

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 May 26, 2016 1:30 PM, New Port Richey



"Bringing Opportunities Home"

West Pasco Government Center, Board Room 1st Floor
8731 Citizens Drive, New Port Richey, Florida 34654

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

PUBLIC HEARINGS

PUBLIC HEARINGS AT 1:30 P.M.

- P1** ALTERNATIVE STANDARD (REGULAR) - Breazeale, Ltd./The Village at Mitchell Ranch – Increase the Allowable Height of 4 Ground Signs and Increase the Allowable Sign Structure Areas for Wall Signs on 3 Units in a Multi-Occupancy Parcel - Southwest Pasco County - At the Southwest Corner of the Intersection of S.R. 54 and Little Road - Section 23, Township 26 South, Range 16 East - Containing 28.3 Acres M.O.L.
Memorandum PDD16-2055
Comm. Dist. 3
Recommendation: Approval with conditions
- P2** MPUD Rezoning Request (Regular) – Longleaf CDD Holdings LLC - Longleaf MPUD – Rezoning Request From MPUD to MPUD to Allow Reallocation of Unused Residential Entitlements and Introduce an Additional Lot Standard - Located on the West Side of Starkey Boulevard Approximately One-Quarter Mile North of S.R. 54 in Sections 18 and 19, Township 26S, Range 17E. - No Funding Required
Memorandum PDD16-7197
Comm. Dist. 4
Recommendation: Approval with conditions
- P3** Alternative Standard Request – Legacy ASI, LLC - Popeye’s Wesley Chapel – State Road 54 – Relief From Driveway Width and Radii Standards (LDC Section 901.3.L) - Located on the south side of County Road 54 (C.R. 54) and approximately 235 feet east of the northbound off ramp at C.R.54 and Interstate 75 (I-75) interchange - No Funding Required
Memorandum PDD16-996
Comm. Dist. 2
Recommendation: Approval with conditions

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

- R1** NOTED ITEM: Commercial Development Review - Arbors at Wiregrass Ranch Park/Recreation Tract Preliminary Site Plan/Construction Plan and Stormwater

Management Plan and Report (Project No. SML16-014) - Lennar Homes, LLC - South Pasco, approximately 1,990 feet southeast of the Bruce B Downs Boulevard and Chancey Road intersection - Section 19, Township 26, Range 20.

Memorandum PDD16-1035

Comm. Dist. 2

Recommendation: Not Applicable

- R2** NOTED ITEM: Large Commercial Review - Trinity Place ALF - Preliminary Site Plan/Construction Plan/Stormwater Management Plan and Report (Project No. LRG16-008) - Trinity Place Assisted Living, LLC - Southwest corner of Old County Road 54 and Erin Brook Drive - Section 23, Township 26, Range 16.

Memorandum PDD16-1122

Comm. Dist. 4

Recommendation: Not Applicable

- R3** NOTED ITEM: Large Commercial Development Review - Costco - Cypress Creek Town Center Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report and Alternate Standard Request (Project No. LRG16-031) - Costco Wholesale - In south-central Pasco County, at the northeast corner of Grand Cypress Drive and Sun Vista Drive - Section 27, Township 26, Range 19

Memorandum PDD16-1080

Comm. Dist. 3

Recommendation: Not Applicable

- R4** NOTED ITEM: SML, Commercial Review - Stanley Steemer, Lutz- Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. SML16-010) - 11936 SR 54, LLC - South Pasco County, on the southwest corner of State Road 54 and Henley Road - Section 27, Township 26, Range 18.

Memorandum PDD16-1017

Comm. Dist. 3

Recommendation: Not Applicable

ADJOURN