

Development Review Committee John J. Gallagher, County Administrator
Michael Nurrenbrock, OMB Director
Daniel R. Johnson, Assistant County Administrator
(Public Services)
Bruce E. Kennedy, P.E, Assistant County Administrator
(Utilities Services)
Bipin Parikh, P.E, Assistant County Administrator
(Development Services)
Chris Williams, District School Board of Pasco County

Legal Counsel Robert D. Sumner, County Attorney

Advisory Staff Cynthia M. Jolly, P.E, CFM, Development Director
Samuel P. Steffey II, Growth Management Administrator
James C. Widman, P.E, Engineering Services Director
Debra M. Zampetti, Zoning/ Code Compliance Administrator

Pasco County Development Review Committee Agenda January 24, 2008 1:30 p.m., Dade City



Historic Pasco County Courthouse, Board Room, 2nd Floor

37918 Meridian Avenue, Dade City, FL. 33525

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 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

GROWTH MANAGEMENT

- P1 Quail Ridge RV Park, Phases II - VI, Variance from LDC402.6.b.1, Extension of LOS Certificate/Old Pasco Road/Variance-Frank D. Gilmore-East side of Old Pasco Road approximately 4,900 feet north of Oakley Boulevard, Section 06, Twn 26 S, Rng 20 E
Memorandum GM08-172
Recommendation: Approve
Comm. Dist. 1

Approved Staff Recommendation.

- P2 SR 52 Industrial Park, Variance from LDC 402.6.b.1, Extension of LOS Certificate-Pasco Suncoast Properties, LLC-North side of S.R. 52 and west of Kent Groves Drive, Section 08, Twn 25 S, Rng 18 E
Memorandum GM08-173
Recommendation: Approval of Variance
Comm. Dist. 2

Continued to the February 14th, 2008, 1:30 p.m., Development Review Committee meeting in Dade City.

ZONING/CODE COMPLIANCE

- P3 Zoning Variance Review Report-SB ASSOCIATES LIMITED PARTNERSHIP-The applicant is requesting for one directory sign: An increase in the maximum allowed height from 5 feet to 11 feet ; An increase in the max.-allowed height of the copy from 12 feet to 24 feet; An increase in the max-allowed sign-structure area from 32 square feet to 150 square feet.
Memorandum ZN08-1956
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.

- P4 Zoning Variance Review Report-TONY W. AND RHONDA CASH-For a reduction in the required-minimum rear setback from 5 ' to 2.2' for a swimming pool and a reduction in the required-minimum rear setback from 5' to 1.2' for a screened, pool enclosure.
Memorandum ZN08-1957
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.

- P5 Zoning Variance Review Report-LINDY GRIFFITH AND JOHN McMUNN-For a reduction in the required-minimum, west-side setback from 50 feet to 25 feet from the property line and a reduction in the required-minimum, rear setback from 30 feet to 20 feet from the preservation-easement line for a barn/stable.
Memorandum ZN08-1958
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.

ENGINEERING SERVICES - PROJECT MANAGEMENT

- P6 Holiday Warehouse Variance-Jay Coleman Enterprises, Inc.-South side of Louis Avenue, 400 feet west of U.S. 19
Memorandum PMA08-091
Recommendation: Other
Comm. Dist. 3

Continued to the February 14, 2008, 1:30 p.m., Development Review Committee meeting in Dade City.

- P7 Pine Ridge Estates Variance-ETR Pasco, LLC-North and South sides of Darby Road, west of I-75
Memorandum PMA08-092
Recommendation: Approval of Variance
Comm. Dist. 1

Approved Staff Recommendation.

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P8 Class II, Suncoast Professional Center (IIPR07-070), Preliminary/Construction Site Plan, Stormwater Plan and Report and Variance Request-Rieker & Associates, LLC-On the northwest corner of S.R. 54 and Meadowbrook Drive, east of the Suncoast Parkway, Section 29, Twn 26 S, Rng 18 E
Memorandum DR08-528
Recommendation: Other
Comm. Dist. 2

Denied variance from Section 319 for Dedication. Approved Variances from Section 319 to allow Interim Use and Section 603.9, to allow Reduction of the Type D Buffer from twenty feet to eight feet along the deceleration lane of S.R. 54. Approved project with the deletion of Condition No. 2h; Amendment to Condition Nos. 2i, and 18, and an additional condition.

- P9 Viento (Terra Bella Apartments) (IIPR07-100), Preliminary/Construction Site Plan, Variance Request-BSP/Pasco, LLC-Approximately 300 feet northwest of the intersection of S.R. 54 and Terra Bella Boulevard, approximately 1,200 feet east of Twenty Mile Level Road, Section 29, Twn 26 S, Rng 19 E
Memorandum DR08-573
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation

- P10 Class II, S.R. 52 Center (IIPR07-080), Preliminary/Construction Site Plan, Stormwater Management Plan and Report and Variance-Aonghus, LLC-On the north side of S.R. 52, approximately one mile east of Hicks Road and six-tenth mile west of Paradise Point Trail, Section 06, Twn 25 S, Rng 17 E
Memorandum DR08-588
Recommendation: Approval with conditions
Comm. Dist. 5

Continued to the February 14, 2008, 1:30 p.m., Development Review Committee meeting in Dade City.

- P11 Class II, United Shopping Center (IIPR06-075), Preliminary/Construction Site Plan, Stormwater Management Plan and Report, and Variance-George Kuriakos, Babu M. Keeppanasseril, and Joy B. Nadukudy-On the north side of S.R. 54, approximately two-thirds mile east of Dean Dairy Road, between Allen and Lamar Roads; Section 10, Twn 26 S, Rng 21 E
Memorandum DR08-599
Recommendation: Approval with conditions
Comm. Dist. 1
Approved Staff Recommendation with an Additional Condition.
- P12 Class I, SV Endeavors (VAC08-374) Variance Request-PM Reddy, MD/ SV Endeavors-On the northwest corner of Ridge Road and Lemon Road, Section 27, Twn 25 S, Rng 16 E
Memorandum DR08-613
Recommendation: Approval with conditions
Comm. Dist. 5
Approved Staff Recommendation with an Additional Condition.
- P13 Class I, Circle K US 19 and Little Road (IPR06-054), Variance Request (VAC08-371)-Olympia Development Group, Inc., Circle K Stores, Inc.-On the southeast corner of U.S. 19 and Little Road, Section 13, Twn 24 S, Rng 16 E
Memorandum DR08-614
Recommendation: Approval with conditions
Comm. Dist. 5
Approved Staff Recommendation.
- P14 Class IIIU, Hidden Ridge Subdivision Preliminary/Construction Plan, Variance request for Section 306.17, Dedication and Section 603.9, Sidewalks within buffers-Lexington Homes, Inc.-On the northwest corner of the intersection of Ridge Road and Moon Lake Road; Section 29, Twn 25 S, Rng 17 E
Memorandum DR08-623
Recommendation: Approval with conditions
Comm. Dist. 4
Approved Staff Recommendation.
- P15 Class IIIU, Pine Ridge Estates MPUD, Variance Request, Section 603.9.D.6 Type F Buffer (Sound Abatement)-ETR Pasco, LLC-On the north and south side of Darby Road (C.R. 578), abutting the west side of I-75, Section 20, Twn 24 S, Rng 20 E
Memorandum DR08-624
Recommendation: Denial
Comm. Dist. 1
Approved Applicant's Request with Conditions.
- P16 Class IIIU Lakeshore Ranch, Phase I Preliminary/Construction Plan Amendment with Variance Continued from 12.20.07-K. Hovnanian, Winward Homes, LLC-In central Pasco County, on the west side of U.S. 41, approximately one-quarter mile north of the intersection of Roaches Run and U.S. 41; Sections 26, 27, and 28, Twn 25 S, Rng 18 E
Memorandum DR08-625
Recommendation: Approval of Variance
Comm. Dist. 2
Approved Staff Recommendation.

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

NON-VARIANCE PETITIONS
DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P17 CONSENT - Class II, Treasure Lake, Lot 19 (IIPR07-048); Preliminary/Construction, Stormwater Management Plan and Report-Victor J. Adams and Robin H. Roup-East side of U.S. 41, approximately two-thirds mile north of Ehren Cutoff Section 01, Twn 26 S, Rng 18 E
Memorandum DR08-559
Recommendation: Approval with conditions
Comm. Dist. 2
Approved Staff Recommendation.
- P18 CONSENT - Class II, The LeverEdge (IIPR07-085), Preliminary/Construction Site Plan and Stormwater

Management Plan and Report-Solar City, Inc.-On the west side of Gunn Highway, approximately two-tenths mile north of Byrd Drive, one-half mile north of the Pasco-Hillsborough County line and one mile south of S.R. 54, Section 34, Twn 26 S, Rng 17 E

Memorandum DR08-587

Recommendation: Approval with conditions

Comm. Dist. 3

Approved with Deletion of Condition No. 2j (3).

- P19 Class III, Bella Verde, Parcel 17, (SDU06-111), Preliminary/Construction Plan and Stormwater Management Plan and Report-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 14 and 15, Twn 25 S, Rng 20 E

Memorandum DR08-488

Recommendation: Withdraw

Comm. Dist. 1

Withdrawn from DRC Consideration.

- P20 Class III, Bella Verde, Parcel 16, (SDU07-045), Preliminary/Construction Plan, Stormwater Management Plan and Report, and Alternative Standards Request-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, Section 17, Twn 25 S, Rng 20 E

Memorandum DR08-487

Recommendation: Withdraw

Comm. Dist. 1

Withdrawn from DRC Consideration.

- P21 Class III, Bella Verde, Parcel 14, (SDU07-052), Preliminary/Construction Plan and Stormwater Management Plan and Report-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 11 and 14, Twn 25 S, Rng 20 E

Memorandum DR08-486

Recommendation: Withdraw

Comm. Dist. 1

Withdrawn from DRC Consideration.

- P22 Class III, Bella Verde, Parcel 13, (SDU06-110), Preliminary/Construction Plan and Stormwater Management Plan and Report-Cannon Ranch, LLC -Within the Cannon Ranch MPUD Master Planned Unit Development/Development of Regional Impact (DRI), south of and abutting S.R. 52, approximately three miles east of I-75, Sections 11 and 14, Twn 25 S, Rng 20 E

Memorandum DR08-485

Recommendation: Withdraw

Comm. Dist. 1

Withdrawn from DRC Consideration.

- P23 Class III, Bella Verde, Parcel 9, (SDU06-109), Preliminary/Construction Plan and Stormwater Management Plan and Report-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, Section 10, Twn 25 S, Rng 20 E

Memorandum DR08-484

Recommendation: Withdraw

Comm. Dist. 1

Withdrawn from DRC Consideration.

- P24 Class II, Sunlake Boulevard South of Mentmore, Preliminary/Construction Site Plan and Stormwater

Management Plan and Report (Project No. IIPR07-078) Concord Station, LLP-On the north side of S.R. 54, approximately three-quarters mile west of Oakstead Boulevard, Sections 21 and 28, Twn 26 S, Rng 18 E

Memorandum DR08-591

Recommendation: Approval with conditions

Comm. Dist. 3

Approved with Deletion of Condition Nos. 2i and 2j.

- P25 Class IIIU, Longwood Subdivision, Preliminary/Construction Plan and Stormwater Management Plan and Report and Alternative Standards Request-Azzareli Hudson, LLC-On the south side of Bolton Avenue approximately 3,000 feet east of Hicks Road, Section 19, Twn 24 S, Rng 17 E

Memorandum DR08-622

Recommendation: Approval with conditions

Comm. Dist. 5

Continued to the January 31, 2008, 1:30 p.m., Development Review Committee meeting in New Port Richey.

- P26 Class IIIU Trilby Station Preliminary/Construction Plan and Stormwater Management Plan and Report and Alternative Standards-T-Jak's Inc.-On the west side of U.S. 98, approximately one-half mile south of Trilby Road Section 27, Twn 23 S, Rng 21 E

Memorandum DR08-626

Recommendation: Approval with conditions

Comm. Dist. 1

Approved Staff Recommendation.

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

REGULAR

ZONING/CODE COMPLIANCE

- R1 Sandy Lane Cell Tower PWSF-Edna Poche and Crown Castle Corporation 5995 Sandy Lane, Wesley Chapel, Section 03, Twn 26 S, Rng 19 E

Memorandum ZN08-369

Recommendation: Other

Comm. Dist. 2

DRC Deferred this Matter to Zoning/ Code Compliance.

- R2 Quail Ridge MPUD Amendment-Suncoast Commercial Inc.-East side of Shady Hills Road approximately one-half mile north of S.R. 52, Section 06, Twn 25 S, Rng 18 E

Memorandum ZN08-163

Recommendation: Approval with conditions

Comm. Dist. 2

Approved Staff Recommendation.

- R3 Birren MPUD-James P. and Patricia L. Birren-C-2 and A-R to MPUD (PD) on 17.1 acres

Memorandum ZN08-333

Recommendation: Other

Comm. Dist. 2

Continued to the January 31, 2008, 1:30 p.m., Development Review Committee meeting in New Port Richey.

R4 Boyette Road MPUD Substantial Modification- Harborside Christian Church, Inc.-Modify previously approved master plan to change residential to professional office and day care center on 4.13 acres; On the southeast corner of Boyette Road and Overpass Road, Section 33, Twn 25 S, Rng 20 E

Memorandum ZN08-359

Recommendation: Approval with conditions

Comm. Dist. 1

Approved Staff Recommendation.

R5 Rezoning Petition for Citrus Ridge MPUD-Bayshore-Broadway, Inc.-AR and R3 to MPUD on 112 acres
Memorandum ZN08-371

Recommendation: Approval with conditions

Comm. Dist. 1

Approved 350 Units with Revised Conditions.

DEVELOPMENT REVIEW SERVICES

R6 NOTED ITEM - Class I, Courtyard at Land O'Lakes (IPR06-091), Preliminary/Construction Site Plan-
Courtyard at Land O'Lakes, LLC-On the east side of Land O'Lakes Boulevard, approximately 450 feet
south of Hale Road, Section 13, Twn 26 S, Rng 18 E

Memorandum DR08-578

Recommendation: Not Applicable

Comm. Dist. 2

No action required by the DRC.

**** END OF REGULAR ****