

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

December 03, 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

**West Pasco Government Center, Board Room 1st Floor
8731 Citizens Drive, New Port Richey, Florida 34654**

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

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 1:30 p.m.

ROLL CALL

All members were present except Mr. Chris Williams.

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

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 Wiregrass Ranch DRI Master Roadway Plan (MRP) Modification request by Ten Broeck Tampa, Inc. and Wiregrass Ranch, Inc. to amend MRP, to amend Conditions of Approval and approve Alternate Standards request from LDC Section 901.3M to remove a portion of Reverse Frontage Road between Parcels M10 and M24. No funding required.
Memorandum PDD16-003
Recommendation: Approval with conditions

Approved Staff's recommendation including a revision which removed the obligation from parcel M24 as outlined by Staff, and to add the language "its successors and assigns" as requested by the County Attorney's Office.

- P2 MPUD REQUEST (REGULAR) - FCI MPUD Master Planned Unit Development – Florida Citrus Investors, Inc. – Request a Substantial Modification to the MPUD - Located on the West Side of U.S. 41 at the Terminus of Keene Road, Which is Approximately One-Half Mile South of the Intersection of U.S. 41 and S.R. 52 (Parcel ID Nos. 16 25 18-0000-02000-0000, 16 25 18-0000-02200-0000, 17 25 18-0000-00200-0000, and 08 25 18-0000-00300-0010) and contains 160.045 acres, m.o.l.

Memorandum PDD16-7172
Recommendation: Approval with conditions

Approved Staff's recommendation.

- P3 Comprehensive Plan Amendment - CPAL15 (08) Two Rivers - FLU
Amendment to PD and COM with revised Subarea Policy and an
Amendment to the Urban Service Area
Memorandum PDD16-284
Recommendation: Approve

Approved Staff's recommendation with the modification to policy FLU 7.1.11(1) to include office, targeted industry and industrial square footage, with a minimum of 150 acres being reserved for office, target industry and industrial uses or as otherwise reserved in the MPUD, 7.1.11(3) was revised to read "MPUD", and that the final public hearing would be held in East Pasco.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

Agenda items R1 and R2 were noted.

- R1 NOTED ITEM: Subdivision Development Review - Esplanade at Starkey Ranch Phases 2, 3, 4 Preliminary Development Plan (Project No. RSD15-005) - Taylor Morrison of Florida, Inc. - South Pasco, northeast of the State Road 54 and Starkey Boulevard intersection, approximately 1,200 feet east of Starkey Boulevard - Sections 20, 19, Township 26, Range 17.
Memorandum PDD16-55
Recommendation: Approve
- R2 NOTED ITEM: Preliminary Site/Construction Plan and Stormwater Management Plan and Report With Alternative Standards Request - RaceTrac Petroleum, Inc. - On the southwest corner of U.S. 19 and Little Road - Section 13, Township 24, Range 16.
Memorandum PDD16-033
Recommendation: Not Applicable

ADJOURN

Adjourned at 2:24 p.m.

Prepared By: Donalee Schmidt, Operations Lead