

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 August 14, 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

January 24, 2008

February 14, 2008

MINUTES

M1 January 24, 2008, DRC Minutes-DRC-DRC Minutes for Approval Memorandum DR08-1725

Recommendation: Approve Comm. Dist. All

Approved

M2 February 14, 2008, DRC Minutes-DRC-DRC Minutes for Approval Memorandum DR08-1726

Recommendation: Approve Comm. Dist. All

Approved

**** END OF MINUTES ****

PUBLIC HEARINGS

VARIANCE PETITIONS

- P1 **ZONING/CODE COMPLIANCE**
Zoning Variance Review Report-Susan C. and James B. Lemmons, Jr.-For a reduction in the required minimum lot area from one acre to .42 acre and a reduction in the required minimum front and rear setbacks from 50 feet to 30 feet. Location: On the east side of Thompson Avenue, approximately 1,000 feet south of Kitten Train within the Highlands Unrecorded Subdivision; Section 30, Twn 24 S, Rng 17 E
Memorandum ZN08-1970
Recommendation: Approval with conditions
Comm. Dist. 5

Approved Staff Recommendation

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P2 Class IV, Bowman's Mine, Class I Mining Permit (MPI08-001), Conditional Use Petition No. CU08-30-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 DR08-1648
Recommendation: Partial Approve
Comm. Dist. 2

Approved with Modifications and an Additional Condition.

- P3 Class I, St. Joe Professional Office Buildings (IPR07-105), Variance Request VAC08-422-Sunchaser Plaza, LLC-Location: On the northwest corner of St. Joe Road and Lake Lola Road; Section 22, Twn 24 S, Rng 20 E
Memorandum DR08-1691
Recommendation: Approval with conditions
Comm. Dist. 1

Approved Staff Recommendation.

- P4 Class II, Providence Park, (f.k.a. Zephyr Ridge, Phase 1B), [IIPR08-025], Nonsubstantial Preliminary Plan Amendment, Construction Site Plan, Stormwater Management Plan and Report, and Variance Requests-Providence One Partners, LLC-Location: At the northeast corner of Gieger Estates Drive and Buehholz Lane Extension, approximately one-tenth mile north of S.R. 54 and 1.75 miles west of the City of Zephyrhills; Section 08, Twn 26 S, Rng 21 E
Memorandum DR08-1722
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.

- P5 Class IIIR, Bluffs at Spring Branch Lake, (SDR06-010), Variance and Conditions of Approval Amendment-Spring Branch Lakes, LLC-Location: Approximately 1,320 feet north of Amberlea Road and approximately 1,350 feet west of Spring Branch Drive; Section 10, Twn 24 S, and Rng 20 E.
Memorandum DR08-1732
Recommendation: Approval with conditions
Comm. Dist. 1

Approved Staff Recommendation.

- P6 Class I, Carpenter's Run, Parcel D (VAC08-420), Variance Request-Robert Wall-Location: On the south side of an internal circulation drive of Carpenter's Commons commercial development, which terminates with S.R. 54 on the north and Carpenters Run on the west; Section 33, Twn 26 S, Rng 19 E
Memorandum DR08-1735
Recommendation: Approval with conditions
Comm. Dist. 2

Withdrawn due to Public Notice.

P7 Class II, Connerton Village II, Parcel 202 (IIPR08-036), Preliminary/Construction Site Plan, Variance Request, and Alternative Standards Request-ZarCalRes Connerton, LLC-Location: On the north side of Connerton Boulevard, approximately 1.5 miles east of U.S. 41 (Central Pasco); Section 24, Twn 25 S, Rng 18 E
Memorandum DR08-1740
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.

P8 Class IIIU, Trilby Estates Subdivision (SDU08-002), Preliminary/Construction Plan, Stormwater Management Plan and Report, Variance Request, and Alternative Standards 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 DR08-1744
Recommendation: Approval with conditions
Comm. Dist. 1

Approved with an Additional Condition.

P9 Class III, Gabriel Grove Estates (SDU06-065), Variance Request-Valerie E. Gabriel-Location: On the south side of Richland Road, approximately one and one-half miles east of U.S. 301; Section 25, Twn 25 S, Rng 21 E
Memorandum DR08-1745
Recommendation: Approve
Comm. Dist. 1

Approved Staff Recommendation.

P10 Class I, Time Race Plaza II (IPR08-012), Variance Requests-Betta Management & Development, LLC-Location: On the south side of Wesley Chapel Boulevard (C.R.54), approximately one-tenth mile east of Gateway Boulevard and three-tenths mile west of I-75; Section 12, Twn 26 S, Rng 16 E
Memorandum DR08-1755
Recommendation: Partial Approve
Comm. Dist. 2

Approved Staff Recommendation.

P11 Class I, Blackwell Commercial (IPR08-003), Variance Request (VAC08-421) Gary Blackwell-Location: On the south side of County Line Road, approximately 1.5 miles east of U.S. 19 (Northwest Pasco); Section 04, Twn 24 S, Rng 17 E
Memorandum DR08-1756
Recommendation: Denial
Comm. Dist. 5

Continued to the September 11, 2008, 1:30 p.m., Development Review Committee meeting in New Port Richey.

P12 Class IIIU, Short Acres (SDU07-070), Preliminary/Construction Site Plan, Stormwater Management Plan and Report, Alternative Standards Request, and Variance Request-Harry W. Short-Location: On the north side of Turkey Shoot Road, approximately 900 feet East of Little Road; Section 13, Twn 25 S, Rng 16 E
Memorandum DR08-1770
Recommendation: Approval with conditions
Comm. Dist. 4, 5

Approved Staff Recommendation.

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

NON-VARIANCE PETITIONS

ENGINEERING SERVICES - PROJECT MANAGEMENT

- P13 Request for Modification of Conditions - Preliminary/Construction Plan for S.R. 56-Meadow Point IV, CDD, and Locust Branch, LLC-Location: S.R. 581 to Meadow Pointe Boulevard; Sections 20, 21, 27, 28, 29, and 30, Twn 26 S, Rng 20 E
Memorandum PMA08-185
Recommendation: Approval with conditions
Comm. Dist. 2

Approved with Modifications.

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P14 Class II, Henley Road Professional Center (IIPR07-049), Preliminary/Construction Site Plan-Henley Road Professional Center, LLC-Location: On the southwest corner of S.R. 54 and Henley Road (Land O'Lakes area); Section 27, Twn 26 S, Rng 18 E
Memorandum DR08-1666
Recommendation: Approval with conditions
Comm. Dist. 2

Approved with Revisions.

- P15 Class II, Sunchaser G (IIPR07-083), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Sunchaser Corporation-Location: Off S.R. 52 and Bellamy Brothers Boulevard, approximately one-tenth mile south of S.R. 52 and 1.8 miles west of I-75; Section 12, Twn 25 S, Rng 19 E
Memorandum DR08-1181
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.

- P16 Class II, Greystar At Cypress Creek Apartments (IIPR08-045), Construction Site Plan-Greystar Development, LLC-Location: 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 DR08-1733
Recommendation: Approval with conditions
Comm. Dist. 2

Approved with Modification and a Deletion.

- P17 Class II, U.S. 41 and Morgan Road, Park of Commerce Charter School Project (IIPR07-072), Preliminary/Construction Site 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 DR08-1754 Recommendation: Approval with conditions
Comm. Dist. 2

Withdrawn by Applicant.

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

REGULAR

GROWTH MANAGEMENT

- R1 Starkey Ranch Development of Regional Impact/Application for Development Approval-Starkey Ranch Investment Company, LLC and Starkey Land Company, LLC-Location: South west and south central Pasco County. South of and abutting the J.B. Starkey Wilderness Park, extending south and west to the intersection of Starkey Boulevard and S.R. 54 and extending south and east to approximately .5 mile east of the intersection of Gunn Highway and S.R. 54
Memorandum GM08-402
Recommendation: Approve
Comm. Dist. 3

Approved with Revisions.

- R2 Starkey Ranch DRI - Development Agreement-Starkey Ranch Investment Company, LLC and Starkey Land Company, LLC-Location: South west and south central Pasco County. South of and abutting the J.B. Starkey Wilderness Park, extending south and west to the intersection of Starkey Boulevard and S.R. 54, and extending south and east to approximately .5 mile east of the intersection of Gunn Highway and S.R. 54
Memorandum GM08-407
Recommendation: Approve
Comm. Dist. 3

Approved with Revisions.

- R3 TO BE DISTRIBUTED – Pasco Town Centre – ADA –The Shailendra Group, LLC
-Location: Central Pasco County, southeast corner of I-75 and S.R. 52
Memorandum GM08-428
Recommendation: Approval with conditions
Comm. Dist. 1

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

- R4 TO BE DISTRIBUTED Pasco Town Centre MPUD Rezoning-The Shailendra Group, LLC-Location: Central Pasco County, southeast corner of I-75 and S.R. 52
Memorandum GM08-429
Recommendation: Approval with conditions
Comm. Dist. 1

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

DEVELOPMENT REVIEW SERVICES

- R5 NOTED ITEM - Class I, Enclave at Terra Bella Amenity Center (IPR07-117), Preliminary/Construction Plan and Stormwater Management Plan and Report-McCar Homes-Location: On the northeast corner of S.R. 54 and 20 Mile Level Road; Sections 28 and 29, Twn 26 S, Rng 19 E
Memorandum DR08-1490
Recommendation: Not Applicable
Comm. Dist. 2

No action required by the DRC.

- R6 NOTED ITEM - Class IIIMRS, Arcos Acres (MRS08-004), Preliminary/Construction Plan, and Stormwater Management Plan and Report-Armando Arcos-Location: On the southeast corner of the intersection of Laura Lee Drive and Monteverde Drive; Section 18, Twn 24 S, Rng 18 E
Memorandum DR08-1595
Recommendation: Not Applicable
Comm. Dist. 2

No action required by the DRC.

- R7 NOTED ITEM - Class III, Whooping Crane Place (SDU07-034), Preliminary/Construction Plan and Stormwater Management Plan Report Amendment-Robert Sumner-Location: On the southwest corner of the intersection of Darby Road (S.R. 578A) and Scharber Road; Section 34, Twn 24 S, Rng 20 E
Memorandum DR08-1622
Recommendation: Not Applicable
Comm. Dist. 1

No action required by the DRC.

- R8 NOTED ITEM - Class II, Trinity Medical Commercial (IIPR05-013), Nonsubstantial Preliminary/Construction Site Plan Amendment-Trinity Medical, LLP and MHB Medical, LLP-Location: Approximately 1,000 feet north of Mitchell Boulevard, on the west side of Little Road; Section 26, Twn 26 S, Rng 16 E
Memorandum DR08-1686
Recommendation: Not Applicable
Comm. Dist. 3

No action required by the DRC.

R9 NOTED ITEM - Class II, S.R. 581 Ponds (IIPR08-052), Construction Plan and Stormwater Management Plan and Report -SB Associates, LP-Location: Adjacent to and west of S.R. 581, south of S.R. 54, and east of I-75; Sections 13, 24, and 25, Twn 26 S, Rng 19 E
Memorandum DR08-1697
Recommendation: Not Applicable
Comm. Dist. 2

No action required by the DRC.

R10 NOTED ITEM - Shade Tree Acres Subdivision (MRS07-011), Preliminary/Construction Plan and Stormwater Management Plan and Report- Paul Schaper-Location: On the northeast side of Berry Road, approximately 1,700 feet northeast of C.R. 54; Section 33, Twn 25 S, Rng 22 E
Memorandum DR08-1741
Recommendation: Not Applicable
Comm. Dist. 1

No action required by the DRC.

**** END OF REGULAR ****