

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

June 11, 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 Room, 2nd
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.

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 March 12, 2015 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD15-1167
 Recommendation: Approve

Approved.

C2 May 7, 2015 Development Review Committee Meeting - Minutes for Approval.
 Memorandum PDD15-1168
 Recommendation: Approve

Approved.

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 PDD15-843
 Recommendation:
 Continuance Requested

 Withdrawal

Continued to August 6, 2015 at 1:30 p.m. in Dade City.

- 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 August 6, 2015 at 1:30 p.m. in Dade City.

- P3 Preliminary Site/Construction Plan, Stormwater Management Plan and Report
Pasco County High School "GGG" – (Project No. LRG15-015) - District School Board of Pasco County - Requesting Approval of a Preliminary Site/Construction Plan, Stormwater Management Plan and Report for a School Site Including Nine School Buildings, Totaling 267,498 Square Feet, with Playfields, Playgrounds, Covered Courts, Parking and all Associated Infrastructure - On the West Side of Old Pasco Road, North of Overpass Road, South of S.R. 52: 8845 Old Pasco Road - Sections 20, 29 and 30; Township 25S; Range 20E - No Funding Required

Memorandum PDD15-1143
Recommendation: Approval with conditions

Approved Staff's Recommendation with noted changes.

P4 Preliminary Site/Construction Plan and Stormwater Management Plan and Report - Pasco County Elementary School "W" – (Project No. LRG15-007) On the North Side of Wiregrass School Road and on the West Side of Mansfield Blvd., 29732 Wiregrass School Road - Parcel ID -28-26-20-0000-00100-0030
Memorandum PDD15-1018
Recommendation: Approval with conditions

Approved Staff's Recommendation with noted changes.

P5 CPAS15 (01) Gonzalez Greenglen, From: Residential-1 du/ga (RES-1), To: Residential-6 du/ga (RES-6), Location: North side of Greenglen Lane, ¼ of a mile east of Shady Hills Road, LPA: 6/11/15, 1:30 p.m., DC, Continued from: 5/21/15
Memorandum PDD15-1107
Recommendation: Denial

Continued to August 6, 2015 at 1:30 p.m. in Dade City.

P6 Chapel Crossings MPUD
Master Planned Unit Development Petition No. 7034 and Alternative Standards
Memorandum PDD15-1189
Recommendation: Approval with conditions

Approved Staff's Recommendation with noted changes.

REGULAR

Agenda items R1 through R4 were noted.

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

R1 NOTED ITEM: Commercial Development Review - Trinity Corporate

Center, Lot 29, Medical - Preliminary/Construction Plan and Stormwater Plan and Report (Project No. SML15-010) - XP Enterprises, LLC - Southern Pasco County on Trinity Boulevard, east of Duck Slough Boulevard, west of Corporate Center Drive - Section 32, Township 26, Range 17.

Memorandum PDD15-1008

Recommendation: Not Applicable

- R2 NOTED ITEM: The Prayer House Ropes Homeless Shelter - Preliminary Site/Construction Plan and Stormwater Management Plan and Report (Project No. SML 15-018) - Prayer House, Inc. - On the north side of Rhodes Road and east of U.S. Highway 19 (7839 Rhodes Road, Hudson FL 34667-3362) - Section 27, Township 24, Range 16.

Memorandum PDD15-1050

Recommendation: Not Applicable

- R3 NOTED ITEM: Heartland Dental at Streetside, Lot 8 - Preliminary Site/Construction Plan and Stormwater Management Plan and Report (Project No. SML15-011) - Professional Resource Development, Inc. - On the west side of Little Road and north of King Helie Boulevard - Section 25, Township 25, Range 16.

Memorandum PDD15-1085

Recommendation: Not Applicable

- R4 NOTED ITEM: SML, Commercial Development Review - Starkey Ranch Whitfield Park Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. SML 15-013) - WS-TSR, LLC - South Central Pasco County, approximately 4,500 feet north of State Road 54 on Heart Pine Avenue within Tract P-3 - Section 21, Township 26, Range 17.

Memorandum PDD15-1023

Recommendation: Not Applicable

The Committee recessed at 3:38 p.m. and reconvened at 3:43 p.m. All members were present.

The Committee recessed at 5:20 p.m. and reconvened at 5:26 p.m. due to power outage. All members were present.

ADJOURN

Adjourned at 5:45 p.m.

Prepared By: Marie Miller, Records Clerk