

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

May 26, 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 1:30 p.m.

ROLL CALL

All members were present with the exception of Ms. Pearson and Ms. Baker who were absent. Per Ms. Baker's request Ms. Grimes would act as Chairman.

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

None.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 ALTERNATIVE STANDARD (REGULAR) - Breazeale, Ltd./The Village at Mitchell Ranch – Increase the Allowable Height of 4 Ground Signs and Increase the Allowable Sign Structure Areas for Wall Signs on 3 Units in a Multi-Occupancy Parcel - Southwest Pasco County - At the Southwest Corner of the Intersection of S.R. 54 and Little Road - Section 23, Township 26 South, Range 16 East - Containing 28.3 Acres M.O.L.
Memorandum PDD16-2055
Recommendation: Approval with conditions

Approved Staff's Recommendation to include modified language as presented by Staff.

- P2 MPUD Rezoning Request (Regular) – Longleaf CDD Holdings LLC - Longleaf MPUD – Rezoning Request From MPUD to MPUD to Allow Reallocation of Unused Residential Entitlements and Introduce an Additional Lot Standard - Located on the West Side of Starkey Boulevard Approximately One-Quarter Mile North of S.R. 54 in Sections 18 and 19,

Township 26S, Range 17E. - No Funding Required
 Memorandum PDD16-7197
 Recommendation: Approval with conditions

Approved Staff's Recommendation.

- P3 Alternative Standard Request – Legacy ASI, LLC - Popeye's Wesley Chapel – State Road 54 – Relief From Driveway Width and Radii Standards (LDC Section 901.3.L) - Located on the south side of County Road 54 (C.R. 54) and approximately 235 feet east of the northbound off ramp at C.R.54 and Interstate 75 (I-75) interchange - No Funding Required
 Memorandum PDD16-996
 Recommendation: Approval with conditions

Approved Staff's Recommendation to include conditions as presented by Staff.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

Agenda Items R1 through R4 were noted.

- R1 NOTED ITEM: Commercial Development Review - Arbors at Wiregrass Ranch Park/Recreation Tract Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. SML16-014) - Lennar Homes, LLC - South Pasco, approximately 1,990 feet southeast of the Bruce B Downs Boulevard and Chancey Road intersection - Section 19, Township 26, Range 20.
 Memorandum PDD16-1035
 Recommendation: Not Applicable
- R2 NOTED ITEM: Large Commercial Review - Trinity Place ALF - Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. LRG16-008) - Trinity Place Assisted Living, LLC - Southwest corner of Old County Road 54 and Erin Brook Drive - Section 23, Township 26, Range 16.
 Memorandum PDD16-1122
 Recommendation: Not Applicable
- R3 NOTED ITEM: Large Commercial Development Review - Costco - Cypress Creek Town Center Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report and Alternate Standard Request (Project No. LRG16-031) - Costco Wholesale - In south-central Pasco County, at the northeast corner of Grand Cypress Drive and Sun Vista Drive - Section 27, Township 26, Range 19
 Memorandum PDD16-1080
 Recommendation: Not Applicable
- R4 NOTED ITEM: SML, Commercial Review - Stanley Steemer, Lutz- Preliminary/Construction Site Plan and Stormwater Management Plan and

Report (Project No. SML16-010) - 11936 SR 54, LLC - South Pasco County,
on the southwest corner of State Road 54 and Henley Road - Section 27,
Township 26, Range 18.
Memorandum PDD16-1017
Recommendation: Not Applicable

ADJOURN

The meeting adjourned at 2:19 p.m.

Prepared By: Tammy Glisson, Records Clerk I