

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

February 25, 2016

**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 2nd 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)
Flip B. Mellinger, 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 1:30 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 January 14, 2016 Development Review Committee Meeting - Minutes for Approval.
 Memorandum PDD16-669
 Recommendation: Approve

- C2 January 28, 2016 Development Review Committee Meeting - Minutes for Approval
 Memorandum PDD16-670
 Recommendation: Approve

Approved the Consent Agenda.

PUBLIC HEARINGS

REGULAR

DEVELOPMENT SERVICES - PLANNING AND DEVELOPMENT

- R1 Preliminary Site/Construction Plan and Stormwater Management Plan and Report - District School Board of Pasco County - Pasco County Elementary School "B" (Bexley South, Phase 4) (Project No. LRG16-009) - District School Board of Pasco County - Approximately 1,500-feet east of Ballantrae Boulevard, north side of the future Tower Road and south of Ballantrae Boulevard Extension.
Memorandum PDD16-648
Recommendation:
Not Applicable

Approval With Conditions

Approved to Receive and File documentation from Mr. Kevin Leatch via Staff.

Approved Staff's Recommendation including a correction to the Agenda Memo indicating Staff's Recommendation was to Approve with Conditions.

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R2 NOTED ITEM: R.J. Kielty Plumbing, Heating and Cooling - Preliminary Site/Construction Site Plan and Stormwater Management Plan and Report (Project No. LRG15-019) - R.J. Kielty Plumbing, Heating and Cooling, Inc. - On the North side of Massachusetts Avenue, west of Osteen Road - Section 34, Township 25, Range 16.
Memorandum PDD16-117
Recommendation: Not Applicable
- R3 NOTED ITEM: MedExpress Urgent Care - Preliminary Site/Construction Plan and Stormwater Management Plan and Report with Alternative Standards Request (Project No. SML15-058) - Twistee, LLC - On the north side of S.R. 52, approximately 560 feet from the S.R. 52 and Little Road intersection - Section 02, Township 25, Range 16.
Memorandum PDD16-382
Recommendation: Not Applicable
- R4 NOTED ITEM: Preliminary Site/Construction Plan and Stormwater Management Plan and Report Retail Center at SR 54 (Project No. SML15-054) - SR 54, LLC - On the north side of S.R. 54 approximately 700 feet east of Bruce B. Downs Boulevard - Section 07, Township 26, Range 20.
Memorandum PDD16-607
Recommendation: Not Applicable
- R5 NOTED ITEM: SML, Commercial Development Review - Sunray Retail - Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. SML16-006) - RKM Development Corporation - West Pasco County, on the northeast corner of U.S. Highway 19 and Sunray

Drive - Section 30, Township 26, Range 16.
Memorandum PDD16-554
Recommendation: Not Applicable

- R6 NOTED ITEM: Commercial Subdivision Development Review - Beach House Subdivision (Wiregrass M-24) Preliminary/Construction Development Plan and Stormwater Management Plan and Report (Project No. MSD15-002) - Prevarian Senior Living - South Pasco County on State Road 56, approximately 3,000 feet east of Mansfield Boulevard and approximately 1,200 feet west of the future Hueland Pond Boulevard - Sections 20, 21, 28, 29, Township 26, Range 20.
Memorandum PDD16-542
Recommendation: Not Applicable
- R7 NOTED ITEM: Large Commercial Development Review - Hilton Garden Inn, Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No., LRG15-038) - Menna Development & Management Inc. - West Central Pasco, Southwest of Point Village Drive and Northpoint Parkway Intersection - Section 30, Township 26, Range 18.
Memorandum PDD16-547
Recommendation: Not Applicable
- R8 NOTED ITEM: Large Commercial Development Review - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report - Camp Idlewild (LRG15-026) - Camp Idlewild of Florida, Inc. - East Side Henry Road, South Side Roach's Run, West of Land O'Lakes Blvd. - Section 34, Township 25, Range 18.
Memorandum PDD16-627
Recommendation: Not Applicable

ADJOURN

Adjourned at 2:03 p.m.

Prepared By: Katie McCormick, Records Clerk II