

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

January 12, 2017

**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 Rm, 2nd Fl
37918 Meridian Avenue, Dade City, Florida 33525**

Development Review Committee

Michele L. Baker, County Administrator
Erik Breitenbach, Acting, 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 except Chairman Baker, whose absence was excused.

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

No one spoke.

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

Approved Consent Agenda items C1, C2, and C3.

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

- C1 September 29, 2016 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-562
Recommendation: Approve

Approved as part of the Consent Agenda.

- C2 October 13, 2016 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-563
Recommendation: Approve

Approved as part of the Consent Agenda.

- C3 November 10, 2016 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-564

Recommendation: Approve

Approved as part of the Consent Agenda.

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
Recommendation: Approve with conditions

Approved.

- 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
Recommendation: Approval with conditions

Continued to February 9, 2017 at 1:30 p.m. in Dade City.

- 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
Recommendation:
Approve

Continuance Requested

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

- 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

Recommendation:

Approval with conditions

Continuance Requested

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

- 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
Recommendation: Approve

Approved to correct Agenda to read CPAL16(07).

Approved including changes presented by Mr. Clarke Hobby.

- 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
Recommendation: Approval with conditions

Approved.

- 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
Recommendation: Approve

Continued to February 9, 2017 at 1:30 p.m. in Dade City.

- 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
Recommendation: Approve

Approved.

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
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
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
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
Recommendation: Not Applicable

ADJOURN

Adjourned at 4:49 p.m.

Prepared by: Amanda Damminger, Records Clerk I

Board Records Division