

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

February 09, 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
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 1:28 p.m.

ROLL CALL

All members were present with the exception of Cathy Pearson, 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 item C1.

CONSTITUTIONAL OFFICERS - CLERK - MINUTES APPROVAL

C1 December 15, 2016 Development Review Committee Meeting - Minutes for Approval
Memorandum PDD17-711
Recommendation: Approve

Approved as part of the Consent Agenda.

PUBLIC HEARINGS

The meeting recessed at 2:32 p.m. and reconvened at 2:37 p.m.

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

Recommendation: Denial

Approved to receive and file letters submitted by Kristina Hallberg.

Approved Staff's Recommendation of Denial with Chairman Baker voting nay.

- 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
Recommendation: Approval with conditions

Approved Staff's Recommendation bearing discussion regarding road alignment and the potential extension to Oakley Boulevard occurred before the Board of County Commissioners meeting.

- 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-Feet East of Pride Lane (Parcel ID No. 14-25-21-0010-07000-0000 - No Funding Required
Memorandum PDD17-696
Recommendation: Continuance Requested

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

- 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
Recommendation: Approval with conditions

Approved with a modification to 53.B to include the addition of a minimum of 9.5 acres.

- 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
Recommendation: Continuance Requested

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

- 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
Recommendation: Approve

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

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
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
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
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
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
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
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
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
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
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
Recommendation: Not Applicable

ADJOURN

Adjourned at 4:04 p.m.

Prepared by: Amanda Damminger, Records Clerk I

Board Records Division