

**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 April 24, 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, FL 34654;(727) 847-8110 (v) in New Port Richey; (352) 521-4274, Ext. 8110 (v) in Dade City; and via1-800-955-8771, if you are hearing impaired.

## OPENING

A. ROLL CALL

## MINUTES

July 26, 2007

August 9, 2007

## MINUTES

M1 August 9, 2007 DRC Minutes-DRC-Minutes for approval.  
Memorandum DR08-1208  
Recommendation: Approve  
Comm. Dist. All

*Approved*

M2 July 26, 2007 DRC Minutes-DRC-Minutes for approval.  
Memorandum DR08-1209  
Recommendation: Approve  
Comm. Dist. All

*Approved*

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

## **PUBLIC HEARINGS**

---

## **VARIANCE PETITIONS**

---

## **GROWTH MANAGEMENT**

---

P1 Ashley Glen DRI/MPUD Master Planned Unit Development Master Roadway Plan; Variance; Alternative Standard-JES Properties, Inc.-Sections 19 and 30, Twn 28 S, Rng 18 E  
Memorandum GM08-274  
Recommendation: Approval with conditions  
Comm. Dist. 2

*Approved Staff Recommendation.*

P2 S.R. 52 Industrial Park, Variance Request -DRC-Variance Request. Located north of S.R. 52, and west of Kent Grove Road. LOS Renewal.  
Memorandum GM08-301

Recommendation: Continuance Requested  
Comm. Dist. 2

*To be Presented to the BCC Meeting for Final Determination.*

---

**ENGINEERING SERVICES - PROJECT MANAGEMENT**

---

- P3 Shoppes of Ballantrae, Variance from Section 618.7, LDC-Joseph Daniel and Ronald Aprile-Ballentrae Boulevard, north of S.R. 54 Section 29, Twn 26 S, Rng 18 E  
Memorandum PMA08-133  
Recommendation: Approval of Variance  
Comm. Dist. 2

*Approved Staff Recommendation.*

---

**DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW**

---

- P4 Class II, Lowe's of Land O' Lakes, Preliminary Site Plan and Variance Request (IIPR07-094)-Lowe's Home Centers, Inc-On the south side of S.R. 54, approximately 600 feet east of U.S. 41; Sections 25 and 36, Twn 26 S, Rng 18 E  
Memorandum DR08-1094  
Recommendation: Approval with conditions  
Comm. Dist. 2

*Approved with Deletion of Condition No. 21.*

- P5 Melissa Rich Property (SDV08-004) Variance Request from Section 306 Subdivision Review-Melissa Rich-On the north side of Tucker Road, approximately one-half mile east of Paul S. Buckman Highway, Section 14, Twn 26 S, Rng 21 E  
Memorandum DR08-1108  
Recommendation: Approval with conditions  
Comm. Dist. 1

*Approved Staff Recommendation.*

- P6 Class I, Walgreens at US 19 and Darlington Road (VAC08-395) Variance Request-Thomas and Laura Hauslein and Christopher Rennert-On the southeast corner of U.S. 19 and Darlington Road. Section 30, Twn 26 S, Rng 16 E  
Memorandum DR08-1119  
Recommendation: Partial Approve  
Comm. Dist. 3

*Approved Staff Recommendation.*

- P7 Class I, Marlin CNG Services (VAC08-380), Variance Request-Marlin CNG Services-On the south side of Hudson Avenue, west of Hays Road, east of the Florida Power right-of-way, Section 36, Twn 24 S, Rng 17 E  
Memorandum DR08-1121  
Recommendation: Partial Approve  
Comm. Dist. 2

*Approved Staff Recommendation.*

- P8 Class IIIU, Leonard Road Development Subdivision (DR08-003), Preliminary/Construction Plan and Stormwater Management Plan and Report, Variance Request, and Alternative Standards Request.-J and S Realty Investors, Inc.-On the north side of Leonard Road, approximately, three-quarters mile west of U.S. 41, Section 26, Twn 26 S, Rng 18 E  
Memorandum DR08-1126  
Recommendation: Approval with conditions  
Comm. Dist. 2

*Approved with Deletion of Condition No. 54.*

- P9 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 the north side of 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 DR08-1127

Recommendation: Denial

Comm. Dist. 3

*Approved with Modifications.*

- P10 Class IIIMRS, St. Joe Walk - MRS07-002 Variance Request-St Joe Walk Inc.- Dan Johnson-On the south side of St. Joe Road and the West side of Curley Road, and the north side of Gosselin Road, Section 26, Twn 24 S, Rng 20 E  
Memorandum DR08-1132  
Recommendation: Approval with conditions  
Comm. Dist. 1  
*Approved Staff Recommendation.*
- P11 Class IIIU, Suncoast Commercial Center Subdivision, Preliminary/Construction Plan and Stormwater Management Plan and Report with Variance Request-Win-Suncoast, Ltd.-On the north side of S.R. 54, approximately 1,000 feet east of the Suncoast Parkway, Section 30, Twn 26 S, Rng 18 E  
Memorandum DR08-1135  
Recommendation: Partial Approve  
Comm. Dist. 2  
*Approved with Amendments.*
- P12 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 DR08-1159  
Recommendation: Denial  
Comm. Dist. 3  
*Continued to the May 15, 2008, 1:30 p.m., Development Review Committee meeting in New Port Richey.*
- P13 Holiday Warehouse Park Variance VAC08-369-Jay Coleman Enterprise, Inc. Located on the south side of Louis Avenue, approximately 400 feet west of U.S. 19, Section 31, Twn 26 S, Rng 16 E  
Memorandum DR08-1160  
Recommendation: Partial Deny  
Comm. Dist. 3  
*Approved with Amendments.*
- P14 Class IIIU, St. Joe Oaks Subdivision (SDU06-126) Preliminary/Construction Plan and Stormwater Management Plan and Report with Variance Request-K and G Holdings, LLC-On the eastside of Sherrod Croft Lane, approximately 1,000 feet south of St. Joe Road. Section 28, Twn 24 S, Rng 20 E  
Memorandum DR08-1161  
Recommendation: Continuance Requested  
Comm. Dist. 1  
*Continued to the May 15, 2008, 1:30 p.m., Development Review Committee meeting in New Port Richey.*
- P15 \*\*\*WITHDRAWN DUE TO PUBLIC NOTICE \*\*\*Class II, Greystar at Cypress Creek Apartments (IIPR07-116), Preliminary Site Plan and Variance Requests-Greystar Development Group, LLC-On the east side of Cypress Creek Road, approximately 1,450 feet south of S.R. 54, Section 34, Twn 26 S, Rng 19 E  
Memorandum DR08-1189  
Recommendation: Withdraw  
Comm. Dist. 2  
*Withdrawn due to Public Notice.*
- P16 Class II, New Business Center at Little Road and Citizen Drive (IIPR08-001), Preliminary/Construction Site Plan and Variance Requests (VAC08-386) European Equities Corporation and Xenia Management Corporation-On the northeast corner of Little Road and Citizen Drive, Section 35, Twn 15 S, Rng 16 E  
Memorandum DR08-1194  
Recommendation: Approval with conditions  
Comm. Dist. 4  
*Approved with Modifications and Deletion of Condition No. 1j(1)*
- P17 Lorne Lehman Property Variance request from 306 Subdivision Review; Project No.

SDV08-005-Lorne Lehman-On the north side of St Joe Road one and one-half mile west of Old Johnston Road; Section 19, Twn 24 S, Rng 20 E

Memorandum DR08-1196

Recommendation: Continuance Requested

Comm. Dist. 1

*Continued to the May 15, 2008, 1:30 p.m., Development Review Committee meeting in New Port Richey.*

- P18 Class II, Suncoast Mall, Preliminary/Construction Site Plan, Variance Request and Stormwater Management Plan and Report (Project No. 06-089)-Jack and Michelle, Inc.-On the north side of S.R. 52 and east of the Suncoast Parkway, Section 06, Twn 25 S, Rng 18 E

Memorandum DR08-1206

Recommendation: Approval with conditions

Comm. Dist. 2

*Approved with Deletion of Condition No. 2i, and revisions to Conditions Nos. 25 and 27.*

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

### **NON-VARIANCE PETITIONS**

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

- P19 Class II, Kossik Road Extension, Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Proj. No. IIPR07-022) -Primerica Group One, LLC (a.k.a. Zephyr Commons, LLC)-In Eastern Pasco County, at the east end of the existing Kossik Road at U.S. 301 (Gall Boulevard) east approximately one-quarter mile, Sections 26 and 35, Twn 25 S, Rng 21 E

Memorandum DR08-743

Recommendation: Approval with conditions

Comm. Dist. 1

*Approved Staff Recommendation.*

- P20 Class II, Connerton Village Two, Phase 3A, Mass Grading, Infrastructure, and Roadway Plan (Project No. IIPR08-013)-Connerton, LLC-Within the Connerton MPUD Master Planned Unit Development, approximately two miles east of U.S. 42, and approximately two miles south of S.R. 52, Sections 24 and 25, Twn 25 S, Rng 18 E; and Section 19, Twn 25 S, Rng 19 E

Memorandum DR08-1079

Recommendation: Approval with conditions

Comm. Dist. 2

*Approved Staff Recommendation.*

- P21 \*\*\*WITHDRAWN DUE TO PUBLIC NOTICE \*\*\*Class II, Mitchell Boulevard Roadway Extension, Preliminary/Construction Site Plan and Stormwater Management Plan and Report, Project No. IIPR07-115-Century Realty Funds- In West Pasco County, starting at the intersection of Little Road and Mitchell Boulevard, and to the east 700 linear feet, Sections 36, 35, and 26, Twn 26 S, Rng 16 E

Memorandum DR08-1184

Recommendation: Withdraw

Comm. Dist. 3

*Withdrawn due to Public Notice.*

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

### **REGULAR**

#### **GROWTH MANAGEMENT**

- R1 Roadway Alignment and Construction Phasing Plan-Connerton, LLC-Approval of Roadway Alignment and Construction Phasing Plan for MPUD Village 2, Phase 3. Sections 23, 24, 25, and 26, Twn 25 S, Rng 18 E; Sections 19 and 30, Twn 25 S, Rng 19 E (Portion Of)

Memorandum GM08-282

Recommendation: Approval with conditions

Comm. Dist. 2

*Continued to the May 15, 2008, 1:30 p.m., Development Review Committee meeting in New Port Richey.*

- R2 Pasco Town Centre Application for Development Approval (ADA)-The Shailendra Group, LLC-

Application for Development Approval to establish the Pasco Town Centre Development of Regional Impact (DRI)  
Memorandum GM08-297  
Recommendation: Continuance Requested  
Comm. Dist. 1

*Continued to the May 1, 2008, 10:00 a.m., Development Review Committee meeting in New Port Richey.*

**ZONING/CODE COMPLIANCE**

- R3 Hays and SR 52 Commercial MPUD-Hays Road Land Trust No.1-Hays Road Management, LLC, TTEE-A request to rezone approximately 24.4 acres from A -C agricultural to an MPUD to allow 138,301 square feet of office-commercial development and a variance request from Section 319 of the LDC. On the northwest corner of S.R. 52 and Hays Road, Section 11, Twn 25 S, Rng 17 E  
Memorandum ZN08-533  
Recommendation: Approval with conditions  
Comm. Dist. 2  
*Approved Staff Recommendation.*

**DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW**

- R4 Class III, Concord Station, Phases 2A, 2B, and 4C (f.k.a. LeDantec MPUD Master Planned Unit Development), Construction Plan and Stormwater Management Plan and Report (Project No. SDU07-027)-Concord Station, LLP-On the north side of Mentmore Boulevard, approximately three-quarters mile west of Sun Lake Boulevard, Section 21, Twn 26 S, Rng 18 E  
Memorandum DR08-1133  
Recommendation: Approval with conditions  
Comm. Dist. 2  
*Approved Staff Recommendation.*

**DEVELOPMENT REVIEW SERVICES**

- R5 NOTED ITEM - Class IIIMRS, Rollins Estates Preliminary/Construction Plan, Stormwater Management Plan and Report (Project No. MRS07-010)-William "Bill" Rollins-On the east side of Scharber Road, one-half mile south of St. Joe Road, Section 26, Twn 24 S, Rng 20 E  
Memorandum DR08-819  
Recommendation: Not Applicable  
Comm. Dist. 1  
*No action required by the DRC.*
- R6 NOTED ITEM - Class I, Iovino Bridge Replacement, Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Proj. No. IPR08-026) -Nicholas and Karen M. Iovino-In West Pasco County, south of Pine Forest Drive, south of S.R. 52, approximately 1.25 miles east of Little Road, Section 07, Twn 25 S, Rng 17 E  
Memorandum DR08-1009  
Recommendation: Not Applicable  
Comm. Dist. 4  
*No action required by the DRC.*
- R7 NOTED ITEM - Class I, Cetrangolo Offices (IPR07-071), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Jane and David Cetrangolo-Located on the northwest side of Knight Road, approximately one-tenth mile north of S.R. 54 and six-tenth mile east of Land O' Lakes Boulevard, Section 25, Twn 26 S, Rng 18 E  
Memorandum DR08-1018  
Recommendation: Other  
Comm. Dist. 2  
*No action required by the DRC.*

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