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| <b>Development Review Committee</b> | Michele L. Baker, County Administrator<br>Heather R. Grimes, Assistant County Administrator<br>(Internal Services)<br>Cathy Pearson, Assistant County Administrator<br>(Public Services)<br>Flip B. Mellinger, Assistant County Administrator<br>(Utilities Services)<br>John Walsh, CEcD, V.P., Pasco Economic Development Council<br>Chris Williams, District School Board of Pasco County |
| <b>Legal Counsel</b>                | David Goldstein, Chief Assistant County Attorney                                                                                                                                                                                                                                                                                                                                             |
| <b>Advisory Staff</b>               | Kristen M. Hughes, Planning and Development Administrator<br>Margaret W. Smith, P.E, Engineering Services Director/County<br>Engineer<br>Joaquin Servia, Development Review Manager<br>Denise Hernandez, Customer Service Manager                                                                                                                                                            |

# Pasco County Development Review Committee Agenda January 12, 2017 1:30 PM, Dade City



*"Bringing Opportunities Home"*

Historic Pasco County Courthouse, Board Rm, 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 29, 2016 Development Review Committee Meeting - Minutes for Approval  
**Memorandum** PDD17-562  
**Comm. Dist.** ALL  
**Recommendation:** Approve
- C2** October 13, 2016 Development Review Committee Meeting - Minutes for Approval  
**Memorandum** PDD17-563  
**Comm. Dist.** ALL  
**Recommendation:** Approve
- C3** November 10, 2016 Development Review Committee Meeting - Minutes for Approval  
**Memorandum** PDD17-564  
**Comm. Dist.** ALL  
**Recommendation:** Approve

## PUBLIC HEARINGS

### PUBLIC HEARINGS AT 1:30 P.M.

- P1** VARIANCE REQUEST - Benjamin A. Wilson - Adjustment of the Standards Established within the Land Development Code (LDC), Chapter 1000, Miscellaneous Structure Regulations; Section 1003, Gates, Fences, and Walls;

Subsection 1003.1 General Requirements; and Subsection 1003.3, Residential Requirements of the Pasco County Land Development Code - 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:** Approve with conditions

- P2** 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** PDD17-7198

**Comm. Dist.** 2,

**Recommendation:** Approval with conditions

- P3** 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** PDD17-594

**Comm. Dist.** 4

**Recommendation:**  
Approve

**Recommendation:**  
Continuance Requested

- P4** MPUD REQUEST (REGULAR) - South Branch Ranch, Inc. - South Branch Ranch MPUD - Rezoning Request From A-C and MPUD to MPUD to Allow 900 Single-Family Detached Dwelling Units; 300 Single-Family Attached Dwelling Units, a Minimum of 500 Multiple-Family Dwelling Units; 400,000 Square-Feet Commercial; a Minimum of 300,000 Square-Feet of Office and 250 Hotel Rooms and Alternative Standard Requests from Section 901.3.E, Access Management Analysis/Traffic Impact Study and Section 901.3.I, Access Control (Table 901.3.B) of the Land Development Code - No Funding Required

**Memorandum** PDD17-593

**Comm. Dist.** 4

**Recommendation:**  
Approval with conditions

**Recommendation:**  
Continuance Requested

- P5** 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** PDD17-531

**Comm. Dist.** 1,2

**Recommendation:** Approve

- P6** 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 Alternative Standard Requests from Section 901.3.E, Access Management Analysis/Traffic Impact Study and Section 901.3.I, Access Control (Table 901.3.B) of the Land Development Code - No Funding Required
- Memorandum** PDD17-7235
- Comm. Dist.** 1,2
- Recommendation:** Approval with conditions

- P7** 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 and an Alternative Standards Request from LDC, Section 901.6.D.11, Continuation of Existing Street Pattern and Street Access to Adjoining Property, related to an interconnect from Parcel S2 to Country Walk MPUD. No funding required.
- Memorandum** PDD17-418
- Comm. Dist.** 2,
- Recommendation:** Approve

- P8** Transportation-Corridor Management Variance Request - Continued from 12/15/16 DRC Hearing - RKM Sunray, LLC - Request Reduction in ROW Requirement from 36 feet to 17 feet on Sunray Drive - No Funding Required
- Memorandum** PDD17-574
- Comm. Dist.** 3
- Recommendation:** Approve

## **REGULAR**

### **NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY**

- R1** NOTED ITEM: NSD, Non-Residential Subdivision Development Review - Mitchell Crossing Commercial Subdivision Preliminary Development Plan (Project No. NSD16-006) - Fairway-Mitchell, Ltd. - Southwest Pasco County, on the northwest corner of the intersection of Little Road and Mitchell Boulevard, Sections 26, 35, Township 26 South, Range 16 East.
- Memorandum** PDD17-443
- Comm. Dist.** 3
- Recommendation:** Not Applicable

- R2** NOTED ITEM: Commercial Review - RaceTrac - S.R. 54 and Madison Street - Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. SML15-055) - Race Trac Petroleum, Inc. - Northwest corner of S.R. 54 & Madison Street - Section 17, Township 26, Range 16.  
**Memorandum** PDD17-456  
**Comm. Dist.** 3  
**Recommendation:** Not Applicable
- R3** NOTED ITEM: Commercial Development Review - The Preservation (fka Woodville Palms) Preliminary Development Plan/Construction Plan (Project No. RSD16-014) - GGR Henley, LLP - On the west side of Henley Road, approximately one-half mile south of the intersection of S.R. 54 and Henley Road - Section 27, Township 26, Range 18.  
**Memorandum** PDD17-452  
**Comm. Dist.** 3  
**Recommendation:** Not Applicable
- R4** NOTED ITEM: Commercial Site Review - Hyatt Place Wesley Chapel Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. LRG16-037) - Impact Wesley Chapel, LLC - South Pasco, on the northeast corner of State Road 56 and Wesley Chapel Boulevard, Lutz, FL within Lot 4 in Cypress Creek Town Center North - Section 27, Township 26, Range 19  
**Memorandum** PDD17-485  
**Comm. Dist.** 2  
**Recommendation:** Not Applicable

**ADJOURN**