

**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** Jeffrey N. Steinsnyder, 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 February 28, 2008 1:30 p.m., New Port Richey



West Pasco Government Center, Board Room, First Floor  
7530 Little Road, New Port Richey, FL. 34654-5598

**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, FL34654; (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

## **MINUTES**

January 10, 2008

April 12, 2007

## **MINUTES**

M1 Minutes Approval-Development Review Committee-January 10, 2008 DRC Minutes for Approval Memorandum DR08-846

Recommendation: Approve  
Comm. Dist. All  
*Approved*

M2 DRC Minutes - 04/12/07-Development Review Committee-DRC Minutes for approval. Memorandum DR08-847

Recommendation: Approve  
Comm. Dist. All  
*Approved*

\*\*\*\* END OF MINUTES \*\*\*\*

## **PUBLIC HEARINGS**

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### **VARIANCE PETITIONS**

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### **ZONING/CODE COMPLIANCE**

P1 Zoning Variance Review Report-BFR, LLC-For a reduction in the required minimum rear setback from 25 feet to 15 feet. 2/28/08 DRC Meeting, 1:30 p.m., New Port Richey  
Memorandum ZN08-1901

Recommendation: Approval with conditions  
Comm. Dist. 2

*Approved Staff Recommendation*

P2 Zoning Variance Review Report-LYNNE MARIE FLAREAU-For an increase in the maximum-allowed projection into the waterway for two docks and a boat lift and an increase in the maximum-allowed height above the mean high water mark from 15 feet to 15.75 feet for a raised deck over the boat lift and Dock C. Memorandum ZN08-1952A  
Recommendation: Approval with conditions  
Comm. Dist. 5

*Withdrawn from DRC consideration.*

P3 Zoning Variance Report-THOMPSON REVOCABLE TRUST-An increase in the maximum allowed projection into the required 15 feet buffer area from 0 feet to 11.5 feet for an existing shed. 2/28/08 DRC Meeting, 1:30 p.m., New Port Richey. Memorandum ZN08-1959  
Recommendation: Approval with conditions  
Comm. Dist. 2

*Continued to the March 27, 2008, 1:30 p.m., Development Review Committee meeting in Dade City.*

P4 Zoning Variance -FRANK HARRON AND HELEN REIO-An increase in the maximum allowed projection into the required 15 feet buffer area from 0 feet to 13.3 feet for an existing shed. 2/28/08 DRC Meeting, 1:30 p.m., New Port Richey Memorandum ZN08-1960  
Recommendation: Approval with conditions  
Comm. Dist. 2

*Continued to the March 27, 2008, 1:30 p.m., Development Review Committee meeting in Dade City.*

P5 Zoning Variance Review Report-ARTHUR L. SCHAEER REVOCABLE TRUST-An increase in the maximum allowed projection into the required 15 feet buffer area from 0 feet to 13 feet for a proposed shed. 2/28/08 DRC Meeting, 1:30 p.m., New Port Richey. Memorandum ZN08-1961  
Recommendation: Approval with conditions  
Comm. Dist. 2

*Continued to the March 27, 2008, 1:30 p.m., Development Review Committee meeting in Dade City.*

#### **ENGINEERING SERVICES - PROJECT MANAGEMENT**

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P6 Gateway Galleria (VAC03-379) Developer requests a variance from Section 319 -Galleria Land Trust 1-Variance DRC -New Port Richey Memorandum PMA08-117  
Recommendation: Denial of Variance  
Comm. Dist. 2

*Continued to the April 10, 2008, 1:30 p.m., Development Review Committee meeting in Dade City.*

#### **DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW**

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P7 Class I, Massachusetts Avenue Commercial Center, Variance Request (IPR06 -069)(VAC08-382)-Massachusetts Avenue Commercial Property, LLC-South side of Massachusetts Avenue, approximately 600 feet west of Little Road; Memorandum DR08-744  
Recommendation: Approval with conditions  
Comm. Dist. 4

*Approved Staff Recommendation.*

P8 Class I, Zephyrhills North Substation Addition (IPR07-124), Preliminary/Construction Site Plan-Progress Energy-Located at the southwest corner at the intersection of Daughtery and Wire Roads, approximately one-half mile north of C.R. 54. Section 02, Twn 26 S, Rng 21 E Memorandum DR08-766  
Recommendation: Approval with conditions  
Comm. Dist. 1

*Approved Staff Recommendation.*

P9 Class I, S.R. 52 Commercial (IPR07-030), Variance Request-Pine Ridge Partners, LLC- Located on the south side of S.R. 52, approximately 1/2 mile east of Moon Lake Road and 310 feet west of Faithful Way, Section 10, Twn 25 S, Rng 17 E  
Memorandum DR08-783  
Recommendation: Partial Approve  
Comm. Dist. 4

*Approved Staff Recommendation.*

P10 Class IIIU, Columns at Bear Creek Phase II, Preliminary Plan, Variance Requests, and Alternative Standards Request.-52 Associates, LLC-On the south side of S.R. 52, approximately one-half mile east of Little Road, Section 07, Twn 25 S, Rng 17 E  
Memorandum DR08-788  
Recommendation: Approval with conditions  
Comm. Dist. 4

*Approved Sections 319, 602, and 603-Option A with Additional Conditions.*

P11 Class IIIU, Deerhound Subdivision, Preliminary/Construction Plan and Stormwater Management Plan and Report, with a variance request from Section 306.17 Dedication (Private Streets) and an Alternative Standards request from Section 610.3.F Right of Way-BFR, LLC-On the west side of Deerhound Road, approximately one-quarter mile south of Hale Road, Section 18, Twn 26 S, Rng 19 E  
Memorandum DR08-789  
Recommendation: Approval with conditions  
Comm. Dist. 2

*Approved with an Additional Condition.*

P12 Class IIIU, Starview Estates Subdivision, Preliminary/Construction Plan and Stormwater Management Plan and Report, with a variance request from Section 306.17 Dedication (Private Streets)-Kerala Land Investors, LLC-On the south side of U.S. 98, approximately one-half mile east of Old Lakeland Highway, Section 19, Twn 25 S, Rng 22 E  
Memorandum DR08-790  
Recommendation: Approval with conditions  
Comm. Dist. 1

*Approved Staff Recommendation.*

P13 Class IIIU, Southport Springs II Subdivision, Preliminary/Construction Plan and Stormwater Management Plan and Report with Variance Request from 306.17 Dedication (Private Streets) and an Alternative Standard request from 610.3.F Right of Way-Southport Springs II, LP-On the north side of Chancey Road, approximately three-fifths mile east of Morris Bridge Road, Section 20, Twn 26 S, Rng 21 E  
Memorandum DR08-792  
Recommendation: Approval with conditions  
Comm. Dist. 2

*Continued to the April 24, 2008, 1:30 p.m., Development Review Committee Meeting in New Port Richey*

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

**NON-VARIANCE PETITIONS**  
**ZONING/CODE COMPLIANCE**

P14 Appeal of Administrative Determination of Camouflaged PWSF Meeting Tier Two Standards-EUGENE AND JOANNE HARDY-The applicants are appealing an administrative determination that an application submitted by T-Mobile South, LLC (T-Mobile), and Community Aging and Retirement Services, Inc. (CARES), for a Tier Two, 130-foot, camouflaged, personal wireless service facility (PWSF), meets the Tier Two standards.  
Memorandum AA08-02  
Recommendation: Not Applicable  
Comm. Dist. 5

*Approved Staff Recommendation.*

**DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW**

P15 Class IIIU Riverchase South Subdivision, Preliminary/Construction Plan and Stormwater Management Plan and Report-ORSI Development, Inc. and Sunfield Homes, Inc.-Approximately one mile east of Little Road on S.R. 54, then approximately one mile north of S.R. 54 via Player

Drive to the north end of Watson Drive, Section 13, Twn 26 S, Rng 16 E  
Memorandum DR08-791  
Recommendation: Denial  
Comm. Dist. 3

*Continued to April 24, 2008, 1:30 p.m., Development Review Committee meeting in New Port Richey*

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

**REGULAR**

**GROWTH MANAGEMENT**

- R1 Bexley Ranch Development of Regional Impact - Development Agreement Amendment-NNP-Bexley, Ltd; LSB Corp.; and Bexley Ranch Land Trust-North side of 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, Twn 26 S, Rng 18 E  
Memorandum GM08-178  
Recommendation: Approval with conditions  
Comm. Dist. 2

*Approved Staff Recommendation.*

- R2 Bexley Ranch Development of Regional Impact/Development Order Amendment; Notice of Proposed Change-NNP-Bexley, Ltd. -North side of 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, Twn 26 S, Rng 18 E  
Memorandum GM08-177  
Recommendation: Approval with conditions  
Comm. Dist. 2

*Approved Staff Recommendation.*

- R3 Pasco Town Centre-The Shailendra Group, LLC-Application for Development Approval  
Memorandum GM08-211  
Recommendation: Continuance Requested  
Comm. Dist. 1

*Continued to April 10, 2008, 1:30 p.m., Development Review Committee meeting in Dade City.*

**ZONING/CODE COMPLIANCE**

- R4 Rezoning Amendment for Suncoast Lakes MPUD Master Planned Unit Development-RIZK Florida JV-Proposed land swap with Florida Turnpike Authority, modification of commercial, corporate office and professional office parcels; The southwest quadrant of S.R. 52 and the Suncoast Parkway; DRC 2/28/08, 1:30 p.m., NPR  
Memorandum ZN08-452  
Recommendation: Approval with conditions  
Comm. Dist. 4

*Approved Staff Recommendation.*

- R5 South Branch Ranch MPUD nonsubstantial modification-South Branch Ranch, Inc.-To amend the existing approval by reducing the number of allowable units from 700 to 508; to change the product type from single-family attached (townhouses) to multifamily (apartments); and to divide Parcel B into sub-phase B-1 and B-2; On the west side of the Suncoast Parkway and the south side of proposed Tower Road, approximately three-quarters mile north of S.R. 54, Sections 24, 25, and 36, Twn 26 S, Rng 17 E, and Sections 19 and 30, Twn 26 S, Rng 18 E  
Memorandum ZN08-466  
Recommendation: Approval with conditions  
Comm. Dist. 3

*Approved Staff Recommendation.*

**DEVELOPMENT REVIEW SERVICES**

- R6 NOTED ITEM - Class I, West Pasco Industrial Park, Phase II, Unit 1, Lot 15, Preliminary/Construction Site Plan (IPR08-015)-Bill Law Builders, Inc.-On the west side of Success Drive, north of S.R. 54 in the West Pasco Industrial Park; Section 29, Twn 26 S, Rng 17 E  
Memorandum DR08-666  
Recommendation: Not applicable  
Comm. Dist. 3

*No action required by the DRC.*

- R7 NOTED ITEM - Class I, Tampa Bay Water Central Pasco Improvements- U.S. 41 Point of Connection (IPR07-021), Preliminary/Construction Site Plan Approval-Tampa Bay Water-On the southwest side of Land O' Lake Boulevard (U.S. 41) across from Caliente Boulevard, approximately 700 feet west of Little Lake Thomas Road, Section 01, Twn 26 S, Rng 18 E  
Memorandum DR08-704  
Recommendation: Not Applicable  
Comm. Dist. 2

*No action required by the DRC.*

- R8 NOTED ITEM - Class I, A Quality Answering Service - Building Addition, Preliminary/Construction Site Plan (Project No. IPR08-013)-Ronald J. Vincent and Julia A. Vincent-On the southwest corner of Magnolia Street and Altoona Avenue, approximately 250 feet north of S.R. 52, Section 01, Township 25 S, Range 16 E  
Memorandum DR08-745  
Recommendation: Not Applicable  
Comm. Dist. 5

*No action required by the DRC.*

- R9 NOTED ITEM - Class I, TECO Handcart Substation, Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. IPR07-102)-Tampa Electric-On the north side of S.R. 54 and east of Lanier Road, Section 17, Twn 26 S, Rng 21 E  
Memorandum DR08-781  
Recommendation: Not Applicable  
Comm. Dist. 2

*No action required by the DRC.*

- R10 NOTED ITEM - Class I, New River Lakes East, Parcel D, Park Site, Preliminary/Construction Site Plan (Project No. IPR07-069)-NRD, LLC c/o Windward Homes, Inc.-On the west side of Autumn Ridge Drive at the intersection with Little River Way, within the New River Lakes; Sections 11 and 14, Twn 26 S, Rng 20 E  
Memorandum DR08-784  
Recommendation: Not Applicable  
Comm. Dist. 2

*No action required by the DRC.*

\*\*\*\* END OF REGULAR \*\*\*\*