

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 June 12, 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

MINUTES

May 24, 2007

October 11, 2007

MINUTES

M1 May 24, 2007 DRC Minutes-DRC-DRC Minutes for Approval Memorandum DR08-1467

Approved

Recommendation: Approve Comm. Dist. All

M2 October 11, 2007 DRC Minutes-DRC-DRC Minutes for Approval Memorandum DR08-1468

Recommendation: Approve Comm. Dist. All

Approved

**** END OF MINUTES ****

PUBLIC HEARINGS

VARIANCE PETITIONS

ENGINEERING SERVICES - PROJECT MANAGEMENT

- P1 Sunburst Shutters (VAC08-379), Variance Request-Ten Sails, LLC-Located: On the northwest corner of Gunn Highway and Interlaken Drive, Section 27, Twn 26 S, Rng 17 E
Memorandum PMA08-156
Recommendation: Approval of Variance
Comm. Dist. 3

Approved Staff Recommendation.

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P2 Class III, St. Joe Oaks (SDU06-126), Preliminary/Construction Plan, Stormwater Management Plan and Report, and Variance Requests-K and G Holdings, LLC- Location: On the west side of Sherrod Croft Lane, approximately 1,000 feet south of St. Joe Road; Section 28, Twn 24 S, Rng 20 E
Memorandum DR08-1422
Recommendation: Approval with conditions
Comm. Dist. 1

Approved with an Additional Condition.

- P3 Class IIIU Trilby Estates Subdivision (SDU07-066), Preliminary/Construction Plan and Stormwater Management Plan and Report with Variance Request and Alternative Standard Request-Christian Powerline, LLC; Powerline North, LLC; and Powerline, LLC-Location: On the southwest corner of the intersection of U.S. 301 and Christian Road, west to Powerline Road; Section 03, Twn 24 S, Rng 21 E
Memorandum DR08-1423
Recommendation: Continuance Requested
Comm. Dist. 1

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

- P4 Class III, Mayfair Townhomes (SDU07-054), Variance Request -Trouble Creek Development Corp.-Location: On the north side of Trouble Creek Road, approximately 1,120 feet west of Madison Street; Section 17, Twn 26 S, Rng 16 E
Memorandum DR08-1502
Recommendation: Withdraw
Comm. Dist. 3

Withdrawn.

- P5 Class IIIU - The Oaks Subdivision (SDU07-058), Preliminary/Construction Plan and Stormwater Management Plan and Report, and Variance Requests-Seybold and Galvin Pasco County Land Trust-Location: On the west side of East Road, approximately one mile south of County Line Road; Section 09, Twn 24 S, Rng 17 E
Memorandum DR08-1515
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.

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

NON-VARIANCE PETITIONS

ZONING/CODE COMPLIANCE

- P6 Zoning Petition-Mark and Bibi Moore; Ridan Industries, LLC; and Break Free Wireless, LLC/Morris Bridge Ridan Site, No. FL-1154- Conditional Use for a 180 -foot, above ground level, monopole Personal Wireless Service Facility in an AR. DRC 06-12-08, 1:30 p.m., DC. Location: On the east side of Upper Road, approximately 1,650 feet north of Mandrake Road.
Memorandum ZN08-CU26A
Recommendation: Approval with conditions
Comm. Dist. 2

Continued to the July 10th, 2008, 1:30 p.m., Development Review Committee meeting in New Port Richey.

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P7 CONSENT - Class IIIU (SDU07-043) Southport Springs II Preliminary/Construction Plan and Stormwater Management Plan and Report Amendment-Southport Springs II, LP-Location: 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 DR08-1434
Recommendation: Approve
Comm. Dist. 2

Approved Staff Recommendation.

- P8 CONSENT - Class II, Park at Wellington Apartments (IIPR07-066), Preliminary/Construction Site Plan-Holiday Park Land LLC-Location: Approximately 300 feet west of U.S. 19 and approximately 180 feet north of Sunray Drive, Section 30, Twn 26 S, Rng 16 E
Memorandum DR08-1450
Recommendation: Approval with conditions
Comm. Dist. 3

Approved Conceptual Plan. Project Continued to the June 26, 2008, 1:30 p.m., Development Review Committee meeting in New Port Richey.

- P9 CONSENT - Class II, Gulfside Hospice at Zephyrhills (IIPR08-008), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Gulfside Regional Hospice, Inc.-Location: On the east side of Dean Dairy Road and south of Eiland Boulevard, Section 09, Twn 26 S, Rng 21 E
Memorandum DR08-1453
Recommendation: Approval with conditions
Comm. Dist. 1

Approved Staff Recommendation.

- P10 Class III U, Triple J Ranch Subdivision (SDU08-006), Preliminary/Construction Plan and Stormwater Management Plan and Report with Alternative Standard Request-AG/PD Triple J Ranch, LLC-Location: On the south side of U.S. 98, approximately one-quarter mile west of Old Lakeland Highway; Sections 13, 19, and 24, Twn 25 S, Rngs 21 and 22 E
Memorandum DR08-1424
Recommendation: Withdraw
Comm. Dist. 1

Withdrawn.

- P11 AGENDA WITH STAFF RECOMMENDATION TO BE DISTRIBUTED - Class II, U.S. 41 and Morgan Road Charter School (IIPR07-072), Preliminary/Construction Plan and Stormwater Management Plan and Report Morgan Road Park of Commerce, LLC-Location: On the north side of Morgan Road, approximately 260 feet west of U.S. 41; Section 25, Twn 26 S, Rng 18 E
Memorandum DR08-1500
Recommendation: Other
Comm. Dist. 2

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

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

REGULAR

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- R1 CONSENT - Class III, Wesley Chapel Outback Plaza (SDU05-120), Correction to DR07-918 from February 22, 2007 DRC-Outback Steakhouse, Inc.-Location: On the northeast corner of the Intersection of C.R. 581 and Aronwood Boulevard; Section 31, Twn 26 S, Rng 20 E
Memorandum DR08-1437
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.

DEVELOPMENT REVIEW SERVICES

R2 NOTED ITEM - Class I, Wachovia Bank Sunlake (IPR08-001), Preliminary/Construction Site Plan-Wachovia Bank-Location: On the northwest corner of S.R. 54 and Mentmore Boulevard, Sections 27 and 28, Twn 26 S, Rng 18 E
Memorandum DR08-1391
Recommendation: Not Applicable
Comm. Dist. 2

No action required by the DRC.

R3 NOTED ITEM - Class II, First Christian Church of Tarpon Springs, Phases 2 and 10 (IIPR08-024), Construction Plan and Stormwater Management Plan and Report -First Christian Church of Tarpon Springs, Florida, Inc.-Location: On the northeast corner of Little Road and Chittamwood Boulevard, approximately 1,000 feet north of Trinity Boulevard, Section 36, Twn 26 S, Rng 16 E
Memorandum DR08-1405
Recommendation: Not Applicable
Comm. Dist. 3

No action required by the DRC.

R4 NOTED ITEM - Class III, Bridge Haven, Construction Plan and Stormwater Management Plan and Report-McCar Homes-Tampa, LLC-Location: In Eastern Pasco County, on the southwest corner of the intersection of Chancey Road and Apfel Road, Section 24, Twn 26 S, Rng 20 E
Memorandum DR08-1417
Recommendation: Not Applicable
Comm. Dist. 2

No action required by the DRC.

**** END OF REGULAR ****