

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

December 15, 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

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

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 1:29 p.m.

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.

No one spoke.

CONSENT

Approved Consent Agenda.

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

- C1 September 15, 2016 Development Review Meeting - Minutes for Approval
Memorandum PDD17-285
Recommendation: Approve

Approved.

- C2 October 27, 2016 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-286
Recommendation: Approve

Approved.

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

Recommendation:

Approve

Continuance Requested

Withdrawn.

- 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

Recommendation:

Approval with conditions

Continuance Requested

Continued to January 12, 2017 at 1:30 p.m. in Dade City.

- 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

Recommendation:

Approval with conditions

Continuance Requested

Continued to January 12, 2017 at 1:30 p.m. in Dade City.

- 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

Recommendation:

Approval with conditions

Continuance Requested

Continued to January 12, 2017 at 1:30 p.m. in Dade City.

- 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

Recommendation:

Approval with conditions

Continuance Requested

Continued to January 12, 2017 at 1:30 p.m. in Dade City.

- 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
Recommendation: Approve

Approved.

- P7 Rezoning request 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 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
Recommendation: Continuance

Continued to January 26, 2017 at 1:30 p.m. in New Port Richey.

- 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
Recommendation: Approval with conditions

Continued to January 12, 2017 at 1:30 p.m. in Dade City.

- 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
Recommendation: Continuance Requested

Continued to January 12, 2017 at 1:30 p.m. in Dade City.

- 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
Recommendation: Continuance Requested

Continued to January 12, 2017 at 1:30 p.m. in Dade City.

- 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
Recommendation: Continuance Requested

Continued to January 12, 2017 at 1:30 p.m. in Dade City.

- 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
Recommendation: Approve

Continued to January 12, 2017 at 1:30 p.m. in Dade City.

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
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

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

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

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

Recommendation: Not Applicable

ADJOURN

The Committee adjourned at 2:51 p.m.

Prepared by: Amanda Damminger, Records Clerk I

Board Records Division