

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 306.18.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 two working days of your receipt of this notice, please contact the Zoning/Code Compliance Division, West Pasco Government Center, 7530 Little Road, New Port Richey, FL 34654; (727) 847-8110 (v) in New Port Richey; (352) 521-4274, Ext. 8110 (v) in Dade City; and via 1-800-955-8771, if you are hearing impaired.

OPENING

A. ROLL CALL

PUBLIC HEARINGS

VARIANCE PETITIONS

ENGINEERING SERVICES - PROJECT MANAGEMENT

P1 PMA08-087 SR 52 Commercial Variance-Pine Ridge Partners-South Side of S.R.
52 east of Moon Lake Road
Memorandum PMA08-087
Recommendation: Other
Comm. Dist. 4

Continued to the February 28, 2008, 1:30 p.m., Development Review Committee meeting in New Port Richey.

P2 PMA08-088 Holiday Warehouse Variance-Jay Coleman Enterprises, Inc. South
side of Louis Ave, approx 400 feet west of US19 Memorandum PMA08-088
Recommendation: Other
Comm. Dist. 3

Continued to the January 24, 2008, 1:30 p.m., Development Review Committee meeting in Dade City.

P3 PMA98-089 Commonwealth Commercial Variance-Commonwealth Center II, LLC-South Side of Morgan Road, West of US 41 Memorandum PMA08-089
Recommendation: Other
Comm. Dist. 2

Denial of Applicant's Request.

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

P4 Class I, Holiday Travel Park (I90-054), Variance Request from Section 701, Flood Damage Prevention-R.L. Dreher Construction, Inc.-On the east side of US 19, approximately 1,970 feet south of the intersection of US 19 and Mile Stretch Drive, Section 31, Twn 26 S, Rng 16 E Memorandum DR08-365
Recommendation: Denial of Variance
Comm. Dist. 3

Continued to the March 13, 2008, 1:30 p.m., Development Review Committee meeting in New Port Richey.

P5 Class I, Cetrangolo Offices (IPR07-071), Simultaneous Preliminary/Construction Plan-David Cetrangolo-Knight Road off northside of S.R.54, approximately 1/10 mile north of S.R. 54 and 6/10 mile west of Land O' Lakes Boulevard, Section 25, Twn 26 S, and Rng 18 E Memorandum DR08-546

Recommendation: Other
Comm. Dist. 2

Approved all Variance Requests.

P6 Class I, SR 52 Commercial Site, Variance Request (Project No. IPR07-030) Gulf Coast Consulting, Inc.-On the south side of SR 52, approximately 310 feet west of Faithful Way, Section 10, Twn 25 S, Rng 17 E Memorandum DR08-565

Recommendation: Other
Comm. Dist. 4

Continued to the February 28, 2008, 1:30 p.m., Development Review Committee meeting in New Port Richey.

P7 Class IIIU, Baillie Rowan Townhomes (SDU07-015) Preliminary/Construction Plan, Stormwater Plan and Report, Variance Request, and Alternative Standards Requests-G.Q. Development, LLC-On the north side of Baillie Road, approximately 300 feet east of Rowan Road, Section 10, Township 26 South, Range 16 East Memorandum DR08-536

Recommendation: Approval with conditions Comm. Dist. 4

Approved Staff Recommendation with an Additional Condition.

**** END OF VARIANCE PETITIONS ****

NON-VARIANCE PETITIONS

DEVELOPMENT SERVICES

P8 Class II, Long Term Treatment Care Facility, Preliminary/Construction Site Plan, Project No. IIPR07-074-National Healthcare Associates-On the southeast corner of U.S. 41 and Ensemble Boulevard (Connerton Employment Center), Section 22, Twn 25 S, Rng 18 E Memorandum DR08-522

Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P9 Bella Verde, Parcels 1E,1F,3A,8,11,18A,and 18B, Mass Grading Plans, Preliminary/Construction Site Plan, Project No. SDU07-028-Cannon Ranch, LLC-Within the Cannon Ranch MPUD Master Planned Unit Development/Development of Regional Impact, south of and abutting S.R. 52, approximately three miles east of I-75, Sections 9, 10, 11, 14, 15 and 16, Twn 25 S, Rng 20 E
Memorandum DR08-449
Recommendation: Other
Comm. Dist. 1

Withdrawn from DRC consideration.
- P10 Class II, Lexington Oaks Lots 9 & 10 (IIPR07-090) Preliminary, Construction Site Plan and Storm Water Management and Report-Commonwealth Center of Wesley Chapel, LLC-On the southeast side of Post Oak Blvd. at the intersection with Old Pasco Road, Section 12, Twn 26 S, Rng 19 E
Memorandum DR08-478
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.
- P11 Class I, The Columns at Cypress Point Amendment (IIPR05-105), Preliminary/Construction Site Plan Amendment-Zephyrhills Apartment Associates, LLC-On the north side of SR 54, approximately 1,470 feet west of Eiland Blvd., Section 18, Twn 26 S, Rng 21 E
Memorandum DR08-504
Recommendation: Approval with conditions
Comm. Dist. 2

Withdrawn by Applicant. No action required by the DRC.
- P12 Class II, Shops at Wiregrass Phases 2 and 2A (IIPR07-036) Preliminary/Construction Site Plan Amendment-Good Forest, LLC-On the northeast corner of SR 56 and Bruce B. Downs Boulevard, Section 30, Twn 26 S, Rng 20 E
Memorandum DR08-412
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation with Revised Conditions.
- P13 Class IIIU, Trilby Station, (DR08-459) Preliminary/Construction Plan and Stormwater Report and Plan-T-Jak's, Inc.-On the west side of U.S.98, approx. one half-mile South of Trilby Road (575), Section 27, Twn 23 S, Rng 21 E Memorandum DR08-459
Recommendation: Approval with conditions
Comm. Dist. 1

Continued to the January 24, 2008, 1:30 p.m., Development Review Committee Meeting in Dade City.

DEVELOPMENT REVIEW SERVICES

- P14 Class II, Sunlake Commercial Center, IIPR07-025, Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Sunlake Center-On the north side of SR 54, west of Mentmore Boulevard, on the east and west sides of Sunlake Boulevard, Sections 27 and 28, Twn 16 S, Rng 18 E
Memorandum DR08-505
Recommendation: Denial
Comm. Dist. 2

Approved Applicant's Request with Revisions.

**** END OF NON-VARIANCE PETITIONS ****

REGULAR

GROWTH MANAGEMENT

- R1 Pasco Town Centre Development of Regional Impact/Application for Development Approval-Shailendra Group, LLC-Special Meeting to discuss status of ADA Submittal
Memorandum GM08-149

Recommendation: Receive and File
Comm. Dist. 1

Discussion Only.

- R2 Bexley Ranch MPUD Master Planned Unit Development - Master Roadway/Mass Transit Plan/Alternative Standards-NNP-Bexley, Ltd., a.k.a. Newland Communities, LLC-In South Central Pasco County, north of and abutting Tower Road at the north end of Ballantrae Boulevard, approximately 1.5 miles north of S.R. 54, extending easterly to Drexel Road and westerly to the Suncoast Parkway, Sections 03-11, and 15-20, Township 26 South, Range 18 East

Memorandum GM08-112

Recommendation: Approval with conditions
Comm. Dist. 2

Approved with Modifications.

- R3 Elementary School "T" Comprehensive Plan Consistency Determination School Board-northeast corner of Otis Allen Road and Forbes Road, approximately two miles east of U.S. 301, Section 30, Township 25 South, Range 22 East
Memorandum GM08-113

Recommendation: Approve Comm. Dist. 1

Approved with Modifications.

ZONING/CODE COMPLIANCE

- R4 MPUD Amendment Request for Dimmitt Gulf Trace MPUD-Dimmitt Car Leasing-Substantial modification of previously approved MPUD, DRC meeting 01/10/08, 1:30 p.m., NPR Memorandum ZN08-195

Recommendation: Approval with conditions
Comm. Dist. 3

Approved with Modifications.

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- R5 Class IIIU, Stagecoach Village Subdivision, Parcel I Preliminary/Construction Plan, Stormwater Management Plan and Report and Alternative Standards Requests (Project No. SDU07-019 and IPR07-033)-Trail Roost Trade Center, LLC-On the west side of C.R. 54 (Wesley Chapel Boulevard), approximately one mile north of S.R. 56, Section 22, Twn 26 S Rng. 19 E Memorandum DR08-537

Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.

DEVELOPMENT REVIEW SERVICES

- R6 NOTED ITEM - Class II, Connerton, Village II, Village Center (IIPR06-073), Preliminary/Construction Site Plan Amendment-Connerton, LLC-On the south side of Connerton Boulevard at Fountain Garden Way, Sections 25 & 26, Twn 25 S, Rng 18 E Memorandum DR08-404

Recommendation: Other
Comm. Dist. 2

No action required by the DRC.

OTHERS

- R7 NOTED ITEM - Class I, Patriot Bank Preliminary/Construction Site Plan (Project No. IPR07-060)-Patriot Bank-On the southeast corner of Moon Lake Road and Hialeah Avenue, Section 04, Twn 25 S, Rng 17 E Memorandum DR08-236
Recommendation: Not Applicable
Comm. Dist. 4

No action required by the DRC.
- R8 NOTED ITEM - Class I, Ashton Oaks Amenity Area Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. IPR07078)- Kimball Hill Homes-On the east side of Ashton Oaks Boulevard, approximately 0.3 miles south of SR 54, Section 14, Twn 26 S, Rng 20 E Memorandum DR08-337
Recommendation: Not Applicable
Comm. Dist. 2

No action required by the DRC.
- R9 NOTED ITEM - Class II, Cypress Walk Village, East Phase aka Trinity Commons Preliminary/Construction Site Plan Amendment (Project Nos. IIPR01-129 and IIPR03-007)-Active Lifestyle Development Corporation (Diamond 3 Corporation)-On the north side of Mitchell Boulevard opposite the intersection of Lytton Street, Section 34, Twn 26 S, Rng 16 E
Memorandum DR08-350
Recommendation: Not Applicable
Comm. Dist. 3

No action required by the DRC.
- R10 NOTED ITEM - Class I, Anclote Island Amenity Area Preliminary/Construction Site Plan (Project No. IPR07-067)-Samter/Berry Harbour, LLC-On Berry Hill Road and Sugar Bush Drive, Section 29, Twn 26 S, Rng 16 E Memorandum DR08-399
Recommendation: Not Applicable
Comm. Dist. 3

No action required by the DRC.
- R11 NOTED ITEM - Class I, Gator Transport Warehouse Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. IPR07015)-Gator Transport & Setup, Inc.-On the west side of Wire Road, approximately 1,400 feet southeast of US 301, Section 23, Twn 25 S, Rng 21 E
Memorandum DR08-406
Recommendation: Not Applicable
Comm. Dist. 1

No action required by the DRC.
- R12 NOTED ITEM - Class I, County Line Trade Center, Phase 1, Lot 21, Preliminary/Construction Site Plan (Project No. IPR07-058)-Florida Lawn Pro & Pest Control, Inc.-On the east side of Sakera Road, approximately 0.2 miles south of the intersection of Teebs Boulevard and County Line Road, Section 04, Twn 24 S, Rng 17 E
Memorandum DR08-416
Recommendation: Not Applicable
Comm. Dist. 5

No action required by the DRC.
- R13 NOTED ITEM - Class I, Cypress Creek, Parcel 11A, Phase 1-A and 1-B, Preliminary/Construction Site Plan and Stormwater Management Plan and Report (IPR07-045)-Skinner Brothers Realty Company-On the northeast corner of SR 56 and Cypress Ridge Boulevard, Section 26, Twn 26 S, Rng 19 E
Memorandum DR08-417
Recommendation: Not Applicable
Comm. Dist. 2

No action required by the DRC.

- R14 NOTED ITEM -Class I, County Line Trade Center, Phase II, Lot 9, Preliminary/Construction Site Plan-Denami Holdings, Inc.-On the east side of Titus Road, approximately 0.2 miles south of County Line Road, Section 04, Twn 24 S, Rng 17 E
Memorandum DR08-482
Recommendation: Not Applicable
Comm. Dist. 5
No action required by the DRC.
- R15 NOTED ITEM - Class I, Trinity Corporate Center Gas/Retail Carwash, Lot 9, Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. IPR07-090)-Paul Michelle, Inc.-On the southeast corner of SR 54 and Corporate Drive, Section 29, Twn 26 S, Rng 17 E
Memorandum DR08-494
Recommendation: Not Applicable
Comm. Dist. 3
No action required by the DRC.
- R16 NOTED ITEM - Class I, County Line Trade Center, Phase II, Lot 8, Preliminary/Construction Site Plan (IPR07-037)-Denami Holdings, Inc.-On the east side of Titus Road, approximately 0.2 miles south of County Line Road, Section 04, Twn 24 S, Rng 17 E
Memorandum DR08-495
Recommendation: Not Applicable
Comm. Dist. 5
No action required by the DRC.

**** END OF REGULAR ****