

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

November 19, 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 Chairman Baker.

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 September 24, 2015 Development Review Committee Meeting - Minutes for Approval.
 Memorandum PDD16-133
 Recommendation: Approve

Approved Consent Agenda.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

P1 Small Commercial Development Review – McDonald's #009/2596 at US19 and County Road 52 (Project No. SML15-064) McDonalds USA, LLC - Alternative Standards Request - Section 901.3 Access Management, more specifically, Section 901.3.J Isolated Corner Properties. The developer is requesting to utilize the existing right-in/right out driveway along the west side of U.S. Highway 19 - On the southwest corner of the intersection of U.S. Highway 19 and County Road 52 - Parcel ID No.:09-25-16-0010-

00100-0030
Memorandum PDD16-100
Recommendation: Approve

Approved Staff's Recommendation.

- P2 MPUD REQUEST (REGULAR) - Holiday Residential MPUD – Lucerne Lily Inc. – Request for a Rezoning to an MPUD to Allow 60 Single-Family Detached Units on 80 Acres, m.o.l. - On the North Side of Strauber Memorial Highway Approximately 1,357 Feet East of Baillies Bluff Road - Parcel ID Nos. 23-26-15-0000-00200-0000 and 23-26-15-0000-00200-0010
Memorandum PDD16-7169
Recommendation: Approval with conditions

Approved Staff's Recommendation.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1 NOTED ITEM: Small Commercial Development Review - Cheddar's, Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report - Foremark Real Estate Services, LTD - South Central Pasco County, on the southeast corner of S.R. 56 and Wesley Chapel Boulevard, Section 27, Township 26 S, Range 19E.
Memorandum PDD16-148
Recommendation: Not Applicable
- R2 NOTED ITEM: SML - Commercial Development Review - Circle K, SR 54 at Starkey - Preliminary/Construction Plan and Stormwater Management Plan and Report (Project No. SML15-025) - Circle K Stores, Inc. - South Pasco County, on the northeast corner of the intersection of State Road 54 and Starkey Boulevard - Section 30, Township 26, Range 17.
Memorandum PDD16-044
Recommendation: Not Applicable
- R3 NOTED ITEM: Residential Subdivision Development Review - Wiregrass Ranch S1 Phase 3 - Estancia Preliminary/Construction Plan and Stormwater Plan and Report (Project No. RSD 15-011) - Standard Pacific of Florida - South Pasco County, north of the future Bella Corsa Boulevard, west of the future Wiregrass Ranch Boulevard, approximately one mile east of Bruce B. Downs Boulevard - Sections 17, 18, Township 26, Range 20.
Memorandum PDD16-009
Recommendation: Not Applicable
- R4 NOTED ITEM: Camping World Maintenance Facility - Preliminary Site/Construction Plan and Stormwater Management Plan and Report with Alternative Standards Request (Project No. LRG15-022) - Store Master

Funding V, LLC and FRHP Lincolnshire, LLC - On the east side of Ardsley Lane and north of Mile Stretch Road - Section 30, Township 26, Range 16.
Memorandum PDD16-075
Recommendation: Not Applicable

R5 NOTED ITEM: Large Commercial Development Review Integra Junction (Project No. LRG15-028) - Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report - Integra Junction, LLC - In the southeast section of West Pasco County, at the northwest corner of the SR 54 and proposed Promenade Parkway intersection - Section 25, Township 26 S, Range 17 E.
Memorandum PDD16-156
Recommendation: Not Applicable

R6 NOTED ITEM: Zephyrhills Plaza - Tree Reimbursement Request (Project No. LRG-025) - Sunshine Partners Development Corp. - South Side of State Road 54, East Side of Coats Road, 36538 State Road 54, Zephyrhills, Florida - Section 16, Township 26, Range 21.
Memorandum PDD16-171
Recommendation: Not Applicable

R7 NOTED ITEM: LRG, Commercial Development Review - Cypress Creek Town Center North - East Roadway Infrastructure Improvements Preliminary/Construction Site Management Plan and Report (Project No. LRG15-023) - Pasco Properties of Tampa Bay, Inc. - South Central Pasco County, on the northeast corner of S.R. 56 and Wesley Chapel Boulevard - Section 27, Township 26, Range 19.
Memorandum PDD16-184
Recommendation: Not Applicable

R8 NOTED ITEM: Subdivision Development Review - Starkey Ranch, Parcel 2 Phases 1 and 2 Preliminary Development Plan (Project No. RSD15-016) - WS-TSR, LLC - South Pasco, northwest of the State Road 54 and Gunn Highway intersection - Sections 24, 27, 28, Township 26, Range 17.
Memorandum PDD16-189
Recommendation: Not Applicable

ADJOURN

Adjourned at 3:20 p.m.

Prepared By: Katie McCormick, Records Clerk II