

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

March 31, 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

**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)
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 1:33 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

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 February 25, 2016 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD16-848
 Recommendation: Approve

Approved Consent Agenda.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

P1 Small Scale Comprehensive Plan Amendment, CPAS16 (02) Youth and Family Alternative, From: RES-6 To: RES-12, Location: North side of Plathe Road, 500 feet east of Rowan Road
 Memorandum PDD16 818
 Recommendation: Approve

Approved.

P2 CPAS16(01) – Little Road and Rancho del Rio Drive; Small Comprehensive

Plan Map Amendment with Subarea Policy; From: Retail/Office/Residential (ROR) and Residential-3 du/ga (RES-3); To: Planned Development (PD); Location: The north side of Rancho el Rio Drive approximately 350 feet east of Little Road.

Memorandum PDD16-849

Recommendation: Approve

Approved.

- P3 Rezoning request by Tibbets Land, LLC; Gowers South, LLC; and Palms, LLC (represented by Gerald A. Figurski) 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 dwelling 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 September 29, 2016 at 1:30 p.m. in New Port Richey.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

Agenda items R1 and R2 were noted.

- R1 NOTED ITEM: Large Commercial Development Review - Beach House ALF - Wiregrass (M24) Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. LRG15-027) - Prevarian Senior Living - South Pasco County on State Road 56, approximately 3,000 feet east of Mansfield Boulevard and approximately 1,200 feet west of the future Hueland Pond Boulevard - Sections 29, 20, Township 26, Range 20.
Memorandum PDD16-541
Recommendation: Not Applicable
- R2 NOTED ITEM: Residential Subdivision Development Review - Estancia, Phases 2B-1 and 2B-2 Construction Plan (Project No. RSD15-014) - Standard Pacific of Florida, a Florida General Partnership by: Standard Pacific of Florida GP, A Delaware Corporation, its Managing General Partner - South Pasco, northeast of the Bruce B. Downs Boulevard and Chancey Road intersection, south of the future Bella Corsa Boulevard, west of the Wiregrass Ranch Boulevard- Sections 18, 19, Township 26, Range 20.
Memorandum PDD16-589
Recommendation: Not Applicable

Addendum

A-P1 - Alternative Standard Request (Continuance) Epoch Residential-Bexley Apartments - Relief From Full Access Median Spacing Requirement (LDC Section 901.3.1)

Continued to April 14, 2016 at 1:30 p.m. in Dade City.

ADJOURN

Adjourned at 1:59 p.m.

Prepared By: Marie Miller, Records Clerk