

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

April 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
Carol B. Clarke, AICP, Zoning Administrator,
Assistant Planning and Development
Administrator
Margaret W. Smith, P.E, Engineering Services
Director/County Engineer

CALL TO ORDER

Called to order at 1:35 p.m.

ROLL CALL

All members were present.

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

None.

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.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 December 18, 2014 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD15-807
 Recommendation: Approve

Approved.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

P1 MPUD REQUEST (REGULAR) - WaterGrass MPUD - CKB Development, LLC -Request for a Substantial Modification to RZ Petition No. 6994
 Conditions of Approval and Master Plan - Located on the East Side of Curley Road (C.R. 577), Approximately 1.5 Miles North of the Intersection of S.R. 54 and Curley Road, Extending Easterly to Handcart Road.

Memorandum PDD15-7134
Recommendation: Partial Approval

Item number one - Denied Staff's recommendation and approved applicant's request with added language with Mr. Walsh and Mr. Williams voting nay.

Item number two - Approved Staff's recommendation to move 18 residential units from Parcel K to Parcel I.

Item number three - Withdrawn.

Item number four - Approved Staff's recommendation to amend Condition #26 to limit the right-of-way to 80'.

Item number five - Approved Staff's recommendation of 5' setbacks in certain areas.

- P2 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 PDD15-843
Recommendation: Continuance Requested

Continued to May 7, 2015.

- P3 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 May 7, 2015.

- P4 Amended DA and Construction Escrow Agreement - Amended and Restated Development Agreement (2015) between Pasco County, Wesley

Chapel Lakes (WCL), LTD, Clearwater Bay Associates, INC, Maxcy Development Group Holdings - Meadow Pointe IV, Inc., Pasco Heights Development Corporation, and Meadow Pointe IV Community Development District for the Wesley Chapel Lakes Development of Regional Impact (DRI) and Construction Escrow Agreement for the funding of SR 56 Eastern Segment as obligated by the Wesley Chapel Lakes Development Agreement (DA).

Memorandum PDD15-444

Recommendation: Approve

Approved Staff's Recommendation to include a clause identifying Standard Pacific Homes as successor to Maxcy Development.

P5 CPAL15 (03) Update Comprehensive Plan Map 2-1 Wells, Wellfields and Wellhead Protection Areas

Memorandum PDD15-859

Recommendation: Approve

Approved Staff's Recommendation to include a revised page 202.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

R1 NOTED ITEM: Starkey Ranch District Park/Lake Blanche Drive Extension Preliminary/Construction Site Plan, Stormwater Management Plan and Report, and Mass Grading Site Plan (Project No. LRG14-023) - WS-TSR, LLC - South Pasco; approximately 4/5 mile north of SR 54, 900 feet west of Long Spur - Sections 21, 28, 29, Township 26, Range 17

Memorandum PDD15-797

Recommendation: Not Applicable

R2 NOTED ITEM: Small Commercial Development Review - Hardee's at Wesley Chapel Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. SML15-0002) - OP 54, LLC - Central Pasco County, on the south side of Wesley Chapel Boulevard, approximately 750 feet east of the intersection of Wesley Chapel Boulevard and Old Pasco Road - Section 12, Township 26, Range 19

Memorandum PDD15-782

Recommendation: Not Applicable

R3 NOTED ITEM: San Francis Animal Hospital Tree - Tree Reimbursement Request (Project No. SML14-050) - Carlos Campos, D.V.M. - On the west side of Shady Hills Road, 16901 Shady Hills Road, Spring Hill, FL - Section 13, Township 24, Range 17.

Memorandum PDD15-822

Recommendation: Not Applicable

Agenda Items R1 through R3 were noted.

ADJOURN

Adjourned at 3:23 p.m.

Prepared by: Katie McCormick, Record Clerk