

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

August 25, 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 1:32 p.m.

ROLL CALL

All Committee Members were present except for Ms. Grimes 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

Approved Consent Agenda.

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

- C1 July 14, 2016 Development Review Committee Meeting - Minutes for Approval.
 Memorandum PDD16-1725
 Recommendation: Approve

- C2 July 28, 2016 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD16-1749
 Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 ALTERNATIVE STANDARDS - Smith-Williams Real Estate, LLC/Wesley Chapel Honda - Increase in Allowable Height for Three Ground Signs - South Central Pasco County - At the Southwest Corner of the Intersection of Wesley Chapel Boulevard and I-75 - Section 12, Township 26 South, Range

19 East - Containing 12 Acres M.O.L.
Memorandum PDD16-2056
Recommendation: Approval with conditions

Approved Staff's Recommendation to include an additional condition that states the existing signs must be removed within sixty days of the final inspection.

P2 Small Scale Comprehensive Plan Map Amendment CPAS16(08) Pelican Marina
Memorandum PDD16-1730
Recommendation: Approve

Approved Staff's Recommendation.

P3 Large Scale Comprehensive Plan Amendment - CPAL16(11) Harrod Properties
Memorandum PDD16 1731
Recommendation: Approve

Approved Staff's Recommendation.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

Agenda Items R1 through R9 were noted.

- R1 NOTED ITEM: Subdivision Development Review - Ridge at Wiregrass Phase 2 Construction Plan and Stormwater Management Plan and Report and Phase 3 Mass Grading (Project No. RSD16-011) - Pasco County Associates II, LLLP - South Pasco County, on the east side of Mansfield Boulevard directly across from Dr. John Long Middle School - Section 28, Township 26, Range 20.
Memorandum PDD16-1549
Recommendation: Not Applicable
- R2 NOTED ITEM: Commercial Site Review - Trinity Dialysis Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report With Alternative Standards (Project No. SML16-050) - JB Trinity LLC - South Pasco, Approximately 280 feet north of S.R. 54 and approximately 390 feet east of Starkey Boulevard - Section 30, Township 26, Range 17.
Memorandum PDD16-1532
Recommendation: Not Applicable
- R3 NOTED ITEM: Commercial Site Review - Pollo Tropical Store No.10200 Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report with Alternative Standards (Project No. SML16-028) - Pollo Operations, Inc. - South Pasco, 25262 Wesley Chapel Boulevard, on the northeast corner of State Road 56 and Wesley Chapel Boulevard, Lutz, FL in Cypress Creek Town Center North - Section 27, Township 26, Range 19.

Memorandum PDD16-1573
Recommendation: Not Applicable

R4 NOTED ITEM: Commercial Review - Terra Bella Assisted Living Facility - Preliminary Site Plan/Construction Plan and Stormwater Plan and Report (Project No. LRG16-017) - KRG Terra Bella LLC - North of SR 54 and East of Livingston Road - Section 29, Township 26, Range 19.
Memorandum PDD16-1672
Recommendation: Not Applicable

R5 NOTED ITEM: Commercial Development Review - North Tampa Behavioral Hospital Expansion Construction Plan and Stormwater Management Plan and Report (Project No. LRG16-015) - Ten Broeck Wesley Chapel - South Pasco - 29910 State Road 56; south side of State Road 56 between Mansfield Boulevard and Hueland Pond Road - Sections 20, 29, Township 26, Range 20.
Memorandum PDD16-1228
Recommendation: Not Applicable

R6 NOTED ITEM: Commercial Review - Bahr Aluminum - Preliminary Site Plan/Construction Plan/Stormwater Plan and Report (Project No. SML16-053) - Simpson Farms, Inc. - 8607 Gall Boulevard - Section 27, Township 25, Range 21.
Memorandum PDD16-1691
Recommendation: Not Applicable

R7 NOTED ITEM: Small Commercial Development Review - Avalon Park West Sales Trailer Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. SML16-030) - Sitex NR Development, LLC - East Pasco County, on the north side of SR 54, approximately 1 mile east of River Glen Blvd. - Section 13, Township 26 South, Range 20 East.
Memorandum PDD16-1557
Recommendation: Not Applicable

R8 NOTED ITEM: Subdivision Development Review - Avalon Park West Parcel E, Phases 1A, 1B and 2 Substantial Modification to Preliminary Development Plan/Construction Plan and Stormwater Management Plan and Report (f.k.a. New River lakes Parcel E, Phase 1) (Project No. SDU07-007) - Sitex NR Development, LLC - East side of Pasco County, east of River Glen Boulevard, approximately one mile north of SR 54, and one and one-half miles west of Eiland Boulevard. Sections 11, 12, 13, 14, Township 26 South, Range 20 East.
Memorandum PDD16-1574
Recommendation: Not Applicable

R9 NOTED ITEM: Subdivision Development Review - Trinity Lakes Crossings - Preliminary Development Plan - Non-Residential-Mixed Use/Construction Plan and Stormwater Management Plan and Report (Project No. NSD16-001) - Adam Smith Enterprises, Inc. - West Pasco County, at the southwest corner of the State Road 54 and Trinity Boulevard intersection - Sections

28,29, Township 26 South, Range 17 East.
Memorandum PDD16-1608
Recommendation: Not Applicable

ADJOURN

The meeting adjourned at 1:50 p.m.

Prepared By: Marie Miller, Records Clerk II