

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

July 12, 2018

**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) Michael J. Carballa, P.E., Interim Assistant County Administrator (Public Infrastructure) Chris Williams, District School Board of Pasco County
Alternate Committee Member	Kevin Guthrie, Assistant County Administrator (Public Safety)
Legal Counsel	David Goldstein, Chief Assistant County Attorney
Advisory Staff	Ernest D. Monaco, Acting Planning and Development Administrator Margaret W. Smith, P.E, Engineering Services Director/County Engineer Joaquin Servia, Development Review Manager

CALL TO ORDER

Chairman Biles called the meeting to order at 1:30 p.m.

ROLL CALL

Ms. Donalee Schmidt, Deputy Clerk, called the roll. Ms. Cathy Pearson was absent.

SWEARING IN

Ms. Schmidt swore in those who would give testimony.

PROOF OF PUBLICATION

Ms. Schmidt noted 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.

No one spoke.

CONSENT

There was none.

PUBLIC HEARINGS

PUBLIC HEARING CONSENT

PUBLIC HEARINGS AT 1:30 P.M.

- P1 ZONING AMENDMENT - Serengeti MPUD Master Planned Unit Development – Dune FL Land I Sub, LLC - A Rezoning Request From an MPUD Master Planned Unit Development Zoning District to an MPUD to Allow 229 Single-Family Detached Dwelling Units (a Density Increase of 59 Dwelling Units) on Approximately 296.13 Acres - Located on the East Side of Hays Road, Approximately Three-Quarters of a Mile North of S. R. 52 and Extending Easterly to the Suncoast Parkway (Parcel ID No. 01-25-17-0000-00100-0000 and 06-25-18-0000-00300-0110)

Memorandum PDD18-7308A
Recommendation: Approve

Chairman Biles noted they would only have discussion on the conditions of approval.

Ms. Corelynn Howell, Current Planning, explained the request and gave the location of the property. At the June 21, 2018 DRC meeting the DRC approved the request. Staff recommended approval of the conditions.

Mr. Joel Tew, representing the applicant, stated the applicant was in agreement with the conditions of approval.

Chairman Biles called for public comment.

Mr. Jim Truex asked if sidewalks would be installed and spoke regarding ADA requirements.

Ms. Howell responded to the question and explained the approved construction plans for Phase 1 did not include sidewalks. Phase 1 was vested because it was platted and the streets were already in place. Phase 2 was constructed without sidewalks, but she did believe that the main boulevard did have sidewalks. She noted the streets in Phase 2 were already constructed.

The Committee approved Staff's recommendation.

P2 CPAL 18(06) Lane Road – Large Scale Comprehensive Plan Amendment from Residential 3 du/ga (RES-3) and Residential 9 du/ga (RES-9) to Residential 6 du/ga (RES-6) on 68.21 acres m.o.l., located along Allen Road, approximately 1,300 feet south of S.R. 54.
Memorandum PDD18-0916
Recommendation: Approve

Mr. Nectaros Pittos, Executive Planner, explained the item, gave the location of the property and described the surrounding area. Staff recommended approval.

Ms. Barbara Wilhite, representing the applicant, agreed with Staff's recommendation.

Chairman Biles called for public comment.

Mr. Russell Springer expressed concerns regarding RV parks in the area, traffic congestion in the winter, the number of units that would be approved, the roadways, and gopher tortoises on the site.

Chairman Biles explained the request before the DRC involved the land use, not the number of units. A separate land use action would go before the Planning Commission at a future date.

Mr. Pittos responded to the concerns expressed and explained the main access would be off of Allen Road, with emergency access off of Lane Road.

Ms. Corelynn Howell, Current Planning, stated the item would go before the Planning

Commission on August 9, 2018 in Dade City.

The Committee approved Staff's recommendation.

REGULAR

There were none.

ADJOURN

Mr. Goldstein stated he appreciated working with the DRC for 14 years. He felt the DRC had made projects better for the community and that they should be proud of the work they had done.

Mr. Williams agreed with Mr. Goldstein's comments and was hopeful they would continue with the Planning Commission.

Chairman Biles said it would be interesting to watch it transition to a citizen board doing a separate review from a committee composed of Staff Members. He thanked everyone for their service.

The meeting adjourned at 1:46 p.m.

Prepared by: Donalee Schmidt, Operations Lead, Board Records Division