

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

January 14, 2016

**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)
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 1:30 p.m.

ROLL CALL

All members were present except Mr. Walsh.

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 November 19, 2015 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD16-452
 Recommendation: Approve

Approved Consent Agenda.

- C2 December 17, 2015 - Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD16-462
 Recommendation: Approve

Approved Consent Agenda.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 Comprehensive Plan Amendment - CPAL16 (03) Tibbets Land at Gowers Corner-FLU Map Amendment from ROR and RES 3 to COM

Location: Southwest of the intersection of SR 52 and US 41.
Memorandum PDD16-468
Recommendation: Approve

Approved.

- P2 Rezoning request from C-2 and R-1 to MPUD to allow 215,000 square feet of retail and office and up to 40 multi-family residential units on 53.84 acres, m.o.l. The subject site is located in the southwest corner of the intersection of US 41 and SR 52
Memorandum PDD16-464
Recommendation: Continuance Requested

Continued to March 31, 2016.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

Agenda items R1 through R5 were noted.

- R1 NOTED ITEM: LRG, Commercial Development Review - Compark 75, Lot 1 (Project No. LRG16-002) - HR Pasco, LLC - South Pasco - On Pet Lane southeast of the Wesley Chapel Boulevard/Pet Lane intersection, approximately 1,040 feet from Wesley Chapel Boulevard - Section 14, Township 26, Range 19.
Memorandum PDD16-287
Recommendation: Not Applicable
- R2 NOTED ITEM: Commercial Subdivision Development Review - Connerton Corner - Preliminary Development Site Plan-Non-Residential / Construction Plan/Stormwater Management Plan and Report (Project No. NSD15-005 - Connerton Corners, LLC - Central Pasco County, on the northeast corner of Land O'Lakes Boulevard and Pleasant Plains Parkway - Section 35, Township 25 S, Range 18 E.
Memorandum PDD16-321
Recommendation: Not Applicable
- R3 NOTED ITEM: Small Commercial Development Review - Culvers at Shoppes at Trinity Lakes - Preliminary Site Plan/Construction Site Plan and Stormwater management Plan and Report, (Project No. SML15-050) - 4200 LLC - West Pasco County, at the southwest corner of SR 54 and Community Drive - Section 28, Township 26, Range 17
Memorandum PDD16-328
Recommendation: Not Applicable
- R4 NOTED ITEM: Lake Como Restaurant - Preliminary Site/Construction Plan and Stormwater Management Plan and Report with Alternative Standards Request (Project No. LRG15-030) - Lake Como Co-op, Inc. - On the east side of Beach Road, south of Cot Road (20500 Cot Road Lutz, FL 33558) -

Section 35, Township 26, Range 18.
Memorandum PDD16-400
Recommendation: Not Applicable

- R5 NOTED ITEM: Commercial Development Review - Shops at Wiregrass, Lot 23 (Project No. SML16-003) - FC Wiregrass SPE, LLC (f.k.a. Goodforest, LLC) - South Pasco, On State Road 56 approximately 1,935 feet east of the Bruce B. Downs Intersection - Section 30, Township 26, Range 20.
Memorandum PDD16-420
Recommendation: Approve

ADJOURN

Adjourned at 1:53 p.m.

Prepared By: Tammy Glisson, Records Clerk I