

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

June 25, 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, Florida 34654**

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
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 1:33 p.m.

ROLL CALL

All 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.

None.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

Approved Consent Agenda.

- C1 March 26, 2015 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD15-1199
 Recommendation: Approve
- C2 April 23, 2015 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD15-1213
 Recommendation: Approve
- C3 May 21, 2015 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD15-1200
 Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 Development Agreement Among Pasco County, Standard Pacific Of Florida And Sierra BBD Property, LLC In Connection With The Construction Of Phases I & II Of Chancey Road Within Development Of Regional Impact No. 260, Wiregrass Ranch - Located in South Central Pasco County, East of S.R. 581, South of S.R. 54 and Approximately Three Miles West of Morris Bridge Road.
Memorandum PDD15-1134
Recommendation: Approve

Approved Staff's Recommendation.

- P2 MPUD REQUEST (REGULAR) - Lester Dairy MPUD - Redus Florida Land, LLC -Request for a Rezoning From A-C District to and MF-1 District to an MPUD District to Allow 487 Dwelling Units on Approximately 294.29 Acres - Located on the West Side of Land O'Lakes Boulevard (US Highway 41), Approximately One Mile South of SR 52 - Sections 16 and 17, Township 25S, Range 18E
Memorandum PDD15-7145
Recommendation: Approval with conditions

Approved Staff's Recommendation with a change to condition #17.

- P3 VARIANCE REQUEST - Purple Palm, LLC/Ice Cold Air - Reduction in the Required Minimum Setback from Five (5) Feet to Zero (0) Feet from the Right-of-Way Line for a Ground Sign - Southeast Pasco County - Approximately 550-Feet North of Eiland Boulevard - Section 3, Township 26 South, Range 21 East - Containing 0.46 Acre M.O.L.
Memorandum PDD15-2052
Recommendation: Denial of variance

Continued to July 23, 2015.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

Agenda Items R1 through R3 were noted.

- R1 NOTED ITEM: Subdivision Development Review - Preliminary/Construction Development Plan and Stormwater Plan and Report - Bexley Village Drive 1st Extension (Project No. MSD14-002) - NNP-Bexley, LLC - South Pasco County, east of the Suncoast Parkway, bordered on the south by State Road 54, and on the north by the future Tower Road - Sections 30, 19, Township 26, Range 18.
Memorandum PDD15-951
Recommendation: Not Applicable
- R2 NOTED ITEM: Watergrass Community Center - Preliminary/Construction Site Plan and Stormwater Management Plan and Report for Substantial Modification (Project No. IPR11-030) - Watergrass Community - On the

northeast corner of Windchase and Windelstraw Drive, within Parcel C-1 and C-2 - Section 35, Township 25, Range 20.

Memorandum PDD15-1183

Recommendation: Not Applicable

R3

NOTED ITEM: Wilson Subdivision - Preliminary Development/Construction Site Plan for Substantial Modification (Project No. RDS15-003) - Babu M. and Leelamma B. Keeppanasseril - On the north side of Centennial Road and west of US Hwy 19 - Section 14, Township 25, Range 21.

Memorandum PDD15-1117

Recommendation: Not Applicable

ADJOURN

Adjourned at 2:02 p.m.

Prepared by: Katie McCormick, Records Clerk II