

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

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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 28, 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

February 28, 2008

March 13, 2008

MINUTES

M1 February 28, 2008, DRC Minutes-DRC-DRC Minutes for Approval
Memorandum DR08-1819
Recommendation: Approve Comm. Dist. All

Approved

M2 March 13, 2008, DRC Minutes-DRC-DRC Minutes for Approval
Memorandum DR08-1820
Recommendation: Approve Comm. Dist. All

Approved

**** END OF MINUTES ****

PUBLIC HEARINGS

VARIANCE PETITIONS

ZONING/CODE COMPLIANCE

P1 Zoning Variance Review Report-Ora L. Dalseg-for a reduction in the required minimum rear setback from 15 feet to 8 feet from the mean high water line for a screened pool enclosure on the west side of Allyn Drive, approx. 70 feet south of Sea Ranch Drive. DRC: 8-28-08, 1:30 p.m., NPR Memorandum ZN08-1969A
Recommendation: Approval with conditions
Comm. Dist. 5

Approved Staff Recommendation.

- P2 Zoning Variance Review Report-1408 South, LLC/AT&T-For an increase in the maximum-allowed number of wall signs from one to two, to allow a wall sign on the south building elevation not facing a public street. Location: On the east side of Dale Mabry Highway, approximately 2,200 feet north of Pasco-Hillsborough County Line Road; Section 35, Twn 26 S, Rng 18 E
Memorandum ZN08-1971
Recommendation: Denial
Comm. Dist. 2

Approved Staff's Recommendation of Denial.

ENGINEERING SERVICES - PROJECT MANAGEMENT

- P3 Meadow Pointe Tract 8 Retail - Variance Request from LDC 319-OPC Retail Partners, LLC-Location: SE corner of County Line Road and Mansfield Boulevard; Section 33, Twn 26 S, Rng 20 E
Memorandum PMA08-191
Recommendation: Approval of Variance
Comm. Dist. 2

Approved Staff Recommendation.

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P4 Class I, Lakeview Storage (IPR07-108), Variance Request, VAC08-418-West Pasco Properties-Location: On the northeast corner of Lakeview Drive and Moon Lake Road; Section 17, Twn 25 S, Rng 17 E
Memorandum DR08-1571
Recommendation: Approval with conditions
Comm. Dist. 4

Approved Staff Recommendation.

- P5 Class III, River Glen Boulevard (1st Extension) [SDU06-118], Variance Request, Preliminary/Construction Plan and Stormwater Management Plan and Report-NRD, LLC, c/o Windward Homes, Inc.-Location: In Eastern Pasco County, north of S.R. 54, approximately 1.5 miles east of Meadow Pointe Boulevard. This project is a continuation of the existing New River Lakes Boulevard; Sections 11 and 12, Twn 26 S, Rng 20 E
Memorandum DR08-1729
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.

- P6 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.

- P7 Class II, Grand Valley MHP Extension (IIPR08-006), Variance Request (VAC08-426)-Grand Valley, Inc.-Location: On the east side of Osteen Road, approximately 600 feet north of Massachusetts Avenue; Section 35, Twn 25 S, Rng 16 E
Memorandum DR08-1763
Recommendation: Approval with conditions
Comm. Dist. 4

Approved Staff Recommendation.

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

NON-VARIANCE PETITIONS

ENGINEERING SERVICES - PROJECT MANAGEMENT

- P8 S.R. 56, Preliminary/Construction Site Plan Change of Construction Hours Meadow Pointe IV, CDD & Locust Branch, LLC-Modification of conditions of approval number 3. Location: S.R. 581 to Meadow Pointe Boulevard; Sections 20, 21, 27, 28, 29, and 30, Twn 26 S, Rng 20 E
Memorandum PMA08-192
Recommendation: Approval with conditions
Comm. Dist. 2

Approved with Amended Conditions.

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P9 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 DR08-1547
Recommendation: Approval with conditions
Comm. Dist. 3

Approved with Amended Conditions.

- P10 Class IIIU, Ranch Side Acres (SDU08-016), Preliminary/Construction Plan and Stormwater Management Plan and Report -Darla Schwendeman-Location: On the south side of Fulton Avenue, approximately 3,000 feet east of U.S. Hwy 19; Section 13, Twn 24 S, Rng 16 E
Memorandum DR08-1747
Recommendation: Approval with conditions
Comm. Dist. 5

Approved with Amended Conditions.

- P11 Class II, River Glen Boulevard Bridge (1st Extension) [IIPR07-087], Bridge Plan -NRD, LLC, c/o Windward Homes, Inc.-Location: In Eastern Pasco County, north of S.R. 54, approximately 1.5 miles east of Meadow Pointe Boulevard, Sections 11 and 12, Twn 26 S, Rng 20 E
Memorandum DR08-1787
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.

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

**REGULAR
GROWTH MANAGEMENT**

- R1 Small-Scale Comprehensive Plan Amendment CPAS08(05)-Thomas B. Dobies -FLU map amendment from RES-3 to COM. Location: In northwest Pasco County at the southwest corner intersection of Hudson Avenue and Hicks Road; Section 31, Twn 24 S, Rng 17 E
Memorandum GM08-425
Recommendation: Continuance Requested
Comm. Dist. 5

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

R2 TO BE DISTRIBUTED - Seven Oaks Development of Regional Impact (DRI No. 129) -SB Associates-Amendment to the existing Development Agreement to extend deadline for construction of C.R. 581 and revise proportionate share amount for roadway construction. Location: In South Central Pasco County in the vicinity of I-75/S.R. 56 and C.R. 581; Section 07, Twn 26 S, Rng 20 E; and Sections 13, 23, 24, and 25, Twn 26 S, Rng 19 E
Memorandum GM08-455
Recommendation: Approval with conditions
Comm. Dist. 2

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

R3 Pasco Town Centre Development of Regional Impact (DRI No. 257)-The Shailendra Group, LLC-Application for Development Approval. Location: In Central Pasco County at the south east corner of the I-75/SR 52 intersection; Sections 08, 09, 16, 17, 20, and 21, Twn 25 S, Rng 20 E
Memorandum GM08-456
Recommendation: Continuance Requested
Comm. Dist. 1

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

R4 Pasco Town Centre MPUD, Master Planned Unit Development-The Shailendra Group, LLC-Rezoning to the Master Planned Unit Development (MPUD). Located at the southeast corner of the intersection of I-75 and S.R.52, and lying immediately west of McKendree Road; Sections 08, 09, 16, 17, 20, and 21, Twn 25 S, Rng 20 E
Memorandum GM08-457
Recommendation: Continuance Requested
Comm. Dist. 1

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

ZONING/CODE COMPLIANCE

R5 County Line Crossings MPUD Master Planned Unit Development-Maconi-Crosland County Line, LLC-Applicant is requesting to rezone 48.86 acres from an A-C Agricultural District to an MPUD Master Planned Unit Development District for a mixed use development. Location in Northwest Pasco County, in the southeast quadrant of the intersection of Suncoast Parkway and County Line Road.
Memorandum ZN08-535
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.

R6 Country Walk MPUD, Master Planned Unit Development Amendment - LDC Section 522.6, Modifications-Standard Pacific Homes-The applicant is requesting a reduction in side setbacks in Increment F, from 7.5 feet to five feet to allow 27 lots within Increment F to construct larger homes and retain the existing character of the neighborhood. Location on the west side of Meadow Point Boulevard, approximately 4,800 feet south of S.R. 54 and approximately three miles east of I-75, extending northerly to Augustine Drive; Section 16, Twn 26 S, Rng 20 E
Memorandum ZN08-836
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.

DEVELOPMENT REVIEW SERVICES

R7 NOTED ITEM - Class I, Hess FL-188 (IPR07-098), Preliminary/Construction Site Plan-Hess Corporation-Location: On the northwest corner of S.R. 54 and Eiland Boulevard; Section 18, Twn 26 S, Rng 21 E
Memorandum DR08-814
Recommendation: Not Applicable
Comm. Dist. 2

No action required by the DRC.

R8 NOTED ITEM - Class I, AmSouth Bank-S.R. 54 and Northpointe Parkway (IPR07-050), Preliminary/Construction Site Plan -Regions-Location: At the southwest corner of the intersection of S.R. 54 and Northpointe Parkway, approximately one-third mile east of the Suncoast Parkway; Section 30, Twn 26 S, Rng 18 E
Memorandum DR08-988
Recommendation: Not Applicable
Comm. Dist. 2

No action required by the DRC.

R9 NOTED ITEM - Hope Lutheran Church Addition (IPR08-036), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Hope Evangelical Lutheran Church of Bayonet Point-Location: On the southwest corner of Canton Avenue and Scot Street; Section 01, Twn 25 S, Rng 16 E
Memorandum DR08-1739
Recommendation: Not Applicable
Comm. Dist. 5

No action required by the DRC.

R10 NOTED ITEM - Marlin CNG Services (IPR08-029), Preliminary/Construction Site Plan-Marlin CNG Services-Location: On the south side of Hudson Avenue, west of Hayes Road and east of the Florida Power right-of-way; Section 36, Twn 24 S, Rng 17 E
Memorandum DR08-1781
Recommendation: Not Applicable
Comm. Dist. 2

No action required by the DRC.

R11 NOTED ITEM - Class I, Zephyrhills North Substation Addition (IPR07-124), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Florida Power Corporation, a Subsidiary of Progress Energy-Location: At the southwest corner of the intersection of Daughtery and Wire Roads, approximately one-half mile north of C.R. 54; Section 02, Twn 26 S, Rng 21 E
Memorandum DR08-1791
Recommendation: Not Applicable
Comm. Dist. 1

No action required by the DRC.

R12

NOTED ITEM - Class III, Wesley Chapel Outback Plaza and Outback Steakhouse, Phase 1, Parcel 2 (SDU05-120), Preliminary/Construction Plan and Preliminary/Construction Site Plan Nonsubstantial Amendment-OSI Restaurant Partners-Location: On the northeast corner of the intersection of C.R. 581 and Aronwood Boulevard; Section 31, Twn 26 S, Rng 20 E
Memorandum DR08-1806
Recommendation: Not Applicable
Comm. Dist. 2

No action required by the DRC.

**** END OF REGULAR ****