

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

August 06, 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 1:31 p.m.

ROLL CALL

Chairman Michele Baker, Mr. Bruce Kennedy, and Mr. John Walsh were absent. Mr. Don Rosenthal attended as Chairman Baker's designee per the Code. Chairman Baker also requested Ms. Heather Grimes to sit as Acting Chairman.

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

None.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 Comprehensive Plan Amendment (CPAS14(02)) - College Hill - Redus Florida, LLC. - Small Scale Future Land Use Comprehensive Plan Amendment From RES-3 to PD on Approximately 9.63 Acres to Allow Commercial and Multiple-Family Development - Located on the West Side of Blanton Road, the North Side of Ruffing Road, and the East Side of Ramsey Road
Memorandum PDD15-1335
Recommendation: Withdraw

Withdrawn.

- P2 MPUD REQUEST (REGULAR) - College Hill MPUD - Redus Florida Land,

LLC. - Request for a Rezoning From A-R (Agricultural) to an MPUD (Master Planned Unit Development) to Allow 187 Single-Family Detached Units, 72 Single-Family Attached (Townhouse) Units, 36 Multiple-Family Units, and 22,500 Square Feet of Commercial on 247.1 Acres, M.O.L. - Located on the West Side of Blanton Road (C.R. 41), at the Intersections of Ruffing Road, Blanton Road, and Ramsey Road - Sections 20 and 21, Township 24 S., Range 21 E.

Memorandum PDD15-844

Recommendation: Continuance Requested

Continued to time uncertain.

P3 CPAS15 (01) - GONZALEZ GREENGLEN - FROM: RESIDENTIAL-1 du/ga (RES-1), TO: RESIDENTIAL-6 (RES-6) - LOCATION: NORTH SIDE OF GREENGLEN LANE, ¼ OF A MILE EAST OF SHADY HILLS ROAD - LPA: 08/06/2015, 1:30 PM, CONTINUED FROM: 06/11/2015 - NO FUNDING REQUIRED

Memorandum PDD15-1481

Recommendation: Denial

Approved Staff's Recommendation of Denial.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

R1 NOTED ITEM: Generations Christian Church, Phase 6, Construction Plan and Stormwater Management Plan and Report (Project No. LRG15-017) - Generation Christian Church, Inc. - On the east side of Little Road and 800-feet north of Trinity Boulevard - 1540 Little Road, Trinity, FL 34655 - Section 36, Township 26, Range 16.

Memorandum PDD15-1358

Recommendation: Not Applicable

R2 NOTED ITEM: Large, Hueland Pond Boulevard (AKA Wiregrass M23 Subdivision Collector Road) Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. LRG14-015) - Locust Branch, LLC - South Pasco, located between and terminating at State Road 56 and Mansfield Boulevard, with the north terminus approximately 4,500 feet east of the SR 56 and Mansfield Boulevard crossing - Sections 29, 28, Township 26, Range 20.

Memorandum PDD15-503

Recommendation: Not Applicable

R3 NOTED ITEM: Mixed Use Subdivision Development Review - Wiregrass Ranch Parcel M20 Preliminary/Construction Development Plan and Stormwater Plan and Report (Project No. MSD15-001) - Locust Branch,

LLC - South Pasco County, approximately 5,000 feet east of Bruce B Downs Boulevard, bordered on the south by SR 56 and on the east by the future Yaupon Lane - Sections 29, 30, Township 26, Range 20.

Memorandum PDD15-1151

Recommendation: Not Applicable

R4 NOTED ITEM: NSD, Non-Residential Development Review - 54 West Non-Residential Subdivision (Project No. NSD15-003) – 54 West, Inc. – Southwest Pasco County, on the northeast corner of the intersection of State Road 54 and Starkey Boulevard – Section 30, Township 26, Range 17.

Memorandum PDD15-1328

Recommendation: Not Applicable

ADJOURN

Adjourned at 2:26 p.m.

Prepared By: Sandra Bader, Records Clerk