

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 26, 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 via 1-800-955-8771, if you are hearing impaired.

OPENING

A. ROLL CALL

MINUTES

June 7, 2007

August 23, 2007

MINUTES

M1 June 7, 2007, DRC Minutes-DRC-Minutes for Approval Memorandum DR08-1549
Recommendation: Approve Comm. Dist. All

Approved

M2 August 23, 2007, DRC Minutes-DRC-DRC Minutes for Approval Memorandum
DR08-1550 Recommendation: Approve Comm. Dist. All

Approved

**** END OF MINUTES ****

PUBLIC HEARINGS

VARIANCE PETITIONS

GROWTH MANAGEMENT

- P1 Southport Springs, Phase IV - Variance Request from LDC 402.6.B.1, Expiration of LOS-Southport Springs, Ltd., Partnership-LOS Expired. Location: On the West Side Zephyr Springs Parkway, approximately 850 feet north of Chancey Road; Section 17, Twn 26 S, Rng 21 E
Memorandum GM08-370
Recommendation: Denial of Variance
Comm. Dist. 2

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

ZONING/CODE COMPLIANCE

- P2 Christine Hankerson - Zoning Variance Request (ZN08-1967)-Christine Hankerson -For a reduction in the required minimum rear setback from 10 feet to 1.4 feet for a room addition. Location: On the east side of Sassafras Drive, approximately 350 feet north of Pasco-Hillsborough County Line Road within Meadow Pointe, Parcel 12, Unit 1; Section 33, Twn 26 S, Rng 20 E
Memorandum ZN08-1967
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.

- P3 Zoning Variance Request-Goodforest, LLC-Please refer to the agenda memo for the variance request. Location: On the northeast corner of the intersection of S.R. 56 and Bruce B. Downs Boulevard (S.R. 581) within the Shops at Wiregrass; Section 30, Twn 26 S, Rng 20 E
Memorandum ZN08-1968
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.

ENGINEERING SERVICES - PROJECT MANAGEMENT

- P4 C.R. 54 and I75 Commercial Variance Amendment-54 West Capital, LLC- Location: On the northwest corner of C.R. 54 and I75; Section 12, Twn 28 S, Rng 19 E
Memorandum PMA08-166
Recommendation: Approve
Comm. Dist. 2

Approved Staff Recommendation.

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P5 Class IIIU - Maricopa, Phases 1 and 2 (SDU08-005), Preliminary/Construction Plan, Stormwater Management Plan and Report, Variance Request, and Alternative Standards Request-Maricopa Development Company, LLC-Location: On the west side of Starkey Boulevard, approximately one mile north of the intersection of S.R. 54 and Starkey Boulevard; Sections 18 and 19, Twn 26 S, Rng 17 E
Memorandum DR08-1330
Recommendation: Approval with conditions
Comm. Dist. 3

Approved with Revised Conditions, and Deletion of Condition No. 36.

- P6 Class I, Walgreen's S.R. 54 (IPR05-062), Variance Request-Sunnyside Properties Too, Inc-Location: On the northeast corner of S.R. 54 and Dean Dairy Road; Section 09, Twn 26 S, Rng 21 E
Memorandum DR08-1446
Recommendation: Partial Approve
Comm. Dist. 1

Approved with an Additional Condition.

P7 Class I, Suncoast Commercial Center, Lot 7 (IPR06-064), Variance Request-Win-Suncoast, Ltd.-Location: On the west side of Ashley Glen Boulevard, approximately 700 feet north of S.R. 54 and approximately 1,000 feet east of Suncoast Parkway; Section 30, Twn 26 S, Rng 18 E
Memorandum DR08-1448
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.

P8 Class II, Banyan Senior Apartments (IIPR08-029), Preliminary/Construction Site Plan, Stormwater Management Plan and Report, and Variance Requests-Banyan Senior Apartments, Limited Partnership-Location: On the northeast corner of U.S. 19 and Gordon Drive, approximately two-thirds mile south of S.R. 52; Section 10, Twn 25 S, Rng 16 E
Memorandum DR08-1457
Recommendation: Approval with conditions
Comm. Dist. 2

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

P9 Class I, Walgreens at U.S. 41 and Pleasant Plains Parkway (IPR07-093), Variance Request -RKM Connerton, LLC-Location: On the northwest corner of U.S. 41, (Land O' Lakes Boulevard), and Pleasant Plains Parkway/Roaches Run; Section 25, Twn 25 S, Rng 18 E
Memorandum DR08-1477
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.

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

NON-VARIANCE PETITIONS

GROWTH MANAGEMENT

P10 High School "III" Comprehensive Plan Consistency Determination-District School Board of Pasco County-Location: On the east side of Handcart Road, 1.75 miles north of Eiland Boulevard, 2.5 miles south of Prospect Road and 4.3 miles south east of St. Leo in east Pasco County; Sections 29 and 30, Twn 25 S, Rng 21 E
Memorandum GM08-357
Recommendation: Approval with conditions
Comm. Dist. 1

Approved Staff Recommendation.

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

P11 CONSENT - Class II, Suncoast Commercial Center, Lot 9 (IIPR06-054), Preliminary/Construction Site Plan-Win-Suncoast, Ltd.-Location: On the east side of Ashley Glen Boulevard, approximately 700 feet north of S.R. 54; Section 30, Twn 26 S, Rng 18 E
Memorandum DR08-1449
Recommendation: Approval with conditions
Comm. Dist. 2

Approved with an Added Condition.

P12 Class II, Florida Medical-Terra Bella (IIPR08-021), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-FMC Land O' Lakes, LLC-Location: On the northeast corner of S.R. 54 and Via Bella Boulevard; Section 29, Twn 26 S, Rng 19 E
Memorandum DR08-1460
Recommendation: Approval with conditions
Comm. Dist. 2

Approved with Added Conditions.

- P13 Class II, United Self Storage (IIPR07-002), Preliminary /Construction Site Plan and Stormwater Management Plan and Report-Amanda Wailey, Jennifer Brewer and John Phillipoff-Location: On the east side of U.S. 19 and south of S.R. 52; Section 10, Twn 25 S, Rng 16 E
Memorandum DR08-1505
Recommendation: Approval with Conditions
Comm. Dist. 5

Approved with Added Conditions.
- P14 Class II, Verandas at Seven Oaks (IIPR08-015), Preliminary/Construction Site Plan-Flournoy Development Company-Location: On the west side of Ancient Oaks Boulevard, approximately 150 feet south of Eagleston Boulevard; Section 13, Twn 26 S, Rng 19 E
Memorandum DR08-1524
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendations.
- P15 Class II, Iovino Bridge Replacement, Preliminary/Construction Site Plan and Stormwater Management Plan and Report (IIPR08-044)-Nicholas and Karen M. Iovino-Location: 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 DR08-1441
Recommendation: Approval with conditions
Comm. Dist. 4

Approved with Added Conditions.
- P16 Class II, Elementary School "V" (IIPR08-042), Preliminary/Construction Site Plan-District School Board of Pasco County-Location: On the south side of the proposed Overpass Road; Section 35, Twn 25 S, Rng 20 E
Memorandum DR08-1538
Recommendation: Approval with conditions
Comm. Dist. 1

Withdrawn
- P17 Class IV, Bowman's Mine (MPI08-001), Class I Mining Permit -Bowman Ranger, LLC-Location: On the north side of Bowman Road, approximately one mile east of the Suncoast Parkway, one-half mile west of U.S. 41, and one mile south of County Line Road, Section 02, Twn 24 S, Rng 18 E
Memorandum DR08-1548
Recommendation: Approval with conditions
Comm. Dist. 2

Continued to the August 14, 2008, 1:30 p.m., Development Review Committee meeting in Dade City.
- P18 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 DR08-1583
Recommendation: Continuance Requested
Comm. Dist. 3

Continued to the August 28, 2008, 1:30 p.m., Development Review Committee meeting in New Port Richey.

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

REGULAR
GROWTH MANAGEMENT

- R1 Small-Scale Comprehensive Plan Amendment CPAS08(02) Taylor-Pasco County Board of County Commissioners-Location: In northeast Pasco County at the southeast corner of the New York Avenue and LaPlatt Lane intersection; Section 25, Twn 24 S, Rng 16 E
Memorandum GM08-285
Recommendation: Approve
Comm. Dist. 5

Approved Staff Recommendation

R2 CONSENT - Bexley Ranch MPUD, Master Planned Unit Development Master Bicycle and Pedestrian Plan-NNP-Bexley, Ltd.-Location: In South Central Pasco County, east of and abutting the Suncoast Parkway, approximately two miles north of S.R. 54; Sections 03, 04, 05, 06, 07, 08, 09, 10, 11, 15, 16, 17, 18, 19, and 20, Twn 26 S, Rng 18 E
Memorandum GM08-349
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.

DEVELOPMENT REVIEW SERVICES

R3 NOTED ITEM - Class I, Honors Contractors (IPR07-114), Preliminary/Construction Plan and Stormwater Management Plan and Report-Bowen Family, LLC-Location: West of Crestview Boulevard, approximately 225 feet north of its intersection with S.R. 54; said intersection is approximately 3,000 feet west of Rowan Road, Section 16, Twn 26 S, Rng 16 E
Memorandum DR08-940
Recommendation: Not Applicable
Comm. Dist. 4

No action required by the DRC.

R4 NOTED ITEM - Class III, Thousand Oaks East, Phase 5 (SDU04-089), Construction Plan-Sunfield Homes, Inc.-Location: In West Pasco County, on the north side of Trinity Boulevard and at the east end of Chittamwood Boulevard, east of Little Road; Section 36, Twn 26 S, Rng 16 E
Memorandum DR08-1015
Recommendation: Not Applicable
Comm. Dist. 3

No action required by the DRC.

R5 NOTED ITEM - Class II, Hillcrest Preserve Commercial (IIPR07-118), Construction Site Plan-Hillcrest Property LLP-Location: On the northwest corner of S.R. 52 and the proposed Old Pasco Road Extension; Section 07, Twn 25 S, Rng 20 E
Memorandum DR08-1342
Recommendation: Not Applicable
Comm. Dist. 1

No action required by the DRC.

R6 NOTED ITEM - Class III, Longleaf Neighborhood IV (SDU07-057), Preliminary Plan Amendment, Construction Plan and Stormwater Management Plan and Report - Crosland Longleaf, LLC-Location: Approximately one mile north of S.R. 54, on the west side of Starkey Boulevard; Sections 17, 18, 19 and 20, Twn 26 S, Rng 17 E
Memorandum DR08-1458
Recommendation: Not Applicable
Comm. Dist. 3

No action required by the DRC.

R7 NOTED ITEM - Class I, CVS Meadow Pointe, Tract 9, Phase 2 (IPR07-099), Preliminary/Construction Site Plan-OPC Retail Partners, LLC-Location: On the southeast corner of County Line Road and Mansfield Boulevard; Sections 32 and 33, Twn 26 S, Rng 20 E
Memorandum DR08-1476
Recommendation: Not Applicable
Comm. Dist. 2

No action required by the DRC.

R8 NOTED ITEM - Class III, Hidden Ridge Subdivision (SDU08-015), Construction Plan and Stormwater Management Plan and Report -Lexington Homes, Inc. Location: On the northwest corner of the intersection of Ridge Road and Moon Lake Road; Section 29, Twn 25 S, Rng 17 E
Memorandum DR08-1478
Recommendation: Not Applicable
Comm. Dist. 4

No action required by the DRC.

R9 NOTED ITEM - Class I, Foggy Ridge West (IPR07-115), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Francis M. and Mary J. Liner- Location: On the west side of Foggy Ridge Parkway, approximately 250 feet south of S.R. 54; Section 33, Twn 26 S, Rng 19 E
Memorandum DR08-1519
Recommendation: Not Applicable
Comm. Dist. 2

No action required by the DRC.

R10 NOTED ITEM - Class II, The Groves at Wesley Chapel, Phase 2 (IIPR07-033), Nonsubstantial Amendment-Oakley Grove Development-Location: On the east side of Oakley Boulevard, approximately 1,870 feet north of Wesley Chapel Boulevard, Sections 06, 07, and 12, Twn 26 S, Rngs 19 and 20 E
Memorandum DR08-1527
Recommendation: Not Applicable
Comm. Dist. 1

No action required by the DRC.

**** END OF REGULAR ****