

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

April 27, 2017

**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

Dan Biles, County Administrator
Erik Breitenbach, Acting, Assistant County
Administrator (Internal Services)
Cathy Pearson, Assistant County Administrator
(Public Services)
Flip B. Mellinger, 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

Kristen M. Hughes, 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 1:32 p.m.

ROLL CALL

All members were present with the exception of Mr. Breitenbach and Mr. Mellinger.

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.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

- C1 March 9, 2017 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD17-1198
 Recommendation: Approve

Approved.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 MPUD Rezoning Request (CONTINUANCE) – Tibbetts Land at Gowers Corner MPUD – Tibbetts Land, LLC; Gowers South, LLC; Palms, LLC – Request for an MPUD to Allow 215,000 Square Feet of Retail and Office and up to 40 Multi-Family Dwelling Units – Located Southwest of US 41 and SR 52 – No Funding Required (Public Hearing: DRC April 27th, 2017 at 1:30 p.m.)
 Memorandum PDD17-1215
 Recommendation: Continuance Requested

Continued to May 25, 2017 in New Port Richey at 1:30 p.m.

- P2 Application for Alternative Relief-Evan Meade-5205 Porpoise Place, New Port Richey
Memorandum CAO17-3104
Recommendation: Deny The Application

Approved Staff's Recommendation to deny the application.

- P3 Alternative Standard Request - Sierra/CCTC - Relief From Cross Access/Frontage/Reverse-Frontage Roads Requirement (LDC Section 901.3.M) - Located on the northeast corner of along S.R. 56 and C. R. 54 (Wesley Chapel Boulevard). - No Funding Required
Memorandum PDD17-1172
Recommendation: Approval with conditions

Approved Staff's Recommendation.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

Agenda Items R1 through R3 were noted.

- R1 NOTED ITEM: Commercial Development Review - Preliminary/Construction Site Plan and Stormwater Management Plan and Report - Starkey Ranch Homestead Park (Project No. PSP17-001) - WS-TSR, LLC - South Pasco County, Sections 27 & 28, Township 26, Range 17.
Memorandum PDD17-921
Recommendation: Not Applicable
- R2 NOTED ITEM: Commercial Development Review - Starbucks at Wiregrass Ranch Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. PSP17-020) - SR54 Pleasant Properties, LLC - South Pasco, on the south side of Wesley Chapel Boulevard, approximately 460 feet east of Wiregrass Boulevard - Section 07, Township 26, Range 20
Memorandum PDD17-1117
Recommendation: Not Applicable
- R3 NOTED ITEM: Commercial Mass Grading Review - Cypress Creek Town Center North Power Center - Mass Grading/Infrastructure Construction Plan (Project No. PSP17-040) - Hutton Development - South Pasco, on the northeast corner of Grand Cypress Drive and Sierra Center Boulevard - Section 27, Township 26, Range 19.
Memorandum PDD17-1067
Recommendation: Not Applicable

ADJOURN

Adjourned at 3:20 p.m.

Prepared By: Tammy Glisson, Records Clerk II, Board Records Division.