

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

August 20, 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 1:33 p.m.

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.

None.

CONSENT

None.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

P1 CPAL15 (06) Trinity Industrial Park
From: from IL (Light Industrial) and COM (Commercial)
To: PD (Planned Development),
Location: Southwest Corner of the Intersection of SR 54 and Trinity
Boulevard.
Memorandum PDD15-1563
Recommendation: Denial

Approved Alternative #2 with Ms. Grimes voting nay.

P2 Trinity Communities Development of Regional Impact (DRI) No. 157 Notice of Proposed Change (NOPC) request to amend the Development Order to revise Map H (Master Development Plan) to revise the designation for Parcel 25 from Commerce Park to FLEX: Commerce Park/Commercial and to amend Exhibit D Phasing Schedule.
Memorandum PDD15-1534
Recommendation: Denial

Continued to the next DRC meeting with Ms. Grimes absent from the vote.

- P3 SML, Small Commercial Development Review - The Groves at Wesley Chapel, Outparcel D Channelized, Full Movement Opening on Gateway Boulevard - Alternative Standards Request; Genesis Real Estate Advisers, LLC; South Pasco County, on the northeast corner of Wesley Chapel Boulevard and Gateway Boulevard; Section 12, Township 26, Range 19
Memorandum PDD15-1421
Recommendation: Approve

Approved Staff's Recommendation with the conditions that Ms. Margaret Smith, County Engineer, would replace Mr. Joaquin Servia as the contact and that irrelevant documents be struck from the record.

- P4 Longleaf Neighborhood Three (SDU01-026) Modification - The applicant/developer is requesting to modify Longleaf Neighborhood Three Blocks 36 and 37 from a combined total of nineteen (19) single family attached units to sixteen (16) single family detached units with associated infrastructure modifications. West side of Starkey Blvd., North of S.R. 54, Section 19, Township 26 S, Range 17 E. No Funding Required. DRC
Public Hearing: 08/20/15, 1:30 p.m., NPR
Memorandum PDD15-1525
Recommendation: Approval with conditions

Approved Staff's Recommendation to include revisions to Standard 21.

- P5 CPAL15(07) Cross Park MPUD Comprehensive Plan Text Amendment to add Assisted Living Facility and Rehabilitative Center as allowable uses, Southeast corner of the intersection of S.R.54 and Henley Road.
Memorandum PDD15-1542
Recommendation: Approve

Approved Staff's Recommendation.

- P6 MPUD REQUEST - Cross Park MPUD - Cross Park Land Trust No. 1, Cross Park Properties LLC, Trustee - A Substantial Amendment to a Previously Approved MPUD to Allow for an Assisted Living Facility and Rehabilitation Center as Permitted Uses, and an Alternative Standards Request from Section 901.4.F.1.b of the Land Development Code to Allow the Applicant to Pay a Fair Share of a PVAS Project That Will Pave Henley Road from S.R. 54 to Leonard Road - Located on the Southeast Corner of the Intersection of S.R. 54 and Henley Road.
Memorandum PDD15-7162
Recommendation: Approval with conditions

Approved Staff's Recommendation with added conditions regarding the PVAS.

REGULAR

None.

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1 NOTED ITEM: Subdivision Development Review - Esplanade at Starkey Ranch Phase 1 Preliminary Construction Plan (Project No. RSD15-013) - Taylor Morrison of Florida, Inc. - South Pasco, northeast of the State Road 54 and Starkey Boulevard intersection, approximately 3,000 feet east of Starkey Boulevard - Section 20, Township 26, Range 17.
Memorandum PDD15-1293
Recommendation: Not Applicable
- R2 NOTED ITEM: Recreation Alternative Preliminary Site/Construction Plan and Stormwater Management Plan and Report With Alternative Standards Request (Project No. SML15-021) - Jonathan Ash - On the east side of Land O'Lakes Boulevard and north of Morgan Road - Section 25, Township 26, Range 18.
Memorandum PDD15-1488
Recommendation: Not Applicable

ADJOURN

Adjourned at 4:49 p.m.

Prepared By: Katie McCormick, Records Clerk