

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

April 23, 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
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.

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

No one spoke under 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

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 January 29, 2015 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD15-878
 Recommendation: Approve

Approved.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

P1 McDonald's – Suncoast Crossings , IPR06-066, Appeal of Planning and Development Department Denial Developer: McDonald's Corporation;
 Location: southeast of the SR 54 and Crossings Boulevard intersection;
 Section 30, township 26 South, Range 18 East
 Memorandum PDD15-252
 Recommendation: Denial

Approved Alternative Number 2 to grant the appeal, to include a condition that the first entrance be limited to an Exit Only, to add signage, and to add a finding regarding the

availability of the adjacent private drive aisle.

P2 Mitchell 54 West MPUD
Master Planned Unit Development Petition No. 7116 and Alternative
Standards
Memorandum PDD15-861
Recommendation: Approval with conditions

Approved to receive and file documents submitted by Mr. Bob Howell.

Approved to receive and file documents submitted by Ms. Charlene Hoag.

Approved Staff's recommendation including the removal of Condition 20c.

P3 Development Agreement - Extension of Welbilt Boulevard through the
Mitchell 54 West MPUD
Memorandum PDD15-900
Recommendation: Approve

Approved Staff's recommendation.

P4 Comprehensive Plan Amendment - CPAL15 (02) Greenfields Amendment
to Urban Service Area
Memorandum PDD15-927
Recommendation: Approve

Approved Staff's recommendation.

P5 NSD, Non-Residential Development Review - 54 West Non-Residential
Subdivision (Project No. NSD15-003) Alternative Standard Request; 54
West Non-Residential Subdivision, 54 West, Inc., Southwest Pasco County,
on the northeast corner of the intersection of State Road 54 and Starkey
Boulevard, Section 30, Township 26 South, Range 17 East.
Memorandum PDD15-674
Recommendation: Denial

Continued to May 7, 2015 at 1:30 p.m. in Dade City.

REGULAR**DEVELOPMENT SERVICES - PLANNING AND DEVELOPMENT**

- R1 Master Roadway Alignment and Construction Phasing Plan - Union Park (f.k.a. Golden Ranch) MPUD - A Modification to Alleviate the Requirement to Provide a Collector Roadway in Accordance with Master Roadway Alignment and Construction Phasing Plan Condition of Approval No. 1 and Instead Provide Local Subdivision Roadways - The Property is Located on the South Side of the Proposed Oldwoods Avenue and East of Gramont Terrace, West of Bonds Lane, Extending Southerly to the Pasco/Hillsborough County Line, Parcel ID Nos. 35-26-20-0000-00100-0000; 35-26-20-0000-00100-0020; 36-26-20-0030-06900-0000; and 36-26-20-0030-06800-0000
Memorandum PDD15-921
Recommendation: Other

Approved to receive and file CDs and documents submitted by Mr. Joel Tew.

Approved the modified Master Roadway Phasing Plan subject to Staff's recommended conditions.

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R2 NOTED ITEM: Creative World School Oakstead Tract 5 (Project No. SML15-012) - SMC Oakstead, LLC - On the west side of Oakstead Boulevard approximately three quarters of a mile north of State Road 54 - Section 22, Township 26, Range 18.
Memorandum PDD15-814
Recommendation: Not Applicable
- R3 NOTED ITEM: Subdivision Development Review - Long Lake Ranch Village 3 Preliminary Development Plan-Residential/Construction Plan and Stormwater Management Plan and Report and Alternative Standards Request (Project No. RSD14-019) - Long Lake Ranch LLC - South Central Pasco County, approximately one-half mile east of Sunlake Boulevard, and one-half mile south of SR 54 - Sections 27,34, Township 26, Range 18
Memorandum PDD15-479
Recommendation: Not Applicable
- R4 NOTED ITEM: Preliminary Site Plan (Small) - The Groves at Wesley Chapel, Outparcel D (Project No. SML14-040) - Genesis Real Estate Advisors, LLC - South Pasco County, on the northeast corner of Wesley Chapel Boulevard and Gateway Boulevard - Section 12, Township 26, Range 19.
Memorandum PDD15-743
Recommendation: Not Applicable
- R5 NOTED ITEM: Subdivision Development Review - Concord Station, Phase

3C (Project No. RSD14-015) - Concord Station, LLP - South Central Pasco County, on the southeast corner of the intersection of Mentmore Boulevard and Manassas Drive - Sections 22,27, Township 26, Range 18.

Memorandum PDD15-879

Recommendation: Not Applicable

- R6 NOTED ITEM: Rocky Mountain Pawn - Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. SML14-014) - Bruce Dominey - On the south side of S.R. 54 and west of Morris Bridge Road - Section 18, Township 26, Range 21.

Memorandum PDD15-582

Recommendation: Not Applicable

- R7 NOTED ITEM: Starkey Ranch MPUD Nonsubstantial Modification - Waldrup Engineering - North of and partially abutting S.R. 54; east of and abutting Starkey Boulevard, south of and J.B. Starkey Wilderness Park - Section 16,17,19,20,21,22,27,28,29, Township 26 S, Range 17 E.

Memorandum PDD15-562

Recommendation: Not Applicable

- R8 NOTED ITEM: Starkey Ranch MPUD Nonsubstantial Modification - Heidt Design, LLC - North of and partially abutting S.R. 54; east of and abutting Starkey Boulevard, south of and abutting J.B. Starkey Wilderness Park - Sections 16,17,19,20,21,22,27,28,29, Township 26 S, Range 17 E

Memorandum PDD15-821

Recommendation: Not Applicable

The Committee recessed at 3:12 p.m. and reconvened at 3:30 p.m. All members were present.

ADJOURN

The Committee Members thanked Ms. Carol Clarke for her efforts and wished her well in her retirement.

Adjourned at 4:54 p.m.