

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 February 09, 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, Human Resources 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** December 15, 2016 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-711
Comm. Dist. ALL
Recommendation: Approve

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** 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: Denial
- P2** MPUD REZONING REQUEST (REGULAR) – Arbours at Saddle Oaks - Erick David Land Corp. and Calvary Corp. – Rezoning Request from A-C (Agricultural), C-2 (General Commercial) and C-3 (Commercial/Light Industrial) to an MPUD to

Allow 264 Multi-Family Units on Approximately 34.59 Acres. Also Requested is an Alternative Standard from Section 907.1, On-Site Parking and an Alternative Standard from Section 802.3, Tree Removal- Located on the East Side of Old Pasco Road, South of Country Club Road and North of Foamflower Boulevard (Parcel ID No. 12-26-19-0000-00200-0000) - No Funding Required

Memorandum PDD17-7233

Comm. Dist. 1

Recommendation: Approval with conditions

- P3** MPUD REZONING REQUEST (CONTINUANCE) – 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/ Mobile Homes – Located on the Southeast Corner of U.S. 301 and Townsend Road, Extending Approximately 660-Foot East of Pride Lane (Parcel ID No. 14-25-21-0010-07000-0000 - No Funding Required

Memorandum PDD17-696

Comm. Dist. 1

Recommendation: Continuance Requested

- P4** MPUD REZONING REQUEST (REGULAR) – WS-TSR, LLC. – Starkey Ranch MPUD – North of and Partially Abutting S.R. 54; East of and Abutting Starkey Boulevard, South of and Abutting J. B. Starkey Wilderness Park – Rezoning From a C-2 General Commercial, A-C Agricultural and MPUD Master Planned Unit Development to MPUD Master Planned Unit Development - No Funding Required

Memorandum PDD17-7230

Comm. Dist. 4,

Recommendation: Approval with conditions

- P5** MPUD Rezoning Request (Continuance) – Quail Hollow MPUD -- Pasco Office Park, LLC – 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 – Located on Old Pasco Road approximately one mile north of Wesley Chapel Boulevard northwest of the intersection of I-75 and Wesley Chapel Boulevard -- No Funding Required

Memorandum PDD17-712

Comm. Dist. 2

Recommendation: Continuance Requested

- P6** Alternative Standard Request — 54 & 581, LLC - Wesley Chapel Chick-Fil-A (Project Number SML16-091) - Relief From Land Development Code (LDC) Section 901.3, Access Management - No Funding Required

Memorandum PDD17-680

Comm. Dist. 3

Recommendation: Approve

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Commercial Development Review - Starkey Ranch Downtown Infrastructure Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. LRG16-059) - WS-TSR, LLC - South Pasco, extend Rangeland Boulevard from the eastern extent of Starkey Ranch Village 2, Phase 2 A eastward and the northerly extension of Gunn Highway from State Road 54 to the proposed intersection with Rangeland Boulevard - Section 27, Township 26, Range 17.
Memorandum PDD17-497
Comm. Dist. 4
Recommendation: Not Applicable
- R2** NOTED ITEM: Commercial Development Review - Northwood Self Storage - Preliminary Site Plan/Construction Plan Stormwater Management Plan and Report (Project No. LRG16-032) - Northwood Village LLC - Central Pasco, approximately 375 feet southwest of the SR 56 and Trout Creek Road intersection - Section 36, Township 26 South, Range 19 East.
Memorandum PDD17-327
Comm. Dist. 3
Recommendation: Not Applicable
- R3** NOTED ITEM: Commercial Development Review Lexus of Wesley Chapel - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report and Alternative Standard Request (Project No. LRG16-060) - Florida West Coast Automotive, LLC - Central Pasco County, on the southeast corner of I-75 and SR 54, Section 12, Township 26 South, Range 19 East.
Memorandum PDD17-465
Comm. Dist. 2
Recommendation: Not Applicable
- R4** NOTED ITEM: Large Commercial Development Review - Panda Express Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report and Alternate Standard Request Project No SML16-012) - Panda Restaurant Group, Inc. - In south - central Pasco County, at the northeast corner of Grand Cypress Drive and Sun Vista Drive - Section 27, Township 26 South, Range 19 East.
Memorandum PDD17-128
Comm. Dist. 3
Recommendation: Not Applicable
- R5** NOTED ITEM: Small Commercial Development Review - Starbucks Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. SML16-083) - HRES Cypress Creek, LLC - South Central Pasco County, on the southeast corner of S.R. 56 and Wesley Chapel Boulevard, Section 27, Township 26 South, Range 19 East.
Memorandum PDD17-375
Comm. Dist. 3
Recommendation: Not Applicable

- R6** NOTED ITEM: Small Commercial Development Review McDonald's Cypress Creek Town Center Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. SML16-047) - McDonald's USA, LLC - In south-central Pasco County, at the southeast corner of SR 56 and Grand Cypress Drive, Section 27, Township 26 South, Range 19 East.
Memorandum PDD16-1818
Comm. Dist. 3
Recommendation: Not Applicable
- R7** NOTED ITEM: Small Commercial Development Review - Pet Paradise Resort - Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (SML16-070) - Pet Paradise-New Tampa, LLC - In south Central Pasco County, on the east side of Cypress Ridge Boulevard, approximately 500 feet north of S.R. 56 - Section 26, Township 26 South, Range 19 East.
Memorandum PDD17-298
Comm. Dist. 2
Recommendation: Not Applicable
- R8** NOTED ITEM: Large Commercial Development Review - Hilton Garden Inn Wesley Chapel Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. LRG16-036) - State Rd. 56, LLC - South Central Pasco, on the south side of SR 56, approximately 253 feet east of Silver Maple Parkway - Section 26, Township 26 South, Range 19 East.
Memorandum PDD16-1906
Comm. Dist. 3
Recommendation: Not Applicable
- R9** NOTED ITEM: Small Commercial Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report Omni at Shoppes at Trinity Lakes (Project No. SML16-036) - The Shoppes at Trinity Lakes, LLC - West Pasco County, at the southwest corner of SR 54 and Community Drive - Section 28, Township 26, Range 17.
Memorandum PDD16-1295
Comm. Dist. 3
Recommendation: Not Applicable
- R10** NOTED ITEM: Commercial Development Review - Waffle House Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report and Alternative Standard Request (Project No. SML16-045) - Waffle House, Inc. - West Pasco County, on west side of US Highway 19, approximately 950 feet north of SR 52 intersection - Section 04, Township 25, Range 16.
Memorandum PDD17-010
Comm. Dist. 5
Recommendation: Not Applicable

ADJOURN