

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

October 22, 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

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 1:33 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

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

- C1 September 10, 2015 Development Review Committee Meeting - Minutes for Approval.
 Memorandum PDD16-072
 Recommendation: Approve
- C2 October 8, 2015 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD16-093
 Recommendation: Approve

Approved Consent Agenda.

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1 Long Lake Ranch Development of Regional Impact (DRI) No. 247 Notice of Proposed Change (NOPC) to amend the Development Order to revise Map

H to reflect the relocation of the 5.3 acre Upland Habitat Preservation Area from Village 4 to 5.9 acres in Village 1.

Memorandum PDD16-008

Recommendation: Approve

Approved Staff's Recommendation.

- P2 Alternative Standard Request - Circle K (Parcel 1 of Shoppes of Ballantrae) (Project No. SML15-020) - Circle K Stores, Inc. - An Alternative Standard from the Requirement of the Land Development Code (LDC), Section 901.3, Access Management, More Specifically, Section 901.3.I Access Control. The Applicant is Requesting a Reduction in the Spacing Standard to Allow for a Right-Turn Lane Extension, with a Right-in Only Driveway Along the North Side of S.R. 54
Memorandum PDD16-86
Recommendation: Approval with conditions

Approved Staff's Recommendation.

- P3 Alternative Standard Request - Racetrac Petroleum - Access Corner Clearance, Connection Spacing and Ingress Radius
Memorandum PDD16-097
Recommendation: Approval with conditions

Approved Staff's Recommendation.

- P4 Transportation Corridor Management Variance Request - Racetrac Petroleum - Reduction of Right of Way Preservation Requirement
Memorandum PDD16-080
Recommendation: Approval with conditions

Approved Staff's Recommendation.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1 NOTED ITEM: SML, Commercial Development Review - Estancia Villas Amenity Center (Project No SML15-003) - Standard Pacific of Florida -

South Pasco County, south of the future Bella Corsa Boulevard, west of the future Wiregrass Ranch Boulevard, approximately one mile east of Bruce B. Downs Boulevard, and approximately one-half mile north of Chancey Road - Section 17, Township 26, Range 20.

Memorandum PDD16-018

Recommendation: Not Applicable

- R2 NOTED ITEM: SML, NAPA Auto Parts LOL, Commercial - Problem Tree Plan Review (Project No. IPR00-018) - LOL Ventures, LLC - 3911 Land O'Lakes Boulevard - Section 24, Township 26, Range 18.

Memorandum PDD16-049

Recommendation: Not Applicable

- R3 NOTED ITEM: Subdivision Development Review - Bexley South Parcel 3 Phase 1 - Preliminary Development Plan/Construction Plan, Stormwater Management Plan and Report (Project No. RSD15-007) - NNP-Bexley, LLC - North of S.R. 54 East of Suncoast Parkway, South of Tower Road - Section 19, Township 26, Range 18.

Memorandum PDD15-1538

Recommendation: Not Applicable

- R4 NOTED ITEM: Subdivision Development Review - Bexley South Parcel 4 Phase 1 - Preliminary Development Plan/Construction Plan, Stormwater Management Plan and Report (Project No. RSD15-008) - NNP-Bexley, LLC - North of S.R. 54, East of Suncoast Parkway, North of Tower Road - Sections 16, 17, 18, 19, 20, Township 26 S, Range 18 E.

Memorandum PDD15-1539

Recommendation: Not Applicable

- R5 NOTED ITEM: Promenade Parkway Extension (Project No. LRG15-024) - Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report - SR 54 Land Associates LLC - The southeast portion of West Pasco County on the north side of S. R. 54 from proposed Delancy Street east and south to S.R. 54 - Sections 25, 26, Township 26 S, Range 17 E.

Memorandum PDD15-1704

Recommendation: Not Applicable

- R6 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 S, Range 20 E.

Memorandum PDD15-1785

Recommendation: Not Applicable

- R7 NOTED ITEM: SML, Commercial Development Review - The Ridge at Wiregrass Recreation Area - Preliminary/Construction Plan and Stormwater Management Plan and Report (Project No. SML15-043) - Pasco County Associates II, LLLP - South Pasco County, approximately 1,825 feet south of State Road 56, approximately 960 feet northeast of Mansfield Boulevard, and approximately 4,650 feet west of Meadow Pointe Boulevard - Section 28, Township 26, Range 20.

Memorandum PDD16-043

Recommendation: Not Applicable

ADJOURN

Adjourned at 2:20 p.m.

Prepared by: Marie Miller, Records Clerk