

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

July 09, 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

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

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 1:30 p.m.

ROLL CALL

All members were present with the exception of Ms. Heather Grimes and Mr. Chris Williams who were excused.

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

C1 June 25, 2015 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD15-1339
Recommendation: Approve

Approved.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

P1 AN ORDINANCE ADOPTING SECTION 804 OF THE PASCO COUNTY LAND DEVELOPMENT CODE (ECOLOGICAL CORRIDORS AKA CRITICAL LINKAGES); AND OTHER SECTIONS, AS NECESSARY, FOR INTERNAL CONSISTENCY; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Memorandum PDD15-1231
Recommendation: Approve

Continued to September 10, 2015 at 1:30 p.m. in Dade City.

P2 Comprehensive Plan Amendment - CPAL15(05) Amendment to Map 3-4
Critical Linkages
Memorandum PDD15-1235
Recommendation: Not Applicable

Continued to September 10, 2015 at 1:30 p.m. in Dade City.

P3 Variance from LDC Section 901.2 - Circle K Stores Inc. - To be exempted
from 44 ft. of ROW dedication required by the Corridor Preservation Tables
Memorandum PDD15-1243
Recommendation: Approve

Approved Staff's Recommendation.

P4 Terra Bella Commercial Subdivision Right Turn Lane Extension, Right-In
Only Driveway - Alternative Standard Request (Project No. SDU06-083);
K&B Flagship, LLC - on the northeast corner of the intersection of S.R. 54
and Livingston Road, Section 29, Township 26 South, Range 19 East
Memorandum PDD15-1160
Recommendation: Denial

Approved Staff's Recommendation.

REGULAR

Agenda items R1 through R4 were noted.

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1 NOTED ITEM: LRG, Commercial Development Review - Starkey Ranch Rangeland Boulevard West Extension Phase 1 Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. LRG15-011) - WS-TSR, LLC - South Central Pasco County, west of the existing roundabout at Heart Pine Avenue and Rangeland Boulevard, extending west for approximately 3/4 of a mile - Sections 20, 21, Township 26, Range 17.
Memorandum PDD15-1132
Recommendation: Not Applicable
- R2 NOTED ITEM: Subdivision Development Review - Esplanade at Starkey Ranch Phase 1 Preliminary Development Plan (Project No. RSD15-004) - Taylor Morrison of Florida, Inc. - South Pasco, northeast of the State Road 54 and Starkey Boulevard intersection, approximately 3,000 feet east of Starkey Boulevard - Section 20, Township 26, Range 17.
Memorandum PDD15-1017
Recommendation: Not Applicable
- R3 NOTED ITEM: LRG, Commercial Development Review - Wiregrass Reverse Frontage Roads A, B, C, and D Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. LRG12-021) - Locust Branch, LLC - Located at the northwest corner of State Road 56 and Wiregrass Ranch Boulevard - Sections 29, 19, 20, 30, Township 26, Range 20.
Memorandum PDD15-049
Recommendation: Not Applicable
- R4 NOTED ITEM: Small Commercial Development Review - Retail at Mitchell Ranch Plaza (Project No. SML15-009) - HB Retail Little, LLC - In west Pasco County, on the east side of Little Road, approximately 1,350 feet south of S.R. 54 - Section 25, Township 26, Range 16.
Memorandum PDD15-1270
Recommendation: Not Applicable
- R5 NOTED ITEM: Belcher Property #3, LLC Tree Reimbursement Request (Project No. SML15-033) - Carlson & Meissner, P.A. - West Pasco County, on the south side of Massachusetts Avenue, 7634 Massachusetts Avenue, New Port Richey, FL - Section 34, Township 25, Range 16.
Memorandum PDD15-1297
Recommendation: Not Applicable

The committee recessed at 4:00 p.m. and reconvened at 4:08 p.m. All members were present.

ADJOURN

Adjourned at 5:20 p.m.

Prepared By: Marie Miller, Records Clerk

