

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

Pasco County Development Review Committee Agenda December 15, 2016 1:30 PM, Dade City



"Bringing Opportunities Home"

Historic Pasco County Courthouse, Board Room, 2nd Fl
37918 Meridian Avenue, Dade City, Florida 33525

All cellular phones and pagers must be turned off while in the Board Room.

The Development Review Committee Agenda is comprised of two sections. Beginning at 1:30 p.m., the first section is called **PUBLIC HEARING**. Public Hearing items are advertised items for appeals, variances, preliminary plans/site plans and other final determinations by the DRC.

The Public Hearing section requires discussion, motions, and votes on an item-by-item basis. Comments by the public are allowed on Public Hearing items. Unless otherwise approved by the Development Review Committee, **each individual is limited to three minutes for such comments**. A timer will sound at two minutes to indicate that you have one minute remaining. Unless otherwise approved by the Development Review Committee, an individual is limited to one presentation per item.

The next section of the agenda is for **REGULAR**. Regular consists of Consent Items which may be publicly noticed items which are not requesting variances from the Land Development Code and ones where staff is not aware of any public opposition on the application. Prior to voting on a Consent Item, a Development Review Committee member, staff, developer, or a member of the public may request an item be removed from the Consent for discussion. All remaining items on Consent are approved by the Development Review Committee with a single motion and vote.

Regular also consists of items for consideration by the Development Review Committee that do not require public notice and upon which the Development Review Committee may have discussion.

With the exception of Discussion and Noted Items, regular items require motions, and votes on an item-by-item basis. Regular items include MPUDs, DRIs, Comprehensive Plan Amendments and Development Agreements (and amendments thereto) where the Development Review Committee makes recommendations to the Board of County Commissioners and non-substantial amendments to preliminary plans/site plans that fall under Section 205.3.F of the Land Development Code.

Regular also allows for public comment with each individual limited to three minutes for such presentation per item, unless otherwise approved by the Development Review Committee. Discussion allows the Development Review Committee an opportunity to discuss a policy matter in depth in a more informal manner and to receive lengthy presentations by staff or consultants. Noted Items contain a listing of those actions taken by staff in regard to matters not required to be presented to the Development Review Committee.

ANY PERSON DESIRING TO APPEAL ANY FINAL ACTION OF THE DEVELOPMENT REVIEW COMMITTEE WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE ENTIRE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. APPEALS OF SUCH FINAL ACTIONS ARE LIMITED TO THE TESTIMONY AND EVIDENCE IN THE RECORD, WHICH MEANS THAT NEW TESTIMONY AND EVIDENCE OUTSIDE THE RECORD CANNOT BE CONSIDERED DURING THE APPEAL PROCEEDING.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within five working days of your receipt of this notice, please contact the, Personnel Department, West Pasco Government Center, 8731 Citizens Drive, New Port Richey, FL 34654; (727) 847-8030 (v) in New Port Richey; (352) 523-2411, Ext. 8030 (v) in Dade City; and (727) 847-8949 if you are hearing impaired.

CALL TO ORDER

ROLL CALL

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.

CONSENT

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

- C1** September 15, 2016 Development Review Meeting - Minutes for Approval
Memorandum PDD17-285
Comm. Dist. ALL
Recommendation: Approve
- C2** October 27, 2016 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-286
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** Resolution Rescinding the Development Order of the New River Development of Regional Impact DRI No. 210 Resolution 92-98 by New River Partners, Ltd. located on the north side of SR 54 at River Glen Boulevard. No funding required.
Memorandum PDD17-362
Comm. Dist. 1,2
Recommendation: Continuance Requested
- P2** Large Scale Comprehensive Plan Amendment – Sitex NR Holding, LLC., - CPAL17(07) Avalon Park West (Formerly New River): From: PD (Planned Development) To: PD (Planned Development) - Located on the North Side of SR

54, East of River Glen Boulevard in Sections 10,11,12,13,14, and 55, Township 26 South, Range 20 East – No Funding Required

Memorandum PDD17-364

Comm. Dist. 1,2

Recommendation: Continuance Requested

- P3** MPUD Rezoning Request (REGULAR) – Sitex NR Holding, LLC. – Avalon Park West (Formerly New River) MPUD – Substantial Modification Request to the currently approved MPUD (Rezoning MPUD to MPUD) to allow substantial changes to the Master Plan and Conditions of Approval; and an Alternative Standard Request from 901.3.I, Access Control (Table 901.3.B), - No Funding Required - No Funding Required - Located on the North Side of S.R. 54, East of River Glen Boulevard in Section 10, 11, 12, 13, 14, and 15, Township 26 South, Range 20 East.

Memorandum PDD17-435

Comm. Dist. 1,2

Recommendation: Continuance Requested

- P4** Large Scale Comprehensive Plan Amendment - South Branch Ranch, Inc. - CPAL16(06) South Branch Ranch: From: RES-3 (Residential 3du/ga) and EC (Employment Center) To: PD (Planned Development) - Located on the Northwest Corner of S.R. 54 and Suncoast Parkway, in Sections 19,24,25,30, and 36, Township 26 South, Range 17 and 18 - No Funding Required

Memorandum PDD17-366

Comm. Dist. 4

Recommendation: Continuance Requested

- P5** MPUD Rezoning Request (Regular) - South Branch Ranch, Inc. - South Ranch MPUD (Regular)- Rezoning Request From A-C and MPUD to MPUD to Allow 900 Single Family Detached Dwelling Units; 300 Single Family Attached Dwelling Units, 500 Multiple-Family Dwelling Units; 500,000 Square-Feet Commercial; 200,000 Square-Feet of Office and 250 Room Hotel on the northwest corner of S.R. 54 and Suncoast Parkway, in Section 19, 24, 25, 30, 36 Township 26, Range 17 and 18.

Memorandum PDD17-434

Comm. Dist. 4

Recommendation: Continuance Requested

- P6** Alternative Standard Request, WS-TSR, LLC. - Relief from LDC Section 901.3.I (Access Control) - Located North of Intersection of S.R. 54 and Gunn Highway. No Funding Required.

Memorandum PDD17-419

Comm. Dist. 3

Recommendation: Approve

- P7** Rezoning request by Tibbets Land, LLC; Gowers South, LLC; and Palms, LLC (represented by Gerald A. Figurski) from C-2 and R-1 to MPUD to allow 215,000 square feet of retail and office and up to 40 multi-family residential dwelling units on 53.84 acres, m.o.l. The subject site is located in the southwest corner of the

intersection of US 41 and SR 52
Memorandum PDD17-143
Comm. Dist. 2,
Recommendation: Continuance

- P8** MPUD Rezoning Request - Pasco Office Park, LLC (Represented by Barbara L. Wilhite) - Rezoning Request From R-1 to MPUD to Allow 400 Single Family Detached Dwelling Units, 10,000 square feet of Day Care and 30,000 square feet of Office- No Funding Required

Memorandum PDD17-423
Comm. Dist. 2
Recommendation: Approval with conditions

- P9** MPUD REZONING REQUEST (REGULAR) – Price, William and Price, Pickens - Townsend Heights MPUD – Rezoning Request from A-C Agricultural and A-R (Agricultural-Residential) to an MPUD Master Planned Unit Development to Allow 13,000 Square-Feet Office; 13,000 Square-Feet Commercial/Retail; and 37 Single-Family Detached/Attached – Located on the Southeast Corner of U.S. 301 and Townsend Road, Extending Approximately 660-Feet East of Pride Lane (Parcel ID No. 14-25-21-0010-07000-0000 - No Funding Required (Public Hearing: December 15, 2016, 1:30 p.m. DRC in Dade City)

Memorandum PDD17-424
Comm. Dist. 1
Recommendation: Continuance Requested

- P10** Transportation-Corridor Management Variance Request - RKM Sunray, LLC - Request for ROW preservation and dedication requirement to be reduced on Sunray Drive - No funding required

Memorandum PDD17-431
Comm. Dist. 3
Recommendation: Continuance Requested

- P11** VARIANCE REQUEST - Benjamin A. Wilson – An Increase in the Maximum Allowable Height of a Non-Opaque Fence in the Front Yard Area from Four Feet to Five Feet, An Increase in the Maximum Allowable Height of the Fence Columns From Five Feet to Five Feet Six Inches and an Increase in Maximum Allowable Height of the Gate Columns from Five Feet to Six Feet Six Inches - South Central Pasco County - On the West Side of Chesapeake Drive, Approximately 170 Feet North of Coloma Lane - Section 35, Township 26 South, Range 17 East - No Funding Required

Memorandum PDD17-2060
Comm. Dist. 3
Recommendation: Continuance Requested

- P12** Alternative Standards Request for Wiregrass DRI/MPUD Master Roadway Plan by Locust Branch LLC – Relief from LDC, Section 901.1.H, Special Design Requirements for Subdivision Collectors, related to the development of an Active Adult (Age Restricted) Community with a Private Subdivision Road through Parcel S2. No funding required.

Memorandum PDD17-418
Comm. Dist. 2
Recommendation: Approve

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** Commercial Development Review - Lutz FSER Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. SML16-056) - New Port Richey Hospital, Inc. - South Pasco County on the east side of Dale Mabry Highway, approximately one-half mile north of the Hillsborough County line. - Sections 35, 36, Township 26, Range 18.

Memorandum PDD17-126
Comm. Dist. 3
Recommendation: Not Applicable

- R2** NOTED ITEM: Small Commercial - S.R. 52 Retail Site - Preliminary Site Plan/Construction Plan/Stormwater Plan and Report (Project No. SML16-038) - GR Building Developers, Inc. - West of Chicago Avenue, East of Canton Avenue - Section 12, Township 26, Range 16.

Memorandum PDD17-223
Comm. Dist. 5
Recommendation: Not Applicable

- R3** NOTED ITEM: Commercial Review - Classical Preparatory School - Preliminary Site Plan/Construction Plan/Stormwater Plan and Report (Project No. LRG16-069) - Suncoast Golf, Inc. - On the east side of Shady Hills Road, approximately three-quarter miles north of Sandhill Crane Drive - Section 6, Township 25, Range 18

Memorandum PDD17-271
Comm. Dist. 5
Recommendation: Not Applicable

- R4** NOTED ITEM: Commercial Review - US 41 Storage (fka Storkwik Self Storage) - Preliminary Site Plan/Construction Plan/Stormwater Plan and Report (Project No. SML16-082) - S.R. 41 Storage, LLC - North of County Line Road, East of Land O'Lakes Boulevard - Section 36, Township 26, Range 18.

Memorandum PDD17-279
Comm. Dist. 3
Recommendation: Not Applicable

- R5** NOTED ITEM: Jada Properties, LLC - Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. SML06-065) Jada Properties, LLC - East Side of US 41/Land O'Lakes Boulevard, Approximately 1000 Feet North of Hale Road - Section 13, Township 26, Range 18.

Memorandum PDD17-274
Comm. Dist. 2
Recommendation: Not Applicable

ADJOURN