

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

January 29, 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

Richard Gehring, Planning and Development
Administrator
Carol B. Clarke, AICP, Zoning Administrator,
Assistant Planning and Development
Administrator
Margaret W. Smith, P.E, Engineering Services
Director/County Engineer

CALL TO ORDER

ROLL CALL

All members were present.

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.

CONSENT

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 Preliminary/Construction Site Plan and Stormwater Managment Plan and Report - Spinuso Plaza - Commercial Plan Approval for a 7,135 Square-Foot Restaurant and a 6,000 Square-Foot Retail Building on Approximately 1.79 Acres - On the South Side of Hudson Avenue, 490 Feet East of Hicks Road, Parcel Nos. 31-24 17-0040-00000-0030 and 31-24-17-0040-00000-0040
Memorandum PDD15-449
Recommendation: Approval with conditions

Approved to receive and file photographs submitted by Ms. Donna McCrady.

Approved Staff's Recommendation.

- P2 Comprehensive Plan Amendment - CPAL13(05) Public Safety Campus of Pasco - A Large Scale Future Land Use Comprehensive Plan Amendment From AG (Agricultural - 1 du/10 acres) and AG/R (Agricultural/Rural – 1 du/5 acres) to PD (Planned Development) With a Subarea Policy Requiring an MPUD - Located on the North Side of SR 52, One-Half Mile East of US

41, m.o.l.
Memorandum PDD15-488
Recommendation: Approve

Continued to February 26, 2015, at 1:30 p.m. in New Port Richey.

- P3 Comprehensive Plan Amendment - CPAL14(09) Chapel Crossings
From: Commercial and Residential - 3 du /ga (RES-3) - To: Residential - 6
du/ga (RES-6) and removal of Subarea Policy FLU 7.1.3 - Location: North of
SR 54 and East of Curley Road
Memorandum PDD15-470
Recommendation: Approve

Approved Staff's Recommendation with the noted change.

- P4 VARIANCE REQUEST - Michael and Cheryl Schmidt - Reduction in the
Required Minimum North Side Setback from 25 Feet to 23.5 Feet for a
Dwelling Unit - Southwest Pasco County - at the Northwest Corner of the
Intersection of Tower Road and Nolen Road - Section 2, Township 26
South, Range 18 East - Contains 3.3 Acres M.O.L.
Memorandum PDD15-2051
Recommendation: Denial of variance

Withdrawn.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1 NOTED ITEM: LRG-Large commercial Site Plan Review - FMC Wiregrass,
LLC (Project No. LRG14-009) - FMC Wiregrass, LLC - In south central
Pasco County, located on the east side of Bruce B. Downs Boulevard, south
of Legacy Boulevard, and approximately 1,045 feet north of S.R. 56 -
Section 30, Township 26, Range 20.
Memorandum PDD15-128
Recommendation: Not Applicable
- R2 NOTED ITEM: Small Commercial Development Review - Preliminary Site
Plan/Construction Plan/Stormwater Management Plan and Report Trinity
Montessori School (Project No. SML14-056) - Trinity Montessori School,
LLC - In Southwest Pasco, on the north side of Trinity Boulevard and the
west side of Tamarind Boulevard, approximately 400 feet north of the
intersection - Section 36, Township 26, Range 16.

- Memorandum PDD15-375
Recommendation: Not Applicable
- R3 NOTED ITEM: NSD, Non-Residential Subdivision Development Review - Suncoast Commercial Center Non-Residential Subdivision Preliminary/Construction Plan and Stormwater Management Plan and Report/Substantial Modification to Bexley Village Drive (Project No. SDU06-066) - NNP-Bexley, LLC - On the north side of S.R. 54 approximately 1,000 feet east of the Suncoast Parkway.
Memorandum PDD15-248
Recommendation: Not Applicable
- R4 NOTED ITEM: Long Lake Ranch Master Roadway and Phasing Plan Non-Substantial Amendment - Heidt Design on behalf of Long lake Ranch, LLC - In Central Pasco County, south side of S.R. 54, approximately 1.5 miles west of U.S. 41 and adjacent to the Hillsborough County Line in Sections 27, 28, 33, and 34, Township 26 South, Range 18 East.
Memorandum PDD15-460
Recommendation: Not Applicable
- R5 NOTED ITEM: Connerton Village V MPUD Non-Substantial Amendment - Stantec Consulting Services on behalf of Ecosystem Investment Partners-EIP Florida, LLC - In Central Pasco County, south of S.R. 54, east of U.S. 41, approximately 1,700 ft. north of Central Boulevard - (portions of Sections 10,11,14 and 15, Township 25 South, Range 18 East).
Memorandum PDD15-454
Recommendation: Not Applicable
- R6 NOTED ITEM: Bank of America - Wesley Chapel Preliminary/Construction Site Plan and Stormwater Management Plan and Report - Bank of America - In South-Central Pasco, at the southeast corner of SR 54 and Wiregrass Ranch Boulevard. - Section 7, Township 26, Range 20.
Memorandum PDD15-440
Recommendation: Not Applicable
- R7 NOTED ITEM: Legacy Hills Subdivision - Preliminary Development/Construction Plan and Stormwater Management Plan and Report Substantial Modification (Project No. SDU06-031) - Legacy Green, LLC - On the southwest corner of the intersection of S.R. 39 and Chancey Road. - Section 23, Township 26, Range 21.
Memorandum PDD15-289
Recommendation: Not Applicable
- R8 NOTED ITEM: Morgan Road Utility Substation - Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. LRG13-024) - Duke Energy Florida, Inc. - On the southwest corner of the intersection of U.S. 41 and Morgan Road, 21202 Morgan Road, Land O'Lakes, FL 34638 - Section 25, Township 26, Range 18.
Memorandum PDD15-342
Recommendation: Not Applicable
- R9 NOTED ITEM: NSD, Non-Residential Subdivision Development Review - Wiregrass Parcel M11 Non-Residential Subdivision Preliminary/Construction Plan and Stormwater Management Plan and Report (Project No. NSD14-001) - Locust Branch, LLC, Lismark Holdings, LLC, FMC Wiregrass, LLLC, and Wiregrass Ranch, Inc. - In south central Pasco County, located on the east side of Bruce B. Downs Boulevard, south of Legacy Boulevard, and approximately 1,045 feet north of S.R. 56. -

Section 30. Township 26, Range 20.

Memorandum PDD14-911

Recommendation: Not Applicable

R10

NOTED ITEM: Small Commercial Development Review Race Trac at Northwood Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report and Alternate Standards Requests (Project No. SML14-013) - Race Trac Petroleum - South Central Pasco County, Southwest corner of SR 56 and Northwood Palms Boulevard - Section 36, Township 26, Range 19.

Memorandum PDD15-312

Recommendation: Not Applicable

ADJOURN

The meeting adjourned at 2:22 p.m.

Prepared by: Donalee Schmidt, Operations Lead