

**DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA**

**ANNOTATED AGENDA**

**March 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**

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**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

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## CALL TO ORDER

*Called to Order at 1:33 p.m.*

## ROLL CALL

*All Committee 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.

*No one spoke under public comment.*

## CONSENT

### CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1      October 9, 2014 Development Review Committee Meeting - Minutes for Approval  
Memorandum   PDD15-741  
Recommendation:   Approve

*Approved.*

C2      October 23, 2014 Development Review Committee Meeting - Minutes for Approval  
Memorandum   PDD15-730  
Recommendation:   Approve

*Approved.*

C3      December 4, 2014 Development Review Committee Meeting - Minutes for Approval  
Memorandum   PDD15-731  
Recommendation:   Approve

*Approved.*

- C4      January 15, 2015 Development Review Committee Meeting - Minutes for Approval  
Memorandum   PDD15-732  
Recommendation:   Approve

***Approved.***

- C5      February 12, 2015 Development Review Committee Meeting - Minutes for Approval  
Memorandum   PDD15-733  
Recommendation:   Approve

***Approved.***

## **PUBLIC HEARINGS**

### **PUBLIC HEARINGS AT 1:30 P.M.**

- P1      McDonald's – Suncoast Crossings , IPR06-066, Appeal of Planning and Development Department Denial Developer: McDonald's Corporation;  
Location: southeast of the SR 54 and Crossings Boulevard intersection;  
Section 30, township 26 South, Range 18 East  
Memorandum   PDD15-252  
Recommendation:   Denial

***Continued to April 23, 2015, 1:30 p.m., New Port Richey.***

- P2      Amendment 15 to Land Development Code  
Memorandum   PDD15-646  
Recommendation:   Approve

***Approved Staff's Recommendation to include noted changes.***

- P3      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

***Approved Staff's Recommendation.***

- P4      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

***Approved Staff's Recommendation to include noted changes.***

- P5 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

***Approved Staff's Recommendation to include noted changes.***

- P6 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 PDD15-787  
Recommendation: Continuance Requested

***Continued. To be re-advertised and a new date determined.***

- 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 PDD15-789  
Recommendation: Continuance Requested

***Continued. To be re-advertised and a new date determined.***

- P8 Connerton Village 1 MPUD by Stantec Consulting Services Inc on behalf of Connerton Holdings LLC and Pasco Investment Land LLC requests substantial modification to a previously approved MPUD to allow optional development of Commercial, Personal Services and Office in area identified as Neighborhood 5 and updates the MPUD to reflect prior construction and consistency with the Connerton DRI for land located east of US 41, south of SR 52 and west of Ehren Road containing 613.9 approx. acres.  
Memorandum PDD15-625  
Recommendation: Approval with conditions

**REGULAR**

## NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1      NOTED ITEM: Subdivision Development Review Shoppes at Trinity Lakes - Preliminary Development Plan - Non-Residential / Construction Plan and Stormwater Management Plan and Report (Project No. NSD14-003) - The Shoppes at Trinity Lakes, LLC - West Pasco County, at the southwest corner of SR 54 and Community Drive - Section 28, Township 26, Range 17.  
 Memorandum   PDD15-579  
 Recommendation:   Not Applicable
- R2      NOTED ITEM: SML, Commercial Development Review - Palms Car Wash Preliminary Site/Construction Plan and Stormwater Management Plan and Report (Project No. SML14-037) - Webb 54, LLC - South Pasco; On the north side of Wesley Chapel Boulevard., south side of Post Oak Boulevard, approximately 250 feet west of Old Pasco Road - Section 12, Township 26, Range 19.  
 Memorandum   PDD15-613  
 Recommendation:   Not Applicable
- R3      NOTED ITEM: Long Lake Ranch MPUD Master Planned Unit Development - Non-Substantial Modification - Long Lake Ranch LLC - On the south side of S.R. 54, approximately 1.5 miles west of U.S. 41 and adjacent to the Hillsborough County Line and contains 1,032 acres, m.o.l. - Sections 27, 28, 33, 34, Township 26, Range 18.  
 Memorandum   PDD15-707  
 Recommendation:   Not Applicable
- R4      NOTED ITEM: Large Commercial Development Review - Publix at Shoppes at Trinity Lakes-Preliminary Site Plan / Construction Plan and Stormwater Management Plan and Report (Project No. LRG 14-029) - The Shoppes at Trinity Lakes, LLC - West Pasco County, at the southwest corner of SR 54 and Community Drive - Section 28, Township 26, Range 17.  
 Memorandum   PDD15-580  
 Recommendation:   Not Applicable
- R5      NOTED ITEM: LRG, Mitchell Ranch East Mass Grading Preliminary/Construction Site Plan (Project No. LRG13-019) - Mitchell Ranch Partnership, Ltd. - South Pasco; located southeast of State Road 54 and Little Road - Section 24, 25, 26, 30, 35, 36, Township 26, Range 16, 17.  
 Memorandum   PDD15-520  
 Recommendation:   Not Applicable

ADDENDUM/WALK-ON  
 Memorandum

*Approved Alternative Number One.*

## **ADJOURN**

*Adjourned at 4:24 p.m.*

*Prepared By: Sandra Bader, Records Clerk*