

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

September 24, 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, FL 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 except Chairman Baker and Ms. Pearson.

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.

There was none.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 July 9, 2015 Development Review Committee Meeting - Minutes for
Approval
Memorandum PDD15-1706
Recommendation: Approve

Approved Consent Agenda.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

P1 Agreement for a Unified Sign Plan (USP) - Starkey Ranch (WS-TSR, LLC) -
Southwest Pasco County - North of and Partially Abutting Starkey
Boulevard, South of and Abutting J.B. Starkey Wilderness Park - Sections
16, 17, 19, 20, 21, 22, 26, 27, 28, 29 and 30, Township 26 South, Range 17
East
Memorandum PDD15-1685
Recommendation: Approval with conditions

Approved Staff's Recommendation.

- P2 Woods Land Excavation Operating Permit, Taylor Morrison of Florida, South Central Pasco County on the north side of County Line Road approximately 1 mile west of Northwood Palms Boulevard Section 35, Township 26 South, Range 19 East.
Memorandum PDD15-CU24
Recommendation: Approve

Approved Staff's Recommendation with added language regarding the mobility fee payment.

- P3 Transportation Corridor Management Variance Request - New Hope Missionary Baptist Church - Requesting exemption from
Memorandum PDD15-1722
Recommendation: Approve

Approved Staff's Recommendation.

- P4 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: Approve

Approved Staff's Recommendation.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1 NOTED ITEM: Large Commercial Development Review - Preliminary Site Plan / Construction Plan and Stormwater Management Plan and Report, Park Place Entrance Road Phase 1 (Project No. LRG14-022; f.k.a Epperson Ranch Blvd Ph 1) - Epperson Ranch, LLC - Southeast Pasco County, South of Overpass Road, North of Curley Road - Section 34, Township 25, Range 20.
Memorandum PDD15-876
Recommendation: Not Applicable
- R2 NOTED ITEM: Subdivision Development Review - Preliminary Development Plan/Construction Plan, Stormwater Management Plan and Report - Park Place Phase 1 (Project No. RSD14-018) - Epperson Ranch, LLC - Southeast Pasco County, South of Overpass Road, North of Curley Road - Sections 27,34, Township 25, Range 20.
Memorandum PDD15-1217
Recommendation: Not Applicable
- R3 NOTED ITEM: Subdivision Development Review - Preliminary Development Plan/Construction Plan, Stormwater Management Plan and Report - Modification Park Place Phase 1 (Project No. RSD14-018) - Epperson Ranch, LLC - Southeast Pasco County, South of Overpass Road,

- North of Curley Road, Sections 27, 34, 35, Township 25, Range 20.
Memorandum PDD15-1552
Recommendation: Not Applicable
- R4 NOTED ITEM: Large Subdivision Development Review-Epperson Ranch Overpass Road Phase 1 (Project No. LRG14-019) - Epperson Ranch, LLC - Wesley Chapel North of Wells Road, Westside Curley Road - Sections 34, 35, 27, 26 Township 25, Range 20.
Memorandum PDD15-1225
Recommendation: Not Applicable
- R5 NOTED ITEM: Large Subdivision Development Review - Epperson Ranch Overpass Road Phase 1 Modification (Project No. LRG14-019) - Epperson Ranch, LLC - Wesley Chapel North of Wells Road, Westside Curley Road - Sections 34, 35, 27, 26, Township 25, Range 20.
Memorandum PDD15-1511
Recommendation: Not Applicable
- R6 NOTED ITEM: Large Commercial Development Review - Academy at the Farm Construction Plan Amendment (Project No. 2PR01-028) - Pasco County School Board - West Side of Handcart Road South of Farmington Hills Drive on Alex Lange Way - Section 19, Township 25, Range 21.
Memorandum PDD15-987
Recommendation: Not Applicable
- R7 NOTED ITEM: Large Commercial Development Review - Academy at the Farm Preliminary Site Plan/Construction Plan Modification (Project No. 2PR01-028) - Academy at the Farm, Inc. - West Side of Handcart Road South of Farmington Hills Drive on Alex Lange Way - Section 19, Township 25, Range 21.
Memorandum PDD15-1469
Recommendation: Not Applicable
- R8 NOTED ITEM: Subdivision Development Review - Union Park Subdivision Phases 4A, 4B and 4C Preliminary Development Plan / Construction Plan, Stormwater Management Plan and Report (Project No. RSD14-016) - Golden Ranch Property, LLC - On the south side of the proposed Oldwoods Avenue, east of Gramont Terrace, west of Bonds Lane, extending southward to the Pasco/Hillsborough County Line - Section 35, Township 26, Range 20.
Memorandum PDD15-9954
Recommendation: Not Applicable
- R9 NOTED ITEM: Small Commercial Development Review - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report - West Pasco Industrial Park Phase II Unit 2 Lot 31 (Project No. SML15-038) - JS & P Investment, LLC - South side of Pyramid Drive, east of Destiny Way, north of State Road 54 - Section 29, Township 26, Range 17.
Memorandum PDD15-1512
Recommendation: Not Applicable
- R10 NOTED ITEM: Small Commercial Development Review - Park at Lakeside Amenity Center (Project No. IPR06-117) Substantial Modification- Lennar Homes, Inc. - On the west side of Lakemont Drive, south of Newport Shores Drive, approximately 1,500 feet south of Hudson Avenue - Section 24, Township 24, Range 17.
Memorandum PDD15-1166
Recommendation: Not Applicable

- R11 NOTED ITEM: Large Commercial Development Review - Tower Road - Bexley Village Drive to Ballantrae Boulevard Preliminary Site Plan/Construction Plan, Stormwater Management Plan and Report (Project No. LRG15-012) - NNP-Bexley, LLC - North of S.R. 54, East of Suncoast Parkway, North of Tower Road - Sections 17, 19, 20, Township 26, Range 18
Memorandum PDD15-1536
Recommendation: Not Applicable
- R12 NOTED ITEM: Small Commercial Development Review - Bexley Amenity Center Preliminary Site Plan/Construction Plan, Stormwater Management Plan and Report (Project No. SML15-015) - NNP-Bexley, LLC - North of S.R. 54, East of Suncoast Parkway, North of Tower Road - Sections 18, 19, Township 26, Range 18.
Memorandum PDD15-1537
Recommendation: Not Applicable
- R13 NOTED ITEM: Small Commercial Development Review - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report - Dairy Queen at Terra Bella (Project No. SML15-016) - Lakeview Associated Enterprises, Inc. - North of State Road 54 South of Venezia Drive between Livingston Road and Via Bella Boulevard - Section 29, Township 26, Range 19.
Memorandum PDD15-671
Recommendation: Not Applicable
- R14 NOTED ITEM: Lutz Famous Tate - US 41/Dale Mabry - Preliminary Site/Construction Plan and Stormwater Management Plan and Report (Project No. SML15-042) - Famous Tate of New Tampa, LLC - On the west side of Land O Lakes Boulevard and east of Dale Mabry Highway - Section 26, Township 26, Range 18.
Memorandum PDD15-1681
Recommendation: Not Applicable

ADJOURN

Adjourned at 2:24 p.m.

Prepared by: Katie McCormick, Records Clerk II