGULAR) - Carlos and Pamela Saenz/Dairy Queen at Shoppes of Ballantrae - Increase the Allowable Sign Structure Area - South Central Pasco County - On the North Side of S.R. 54 and on the South Side of Aprile Drive Approximately 1,000 Feet East of Ballantrae Boulevard - Section 29, Township 26 South, Range 18 East - Containing 0.8 Acre M.O.L.
Memorandum PDD17-2061
Recommendation: Approval with conditions

Approved.

- P2 MPUD Rezoning Request (Regular) – Tibbetts Land at Gowers Corner MPUD – Tibbetts Land, LLC; Gowers South, LLC; Palms, LLC – Request for an MPUD to Allow 215,000 Square Feet of Retail and Office and up to 40 Multi-Family Dwelling Units – Located Southwest of US 41 and SR 52 – No Funding Required
Memorandum PDD17-7179
Recommendation: Approval with conditions

Continued to April 27, 2017 at 1:30 p.m. in New Port Richey.

- P3 Large Scale Comprehensive Plan Amendment - South Branch Ranch, Inc. - CPAL16(06) South Branch Ranch: From: RES-3 (Residential 3du/ga) and EC (Employment Center) To: PD (Planned Development) - Located on the Northwest Corner of S.R. 54 and Suncoast Parkway, in Sections 19, 24, 25, 30, and 36, Township 26 South, Range 17 and 18 - No Funding Required
Memorandum PDD17-533
Recommendation: Approve

Approved.

- P4 MPUD REQUEST (REGULAR) – South Branch Ranch, Inc. - South Branch Ranch MPUD – Rezoning Request From A-C and MPUD to MPUD to Allow 900 Single-Family Detached Dwelling Units; 300 Single-Family Attached Dwelling Units, a Minimum of 500 Multiple-Family Dwelling Units; 400,000 Square-Feet Commercial; a Minimum of 300,000 Square-Feet of Office and 250 Hotel Rooms and Alternative Standard Requests from Section 901.3.E, Access Management Analysis/Traffic Impact Study and Section 901.3.I, Access Control (Table 901.3.B) of the Land Development Code - Located on the Northwest Corner of S.R. 54 and Suncoast Parkway, in Section 19, 24, 25, 30, 36 Township 26, Range 17 and 18 - No Funding Required
Memorandum PDD17-7206
Recommendation: Approval with conditions

Approved.

- P5 MPUD REZONING REQUEST (REGULAR) – WS-TSR, LLC. – Starkey Ranch MPUD – North of and partially abutting S.R. 54; east of and abutting Starkey Boulevard, south of and abutting J. B. Starkey Wilderness Park – Rezoning from a C-2 General Commercial, A-C Agricultural and MPUD Master Planned Unit Development to MPUD Master Planned Unit Development - No Funding Required
Memorandum PDD17-7230
Recommendation: Approval with conditions

Continued to February 9, 2017 at 1:30 p.m. in Dade City.

- P6 OPERATING PERMIT REQUEST FOR MINING (REGULAR) - K & M Pasco 130 Holdings, LLC - Extraction of limestone/limerock mechanically with no blasting - North Pasco, South side of County Line Road approximately 3,200 feet West of the Suncoast Parkway - No Funding Required
Memorandum PDD17-623
Recommendation: Approval with conditions

Approved to receive and file documents submitted by Clarke Hobby from the first permit.

Approved with clarification added to Condition 27 that the Applicant make their final payment of \$62,000 on December 1, 2017 with the remaining \$106,216.26 to be paid over five years with the first payment due on receipt of their Site Development Permit, and that language in

Condition 21 be changed to “function provided at the well is not eligible for remediation”.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1 NOTED ITEM: Subdivision Development Review - Mass Grading - Talavera Phase 1E (Project No. RSD16-020) - M/I Homes of Tampa, LLC - Central Pasco County, approximately 1,750 feet west of U.S. Highway 41, approximately 3,000 feet east of CSX Railway, and south of the future Rococo Road - Section 04, Township 25, Range 18.
Memorandum PDD17-536
Recommendation: Not Applicable
- R2 NOTED ITEM: Commercial Review - Trinity Corporate Center Medical Offices - Lot 30 - Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. PSP17-019) Tarpon Springs Hospital Foundation, Inc. - North of Trinity Boulevard, West of Corporate Center Drive - Section 32, Township 26, Range 17
Memorandum PDD17-604
Recommendation: Not Applicable
- R3 NOTED ITEM: Commercial Review - Plato Academy - Preliminary Site Plan/Construction Plan/Stormwater Plan and Report (Project No. PSP17-006) - Superior Schools Corp. - 8812 Old County Road 54 - Section 23, Township 26, Range 16.
Memorandum PDD17-615
Recommendation: Not Applicable

ADJOURN

Adjourned at 3:47 p.m.

***Prepared by: Amanda Damminger, Records Clerk I
Board Records Division***