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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>(Uilities 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 28, 2016 1:30 PM, New Port Richey



*"Bringing Opportunities Home"*

West Pasco Government Center, Board Room 2nd 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 REQUEST - JG Cypress, LLC/Costco - Increase in the Maximum Allowable Sign Structure Area for Walls Signs - South Central Pasco County, On the West Side of Grand Cypress Drive, Approximately 600 Feet South of SR 56 and Extending Westerly to Sun Vista Drive, Section 27, Township 26 South, Range 19 East, To Contain a Proposed 152,626 Square Foot Wholesale Store, Consisting of 16.8 Acres M.O.L.  
**Memorandum** PDD16-422  
**Comm. Dist.** 3  
**Recommendation:** Approval with conditions
- P2** ZONING VARIANCE - Hamilton Park of Pasco County Homeowners Association, Inc. - Adjustment of the Standards Established Within Chapter 1200, Nonconformities; Section 1205, Effect of Condemnation Actions on Existing Development - South Central Pasco County - On the North Side of S.R. 54 Approximately 450-Feet West of Hanbury Drive - Section 13, Township 26 South, Range 20 East - Containing 0.05 Acre, M.O.L.  
**Memorandum** PDD16-2053  
**Comm. Dist.** 2  
**Recommendation:** Approve
- P3** Transportation Corridor Management Variance Request - Amici Plaza -CR 54 and Magnolia Blvd NE corner - Variance from LDC Section 901.2 - Request to reduce ROW dedication requirement  
**Memorandum** PDD16-501  
**Comm. Dist.** 2  
**Recommendation:** Approve
- P4** ZONING VARIANCE - Andrea and Josephine Mannino/Amici Pizza and Deli - Adjustment of the Standards Established within Chapter 500, Zoning Standards; Section 526, C-2 General Commercial; Subsection 526.8 Yard Regulations - South Central Pasco County - At the Southeast Corner of the Intersection of Wesley Chapel Boulevard and Magnolia Boulevard - Section 14, Township 26 South, Range 19 East - Containing 0.72 Acres, M.O.L.  
**Memorandum** PDD16-2054  
**Comm. Dist.** 2

**Recommendation:** Approval with conditions

- P5**      Transportation-Corridor Management Variance Request - New York Avenue Professional Offices - Land Development Code Section 901.2 - Request to reduce ROW preservation and dedication requirements  
**Memorandum**      PDD16-502  
**Comm. Dist.**      5  
**Recommendation:** Approve

**REGULAR**

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

- R1**      NOTED ITEM: SML, Commercial Development Review - Wiregrass Ranch, Parcel M11, Outparcel 4 - Professional Office Building Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. SM:15-028) - Lismark Holdings, LLC - South Pasco County, on the east side of Bruce B. Downs Boulevard, approximately 1/3 mile north of S.R. 56 - Section 30, Township 26, Range 20.  
**Memorandum**      PDD16-178  
**Comm. Dist.**      2  
**Recommendation:** Not Applicable
- R2**      NOTED ITEM: SML, Commercial Development Review - McDonald's 009/2596 US 19/CR 52 Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report (Project No. SML15-064) - McDonald's USA, LLC - West Pasco, 11929 US Highway 19 North, Port Richey, FL on the southwest corner of the intersection of US Highway 19 and CR 52 - Section 09, Township 25, Range 16.  
**Memorandum**      PDD16-465  
**Comm. Dist.**      5  
**Recommendation:** Not Applicable
- R3**      NOTED ITEM: SML - Commercial Development Review - Shops at Wiregrass, Lot 19 Preliminary Site Plan/Construction Plan (Project No. SML16-002) - FC Wiregrass SPE, LLC - South Pasco County, on the north side of State Road 56, approximately 50 feet west of Paseo Drive - Section 30, Township 26, Range 20.  
**Memorandum**      PDD16-303  
**Comm. Dist.**      2  
**Recommendation:** Not Applicable
- R4**      NOTED ITEM: Small Commercial Development Review - Ambay Esthetics, Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report and Administrative Variance (Project No. SML15-027) - Raj S. Ambay, MD, DDS - South Central Pasco County, on the west side of Oak Myrtle Lane between S.R. 56 and Cypress Ridge Boulevard, and east of I-75 - Section 26, Township 26 South, Range 19.  
**Memorandum**      PDD16-429  
**Comm. Dist.**      3

**Recommendation:** Not Applicable

- R5** NOTED ITEM: Small Commercial Development Review - Chick-fil-A, Preliminary Site Plan/Construction Plan and Stormwater Management Plan and Report and Alternative Standard (Project No. SML15-052) - JG 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** PDD16-439  
**Comm. Dist.** 3  
**Recommendation:** Not Applicable
- R6** NOTED ITEM: LRG, Commercial Development Review - New Port Richey Nissan Preliminary/Construction Site Plan and Stormwater Management Plan and Report Substantial Modification (Project No. LRG-020) - 3939 US Highway 19, LLC - West Pasco; 3939 US Highway 19 North, New Port Richey, FL on the southwest corner of the intersection of US Highway 19 and Old Baillies Bluff Road - Section 19, Township 26, Range 16.  
**Memorandum** PDD16-523  
**Comm. Dist.** 3  
**Recommendation:** Not Applicable
- R7** NOTED ITEM: Circle K at Shoppes of Ballantrae, Parcel 1 - Preliminary Site/Construction Plan (Project No. SML15-020) - Circle K Stores, Inc. - On the northeast corner of S.R. 54 and Ballantrae Blvd. - Section 29, Township 26, Range 18.  
**Memorandum** PDD16-516  
**Comm. Dist.** 4  
**Recommendation:** Not Applicable
- R8** NOTED ITEM: Subdivision Development Review - Starkey Ranch Parcel 2, Mass Grading Plan (Project No. LRG16-001) - WS-TSR, LLC - South Pasco County, on the north side of State Road 54, east of Community Drive and west of Gunn Highway - Sections 27, 28, Township 26, Range 17.  
**Memorandum** PDD16-480  
**Comm. Dist.** 4  
**Recommendation:** Not Applicable
- R9** NOTED ITEM: Greenfield MPUD - MUTRM Master Plan - Greenfield Place LLC, Greenfield Place East LLC, Parkway Hills LLC, Parkway Hills East LLC - East and west side of Shady Hills Road, approximately one mile north of S.R. 52, Sections 30, 31, Township 24, Range 18.  
**Memorandum** PDD16-508  
**Comm. Dist.** 4  
**Recommendation:** Not Applicable

**ADJOURN**