

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 March 13, 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

April 26, 2007

May 10, 2007

MINUTES

M1 DRC Minutes of April 26, 2007-DRC-Minutes for approval. Memorandum DR08-923

Recommendation: Approve Comm. Dist. All

Approved

M2 DRC Minutes of May 20, 2007-DRC-Minutes for approval. Memorandum DR08-924

Recommendation: Approve Comm. Dist. All

Approved

**** END OF MINUTES ****

VARIANCE PETITIONS

GROWTH MANAGEMENT

- P1 S.R. 52 Industrial Park Variance Request-DRC-LOS Expired/S.R. 52 west of Kent Grove Road, Variance Request from LDC, Section 402.6.B.(1)
Memorandum GM08-241
Recommendation: Continuance Requested
Comm. Dist. 2

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

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P2 Class III MRS - Rollins Estates MRS07-010, PP/CP/SW/Variance-William "Bill" Rollins, 37935 Phelps Road, Zephyrhills, FL. 33541-On the east side of Scharber Road, approximately one-half mile south of St. Joe Road, Section 26, Twn 24 S, Rng 20 E
Memorandum DR08-770
Recommendation: Approval with conditions
Comm. Dist. 1

Approved Staff Recommendation.

- P3 Class I, Grand Mile RV Storage, Variance Request (IPR07-103) (VAC08-385)- Ronald I. Disbrow, Jr.-On the east side of Grand Boulevard at the intersection of Mile Stretch Drive, Sections 29 and 32, Twn 26 S, Rng 16 E
Memorandum DR08-841
Recommendation: Approval with conditions
Comm. Dist. 3

Approved with Revisions.

- P4 Class III MRS, William E. Pearce, SDV08-001, Variance Request-William E. Pearce Jr.,-Approximately 730 feet west of Old Trilby Road and approximately 1,000 feet south of Largo Lane, Section 34, Twn 23 S, Rng 21 E
Memorandum DR08-892
Recommendation: Approval with conditions
Comm. Dist. 1

Approved Staff Recommendation.

- P5 Class IIIU, Lexington Commons, SDU05-062, Variance Request-Lexington Homes, Inc.-On the east side of Little Road, approximately 1/4 mile north of DeCubellis Road, Section 35, Twn 25 S, Rng 16 E
Memorandum DR08-893
Recommendation: Continuance Requested
Comm. Dist. 4

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

- P6 Class I, Holiday Travel Park, Variance Request (IPR90-054)-R.L. Dreher Construction, Inc.-On the east side of U.S. 19, approximately 1,970 feet south of the intersection of U.S. 19 and Mile Stretch Drive, Section 31, Twn 26 S, Rng 16 E
Memorandum DR08-919
Recommendation: Continuance Requested
Comm. Dist. 3

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

- P7 Class IIIU, St. Joe Oaks Subdivision, SDU06-126, Preliminary/Construction Plan, Stormwater Plan and Report, and Variance Request-K and G Holdings, LLC-On the east side of Sherrrod Croft Lane, approximately 1,000 feet south of St. Joe Road, Section 28, Twn 24 S, Rng 20 E.

Memorandum DR08-929

Recommendation: Continuance Requested

Comm. Dist. 1

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

DEVELOPMENT REVIEW SERVICES

P8 Class II, New Business Center at Little Road and Citizen Drive (IIPR08-001), Preliminary/Construction Site Plan-European Equities Corporation/Xenia Management Corporation-On the northeast corner of Little Road and Citizens Drive, Section 35, Twn 25 S, Twn 16 E
Memorandum DR08-928
Recommendation: Continuance Requested
Comm. Dist. 4

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

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

NON-VARIANCE PETITIONS

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

P9 CONSENT - Class II, Panera Bread - Gulf View Square Mall (IIPR07-106) Preliminary Site Plan-Gulf View Associates c/o Simon Property Group-On the west side of U.S. 19, at the intersection with Embassy Boulevard, approximately 1,145 feet south of Tacoma Drive, Section 21, Twn 25 S, Rng 16 E
Memorandum DR08-756
Recommendation: Approval with conditions
Comm. Dist. 5

Approved with Deletion of Condition No. 4 and Amendment to Condition No. 22.

P10 CONSENT - Class II, Pasco County Bus Maintenance Facility (IIPR07-113), Preliminary/Construction Site Plan-Pasco County Facilities Management Department-On the east side of Galen Wilson Boulevard, approximately 1,000 feet north of Ridge Road, Section 26, Twn 25 S, Rng 16 E
Memorandum DR08-826
Recommendation: Approval with conditions
Comm. Dist. 4

Approved Staff Recommendation.

P11 Class IIIU Trilby Estates Subdivision, Preliminary Plan and Alternative Standard Requests from: 1) Section 610.5, Pedestrian Facilities; 2) Section 610.3.L, Horizontal and Vertical Alignment of Street; and 3) Section 306.17, Dedication.- Christian Powerline, LLC; Powerline North, LLC; and Powerline, LLC-On the southwest corner of U.S. 301 and Christian Road west to Powerline Road, Section 03, Twn 24 S, Rng 21 E
Memorandum DR08-866
Recommendation: Approval with conditions
Comm. Dist. 1

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

P12 Class IIIU, Triple J Ranch Subdivision -SDU08-002, Preliminary/Construction Plan and Stormwater Management Plan and Report with Alternative Standards Request from Section 610.3, Streets.-AG/PD Triple J Ranch, LLC-On the south side of U.S. 98, approximately one-quarter mile west of Old Lakeland Highway, Sections 13, 18,19, and 24, Twn 25 S, Rngs 21 and 22 E.
Memorandum DR08-867
Recommendation: Continuance Requested
Comm. Dist. 1

Continued to the June 12, 2008, 1:30 p.m., Development Review Committee meeting in Dade City.

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

REGULAR

GROWTH MANAGEMENT

- R1 Small-Scale Comprehensive Plan Amendment CPAS08(01)-Commercial South, Inc., Centers Commerce, Inc., PDK Florida Alpha Lambda Chapter, Inc. CPA/Southwest Pasco/From IH to COM
Memorandum GM08-217
Recommendation: Approve
Comm. Dist. 3
Approved Staff Recommendation.

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- R2 NOTED ITEM Class I, New River Substation (IPR06-097), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Progress Energy-Located on the west side of Smith Road, approximately one-half mile south of its intersection with S.R. 54. Said intersection is approximately one mile east of Curley Road, Section 15, Twn 26 S, Rng 20 E
Memorandum DR08-815
Recommendation: Approve
Comm. Dist. 2
No action required by the DRC.
- R3 NOTED ITEM - Class I, CVS Pharmacy, S.R. 54 and Morris Bridge Road (IPR07-039) Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Principal Developers-On the southeast corner of S.R. 54 and Morris Bridge Road, Section 18, Twn 26 S, Rng 21 E
Memorandum DR08-816
Recommendation: Approve
Comm. Dist. 2
No action required by the DRC.
- R4 NOTED ITEM - Class I, Gulf View Square Mall Restaurant Out Parcel Preliminary Site Plan (Project No. IIPR07-110)-Gulf View Associates, c/o Simon Property Group-On the west side of U.S. 19 at Embassy Boulevard, Section 21, Twn 25 S, Rng 16 E
Memorandum DR08-832
Recommendation: Not Applicable
Comm. Dist. 5
No action required by the DRC.
- R5 NOTED ITEM - Class III Waters Edge 3 and 4, Construction Plan Amendment-The Ryland Group, Inc.-On the west side of Moon Lake Road, approximately one-half mile north of Ridge Road, Sections 20 and 29, Twn 25 S, Rng 17 E
Memorandum DR08-871
Recommendation: Not Applicable
Comm. Dist. 4
No action required by the DRC.

**** END OF REGULAR ****