

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

September 10, 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 1:33 p.m.

ROLL CALL

All Committee members were present with the exception of Ms. Cathy Pearson who was excused.

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 July 23, 2015 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD15-1668
Recommendation: Approve
- C2 August 6, 2015 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD15-1591
Recommendation: Approve
- C3 August 11, 2015 Special Development Review Committee Meeting - Minutes for Approval
Memorandum PDD15--1643
Recommendation: Approve

Approved Consent Agenda to include C1, C2, and C3. Agenda item C4 was pulled from the Consent Agenda.

- C4 August 20, 2015 Development Review Committee Meeting - Minutes for

Approval
Memorandum PDD15-1655
Recommendation: Not Applicable

Approved to include a correction to the minutes to reflect that Mr. Chris Williams was absent from the vote for Agenda item P1.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 AN ORDINANCE ADOPTING SECTION 804 OF THE PASCO COUNTY LAND DEVELOPMENT CODE (ECOLOGICAL CORRIDORS AKA CRITICAL LINKAGES); AND OTHER SECTIONS, AS NECESSARY, FOR INTERNAL CONSISTENCY; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
Memorandum PDD15-1231
Recommendation: Approve

Continued to time uncertain.

- P2 Comprehensive Plan Amendment - CPAL15(05) Amendment to Map 3-4 Critical Linkages
Memorandum PDD15-1235
Recommendation: Not Applicable

Continued to time uncertain.

- P3 Trinity Communities Development of Regional Impact (DRI) No. 157 Notice of Proposed Change (NOPC) request to amend the Development Order to revise Map H (Master Development Plan) to revise the designation for Parcel 25 from Commerce Park to FLEX: Commerce Park/Commercial and to amend Exhibit D Phasing Schedule.
Memorandum PDD15-1534
Recommendation: Continued to 9/24/15

Continued to September 24, 2015, 1:30 p.m., New Port Richey.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1 NOTED ITEM: St. Joe Zip Lines Proshop - Preliminary Site/Construction Plan and Stormwater Management Plan and Report (Project No. SML15-036) - Saint Joe Ranch, LLC - On the north side of St. Joe Road and east of Bellamy Bros Boulevard - Section 24, Township 24, Range 19.
Memorandum PDD15-1558
Recommendation: Not Applicable
- R2 NOTED ITEM: Subdivision Development Review - Esplanade at Starkey Ranch Phase 2 Mass Grading Preliminary Site Plan (Project No. LRG15-016) - Taylor Morrison of Florida, Inc. - South Pasco, northeast of the State Road 54 and Starkey Boulevard intersection, approximately 3,000 feet east of Starkey Boulevard - Sections 19,20, Township 26, Range 17.
Memorandum PDD15-1453
Recommendation: Not Applicable
- R3 NOTED ITEM: Preliminary Site Plan (Small)-WREC Wiregrass Substation Preliminary/Construction Site Plan and Stormwater Plan and Report (Project No. SML15-029) - Withlacoochee River Electric Cooperative, Inc. - South Pasco County, south of the future Chancey Road, approximately 1,000 feet east of the future Wiregrass Ranch Boulevard, and north of the Withlacoochee River Electric Cooperative power lines - Section 20, Township 26, Range 20.
Memorandum PDD15-1401
Recommendation: Not Applicable
- R4 NOTED ITEM: LRG - Large Commercial Development Review - Heartwood Preserve Conservation Cemetery - Phase 1 Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. LRG14-025) - Heartwood Preserve Conservation Cemetery, LLC - South Central Pasco County, on the east side of Starkey Boulevard across from Wiregrass Road approximately 1.5 miles north of State Road 54 - Sections 17,18,19,20, Township 26, Range 17.
Memorandum PDD15-941
Recommendation: Not Applicable
- R5 NOTED ITEM: NSD, Non-Residential Development Review - Emerald Park Subdivision Preliminary/Construction Development and Stormwater Management Plans (Project No. NSD15-002) - Roscrea Holding Corporation - West Pasco County, on the southwest corner of the intersection of U.S. Highway 19 and Emerald Boulevard - Section 13, Township 24, Range 16.
Memorandum PDD15-1442
Recommendation: Not Applicable
- R6 NOTED ITEM: Subdivision Development Review, Preliminary Development Plan - Residential/Construction Plan/Stormwater Management Plan and Report, Mirada Phase 1 (Project No. RDS15-010) - Metro Development Group, LLC - In East Pasco, on the East Side of 75, South of 52, West of Curley Road - Section 14, Township 25, Range 20.
Memorandum PDD15-1549
Recommendation: Not Applicable
- R7 NOTED ITEM: Subdivision Development Review, Preliminary Development Plan - Residential/Construction Plan/Stormwater Management Plan and

- Report - Mirada Phase 2 (Project No. RDS15-012) - Metro Development Group, LLC - In East Pasco, on the East Side of 75, South of 52, West of Curley Road - Section 14, Township 25, Range 20.
Memorandum PDD15-1550
Recommendation: Not Applicable
- R8 NOTED ITEM: Mirada Boulevard Phase 1, Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. RDS15-014) - Metro Development Group, LLC - In East Pasco, on the East Side of 75, South of 52, West of Curley Road - Section 14, Township 25, Range 20
Memorandum PDD15-1562
Recommendation: Not Applicable
- R9 NOTED ITEM: Small Commercial Development Review - Culver's, Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report and Alternative Standard (Project No. SML15-026) - CWC Restaurants, LLC - South Central Pasco County, on the southeast corner of S.R. 56 and Wesley Chapel Boulevard - Section 27, Township 26, Range 19.
Memorandum PDD15-1600
Recommendation: Not Applicable
- R10 NOTED ITEM: Small Commercial Development Review - Gulf View Chipotle Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report and Alternative Standard (Project No. SM:15-039) - HB Retail PR, LLC - In west Pasco County, on the west side of U.S. 19, approximately one-quarter mile south of Embassy Blvd - Section 21, Township 25, Range 16.
Memorandum PDD15-1568
Recommendation: Not Applicable
- R11 NOTED ITEM: LRG - Large Commercial Site Review - Florida Hospital Wesley Chapel Expansion and Central Energy Plant - Phase 3A (Project No. LRG15-021) - Florida Hospital Wesley Chapel - South Pasco County, on the northeast corner of the intersection of Bruce B. Downs Boulevard and Legacy Boulevard, approximately one half mile north of S.R. 56 - Section 30, Township 26, Range 20.
Memorandum PDD15-1579
Recommendation: Not Applicable

ADJOURN

Adjourned at 4:25 p.m.

Prepared By: Sandra Bader, Records Clerk II