

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

December 14, 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

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

Development Review Committee

Dan Biles, P.E., County Administrator
Erik Breitenbach, Assistant County
Administrator (Internal Services)
Cathy Pearson, Assistant County Administrator
(Public Services)
Flip B. Mellinger, Assistant County
Administrator (Public Infrastructure)
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

CALL TO ORDER

The meeting was called to order at 1:34 p.m.

ROLL CALL

All members were present except for Chairman Dan Biles.

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.

There were none.

CONSENT

No Items.

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

PUBLIC HEARINGS AT 1:30 P.M.

- P1 Small Scale Comprehensive Plan Amendment – CPAS 17(09) Sienna Village II amending the Future Land Use (FLU) from Office (OF) to Planned Development (PD) with associated subarea policies on approximately 9.9 acres m.o.l., located 0.35 miles west of State Road 54 and U.S. Highway 41
- No Funding is Required.
Memorandum PDD18-0326
Recommendation: Approve

Approved Staff's recommendation.

- P2 MPUD Master Planned Unit Development REZONING REQUEST (REGULAR) – Sienna Village II, LLC - Sienna Village MPUD – A Request to Rezone Approximately 15.0 acres from PO-1 Professional Office District and PO-2 Professional Office District to an MPUD to Facilitate Office and Commercial/Retail Development - The Property is Located at the Southwest Corner of S.R. 54 and Sofia Drive and Contains Approximately 14.50 Acres
- No Funding Required

Memorandum PDD18-7285
Recommendation: Approval with conditions

Approved to amend Condition 26 as read out loud and to strikethrough the word "minimum."

Approved an additional Condition regarding Sofia Drive that if available for use would be upgraded to County's standards from State Road 54 to their entrance.

Approved Staff's recommendation.

- P3 MPUD Master Planned Unit Development Rezoning Request (REGULAR) – Tibbetts Land at Gowers Corner MPUD – Tibbetts Land, LLC; Gowers South, LLC; Palms, LLC – Rezoning from a C-2 General Commercial and R-1 Single-Family Residential to an MPUD to Allow 215,000 Square Feet of Retail and Office and up to 40 Multi-Family Dwelling Units and a Variance Request from the Land Development Code (LDC) Section 901.2, Transportation Corridor Management – Located on the Southwest Corner of the Intersection of S.R. 52 and U.S. 41 - No Funding Required
Memorandum PDD18-7179
Recommendation: Approval with conditions

Approved Staff's recommendation with noted revisions to Conditions 16 and 17.

- P4 Large Scale Comprehensive Plan Text Amendment (CONTINUANCE) - CPAL 17(06) Stony Brook amending Subarea Policy FLU 7.1.20 Stony Brook Commerce Park located Northwest State Road 54 and Tupper Road Parcel ID: 08-26-20-0000-01900-0000, 08-26-20-0000-01900-0010, and 08-26-20-0000-01600-0010. - No Funding is Required
Memorandum PDD18-0334
Recommendation: Continuance to the January 11, 2018, DRC Meeting at 1:30 p.m. in Dade City

Continued to January 11, 2018 at 1:30 p.m. in Dade City.

- P5 MPUD Master Planned Unit Development Rezoning Request (CONTINUANCE) – Gotthold E. Gerber Irrevocable Trust, Gerber Family LLP and Mathilda Gerber Revocable Trust - Stony Brook Commerce Center MPUD - Rezoning Request from MPUD to an MPUD to Allow for Mixed Use Development on Approximately 40.00 Acres - The Property is Located Along the North Side of State Road 54, West of Tupper Road. (Parcel ID Nos. 08-26-20-0000-01600-0010, 08-26-20-0000-01900-0000 and 08-26-20-0000-01900-0010) - No Funding Required
Memorandum PDD18-0349
Recommendation: Continuance to the January 11, 2018 DRC Meeting at 1:30 PM, Dade City

Continued to January 11, 2018 at 1:30 p.m. in Dade City.

- P6 MPUD Master Planned Unit Development Rezoning Request (CONTINUANCE) – Trout Creek Properties, Inc. - Meadow Pointe MPUD – Substantial Modification Request to the Currently Approved MPUD (Rezoning from MPUD to an MPUD) to Allow for C-2 Development Standards and Permitted Uses on Tract 8 of the Meadow Pointe Development Area - The Subject Property is Located Along the East Side of Mansfield Boulevard, Southeast of the Terminus of County Line Road (Parcel ID No. 33-26-20-0000-00100-0080) and Contains Approximately 5.32 Acres.- No Funding Required
Memorandum PDD18-0340
Recommendation: Continuance to the January 11, 2018 DRC Meeting at 1:30 PM in Dade City

Continued to January 11, 2018 at 1:30 p.m. in Dade City.

- P7 Large Scale Comprehensive Plan Text Amendment – CPAL17(07) Gateway Commerce amending Subarea Policy FLU 7.1.19 located on the east side of Eiland Boulevard, approximately one-quarter mile north of S.R. 54 Parcel ID No.: 18-26-21-0000-00200-0000 (Public Hearing LPA: December 14th, 2017 at 1:30 p.m.; DC) – No Funding Required
Memorandum PDD18-0212
Recommendation: Approve

Approved Staff's recommendation with noted revisions to strikeout the name Commerce Center throughout the Subarea Policy.

- P8 MPUD Master Planned Unit Development Rezoning Request (REGULAR) – James Cracchiolo and Justina Cracchiolo – Owners - Gateway Commerce Center MPUD - Rezoning Request from MPUD to an MPUD to Allow for Mixed Use Development on approximately 19.00 Acres - The Property is Located Along the East Side of Eiland Boulevard, North of State Road 54. (Parcel ID No. 18-26-21-0000-00200-0000) - No Funding Required
Memorandum PDD18-7276
Recommendation: Approval with conditions

Approved Staff's recommendation with noted revisions to strikeout the name Commerce Center and mixed uses from the Agenda Memo and Conditions and the noted revision to change Florida Power to Duke Energy.

W1

Variance Petition No. 2068, Standard Pacific of Florida, A reduction in the Required Minimum Front Setback from 25' to 20.2' from the Back of the Sidewalk to the Front Load Garage.

Withdrawn.

W2

Variance Petition No. 2069, Standard Pacific of Florida, A reduction in the Required Minimum Front Setback from 25' to 20.8' from the Back of the Sidewalk to the Front Load Garage.

Withdrawn.

REGULAR

No Items.

ADJOURN

The meeting adjourned at 2:45 p.m.

Prepared by: Shannon Egbert, Records Clerk I, Board Records Division