

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

ANNOTATED AGENDA

January 28, 2016

**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

**West Pasco Government Center, Board Room 2nd Floor
8731 Citizens Drive, New Port Richey, Florida 34654**

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 1:30 p.m.

ROLL CALL

All members were present.

SWEARING IN

PROOF OF PUBLICATION

PUBLIC COMMENT

None.

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

None.

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
Recommendation: Approval with conditions

Approved.

- 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
Recommendation: Approve

Approved.

- 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
Recommendation: Approve

Approved.

- 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
Recommendation: Approval with conditions

Approved 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
Recommendation: Approve

Approved.

REGULAR

NOTED ITEMS – INTERNAL STAFF APPROVED ITEMS ONLY

Agenda Items R1 through R9 were noted.

- 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
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

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
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
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
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
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
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

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

Recommendation: Not Applicable

ADJOURN

Adjourned at 2:29 p.m.

Prepared By: Marie Miller, Records Clerk