

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Honorable Chairman and
Members of the Board of
County Commissioners

DATE: 12/19/07

FILE: SA08-008

THRU: Bipin Parikh, P.E.
Assistant County Administrator
(Development Services)

SUBJECT: Recording of Plat:
Reserve at Meadow Oaks, Unit Three,
With a Performance Guarantee
Developers:
James W. Mitchell and Dorothy S.
Mitchell
(BCC: 1/8/08; 10:00 a.m.; DC)

FROM: James C. Widman, P.E.
Engineering Services Director/
County Engineer

REFERENCES: Pasco County Land
Development Code 306.10
Commission District 2

It is recommended that the data herein presented be given formal consideration by the Board of County Commissioners (BCC). The record plat for Reserve at Meadow Oaks, Unit Three, is presented to the BCC for approval.

DESCRIPTION AND CONDITIONS:

Commission District: The Honorable Pat Mulieri, Ed.D.
Subdivision Name: Reserve at Meadow Oaks, Unit Three
Developer's Name: James W. Mitchell and Dorothy S. Mitchell
Location: Section 33 & 34, Township 24 South, Range 17 East, on the southern end of Niti Place east of Fairwinds Road
Parcel ID Number(s): 33-24-17-0000-01700-0060 and 34-24-17-0000-00300-0043
Land Use Designation: RES-6 (Residential – 6 du/ga)
Zoning District: MPUD (Master Planned Unit Development)
Flood Zone: "X"
Acreage: 5.72
Number of Lots: 26
Type of Dwelling Units: Single-Family Detached
Water/Sewage: Public (Pasco)/Public (Pasco)
Streets: Private
Traffic Impact Fee Zone: 1
Transportation Analysis: 132
Present Land Use: Undeveloped
Level of Service Analysis: Conditional

1. On November 22, 1983, the BCC approved Meadow Oaks MPUD (Master Planned Unit Development) (Petition No. 2328).
2. On April 24, 1984, the BCC approved a revised Master Development Plan, which modified the number and type of units proposed in each phase without increasing the total number of units (PL84-474).
3. On January 8, 1985, the BCC approved a revised phasing plan, which redistributed the number of units in individual phases without increasing the total number of units (PL85-157).
4. On May 21, 1985, the BCC approved a revised phasing plan which redistributed the number of units in individual phases without increasing the total number of units (PL85-575).
5. On July 28, 1985, the BCC approved the recording of Wood View at Meadow Oaks, for 77 lots on 51.008 acres.
6. On September 17, 1985, the BCC approved the recording of Cypress Run at Meadow Oaks for 16 lots on 3.465 acres.

7. On April 12, 1986, the BCC approved an MPUD amendment, which allowed the reduction of single-family detached and attached dwellings by 26 units and increased the cluster units by the same amount (PL88-415).
8. On November 6, 1986, the Development Review Committee (DRC) approved a concept and phasing plan amendment (PL87-116).
9. On January 7, 1987, the BCC approved Rezoning Petition No. 3551, which added approximately 20.4 acres to the approved MPUD (Petition No. 2328).
10. On March 3, 1987, the BCC approved the recording of Parcel "A" at Meadow Oaks for 12 lots on 2.754 acres.
11. On May 26, 1987, the BCC approved the recording of Parcel "C" at Meadow Oaks, for 25 lots on 4.588 acres.
12. On August 13, 1987, the DRC approved an amendment to the Meadow Oaks Pedestrian Plan (DR87-969).
13. On October 27, 1987, the BCC approved Meadow Oaks Unit Two for 140 lots on 65.069 acres.
14. On July 13, 1988, the BCC approved the recording of Cypress Run at Meadow Oaks Unit One for 8 lots, which were replatted from Cypress Run at Meadow Oaks. No additional acres were recorded.
15. On June 27, 1989, the BCC approved an MPUD amendment which allowed a land use change in Parcel R from R-4 High Density Residential cluster to single-family attached (PL89-544).
16. On April 4, 1995, the BCC approved an MPUD amendment to increase the number of lots in Parcel F and to reduce the number of lots in Parcels G, I, and Q a commensurate amount (GM95-319).
17. On June 18, 1996, the BCC approved the recording of Fairway Villas at Meadow Oaks for 97 lots on 16.930 acres.
18. On May 6, 1997, the BCC approved an MPUD amendment to change the density in Parcels G, I, J, N, Q, and S, and to change the land use in Parcel Q and a portion of Parcel I (GM 97-345).
19. On June 24, 1997, the BCC approved a nonsubstantial amendment to change the number of units in Parcel P, S, and T to allow 11 single-family detached lots in Parcel F and to relocate the boundary and access to Parcel O (GM97-467).
20. On September 3, 1997, the BCC approved a nonsubstantial amendment to increase the number of lots in Parcel I, to decrease the number of lots in Parcel J, and to amend the construction timing of Fairwinds Road (GM97-576).
21. On June 22, 1998, the BCC approved the recording of Meadow Oaks Parcels I & Q, for 37 lots on 13.390 acres, bringing the recorded totals to 412 single-family detached and multi-family attached units on 157.204 acres.
22. On April 25, 2000, the BCC approved a substantial MPUD amendment to change the number of units and land uses within Parcels E, M, and V (Petition No. 5591). The final approval by the BCC was that no residential units were to be allowed on Parcel E, in perpetuity.
23. On November 22, 2005, the BCC approved a Preliminary/Construction Plan, Stormwater Management Plan and Report, and a Variance Request for private streets and alternative standards, with conditions, for a total of 117 lots for Meadow Oaks, Parcel G (DV06-018).
24. On December 6, 2005, the BCC approved an amendment to the MPUD, allowing an additional seven lots to total a maximum of 124 lots within Parcel G (Petition No. 6476).

25. On June 15, 2006, the DRC reviewed and approved the Meadow Oaks, Parcel E (a.k.a. Greenside Village) Preliminary/Construction Plan, Stormwater Management Plan and Report, and Alternative Standards Request to subdivide 8.74 acres into 27 single-family lots (DR06-1638) (SDU06-033).
26. On July 11, 2006, the BCC approved the recording of Reserve at Meadow Oaks, Unit One for 124 single-family detached homes on 33.10 acres (SA06-062).
27. On September 14, 2006, the DRC reviewed and approved the Meadow Oaks, Parcel V – Preliminary/Construction Site Plan, Stormwater Management Plan and Report, Variance Request, and Alternative Standards to subdivide 5.72 acres into 26 single-family detached lots (SDU06-039) (DR06-2229).
28. On September 26, 2006, the BCC approved the recording of Reserve at Meadow Oaks, Unit Two for 24 single-family detached units on 9.57 acres, bringing the recorded totals to 552 single-family detached and multi-family attached units on 199.874 acres (SA06-082).

In accordance with Section 402.3 of the Pasco County Land Development Code, the Development Review Division issued a Conditional Certificate of Level of Service Compliance on September 14, 2006. This will expire on September 14, 2008.

The developer and surveyor were notified of all plat deficiencies on October 17, 2006. All plat deficiencies have been corrected as of December 5, 2007.

The developer's project engineer, Pankaj Shah, P.E. No. 21180 has submitted a signed and sealed certification stating that he has examined and inspected the above-mentioned subdivision. It further states that the project has been constructed in accordance with the approved construction plans and specifications and is substantially complete.

The Engineering Services Department has examined the as-built plans, supporting documentation, and all field test results and has found them to be satisfactory.

The required fees and certificate have been received.

ALTERNATIVES AND ANALYSIS:

Based on the attached document and/or documents on file, some of the alternatives available to the BCC in this matter are:

1. Approve and record the plat and accept Check No. 24902111 in the amount of \$13,000.00 for the Tree Mitigation Fund, Check No. 24902109 in the amount of \$111,548.23 for the Off-Site Transportation Mitigation Proportionate Share, and Check No. 24902110 for the Proportionate Share for the Substandard Roads.
2. Deny the plat and not accept Check No. 24902111 in the amount of \$13,000.00 for the Tree Mitigation Fund, Check No. 24902109 in the amount of \$111,548.23 for the Off-Site Transportation Mitigation Proportionate Share, and Check No. 24902110 for the Proportionate Share for the Substandard Roads.

RECOMMENDATION AND FUNDING:

The Engineering Services Department recommends that the BCC approve Alternative No. 1 and requests the Chairman to direct the Clerk to record the plat.

No funding is required to complete this action.

The above project action is in substantial conformance with the Pasco County standards, approvals of the BCC, and any variances from the standards approved by the BCC. This action is based on field and office review of available documentation and certifications of the Engineer of Record.

ATTACHMENTS:

1. Memo from Pasco County Engineering Inspections with Engineer's Certificate (copy)
2. Check No. 24902111 in the amount of \$13,000.00 for the Tree Mitigation Fund (DR06-2229 #19) with Variance Section 602.7.C.2.e) (copy)
3. Check No. 24902109 in the amount of \$111,548.23 for Off-Site Transportation Mitigation Proportionate Share (DR06-2229 #36) (copy)
4. Check No. 24902110 for the Proportionate Share for the Substandard Roads (DR06-2229 #37) (copy)

JCW/HS