

Development Review Committee

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(Public Services)
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Debra M. Zampetti, Zoning/ Code Compliance
Administrator

Pasco County Development Review Committee Agenda September 11, 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

March 27, 2008

April 10, 2008

MINUTES

M1 March 27, 2008, DRC Minutes-DRC-Minutes for Approval Memorandum DR08-1888

Recommendation: Approve Comm. Dist. All

Approved

M2 April 10, 2008, DRC Minutes-DRC-Minutes for Approval Memorandum DR08-1889

Recommendation: Approve Comm. Dist. All

Approved

**** END OF MINUTES ****

PUBLIC HEARINGS

VARIANCE PETITIONS

ZONING/CODE COMPLIANCE

P1 Zoning Variance Report-Lynne Marie Flareau-For an increase in the maximum-allowed projection into the waterway for two docks and a boat lift. Location: On the west side of Fifth Isle, approximately 720 feet south of Beac Boulevard within Leisure Beach, Unit Five, unrecorded subdivision; Section 04, Twn 25 S, Rng 16 E Memorandum ZN08-1952B
Recommendation: Approval with conditions Comm. Dist. 5

Approved with Modifications.

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P2 Class II, Hudson Ridge Apartments (IIPR06-086), Variance Request [VAC08428]-The Richman Group of Florida-Location: On the south side of S.R. 52, approximately 750 feet west of LaMadera Boulevard; Section 11, Twn 25 S, Rng 16 E Memorandum DR08-1797
Recommendation: Withdraw
Comm. Dist. 5

Approved Staff Recommendation.
- P3 Class I, Carpenter's Run, Parcel D (IPR00-049), Variance Request (VAC08420)-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 Carpenter's Run on the west; Section 33, Twn 26 S, Rng 19 E Memorandum DR08-1825
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.
- P4 Class II, Ashley Glen Apartments, Phases A & B (IIPR08-047), Variance Request [VAC08-430]-Ashley Glen, LLC-Location: On the southeast corner of the future Ashley Glen Boulevard and Tower Road, east of the Suncoast Parkway and north of S.R. 54; Section 19, Twn 26 S, Rng 18 E Memorandum DR08-1836
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.
- P5 Class II, Sunlake Apartments (IIPR08-041), Preliminary Plan and Variance Request-Spanos Corporation-Location: Phase I, (Anson Parcel), is located at the northeast corner of Mentmore Boulevard and S.R. 54, approximately 2.44 miles west of Land O' Lakes Boulevard and 2.75 miles east of the Suncoast Parkway; Phase II, (Ventura), is located at the southeast corner of Mentmore Boulevard and Sunlake Boulevard, approximately 0.8 mile northwest of Phase I; Sections 21, 27, and 28, Twn 26 S, Rng 18 E Memorandum DR08-1863
Recommendation: Partial Approve
Comm. Dist. 2

Approved Applicant's Request with Modifications.
- P6 Class IIIU, New River Lakes, Phase I, Parcel E, Subdivision (SDU07-007), Preliminary/Construction Plan and Stormwater Management Plan and Report with Variance Request (Section 602.7 Tree Plan)-NRD, LLC. c/o Windward Homes, Inc.-Location: On the north side of S.R. 54, approximately five miles east of I-75; Sections 11, 12, 13, and 14, Twn 26 S, Rng 20 E Memorandum DR08-1864
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.
- P7 Class IIIU, Sunset Hills Subdivision (SDU06-100), [f.k.a. Casa Bonita], Variance Request-Tampa Bay Community Development Corporation-Location: On the west side of Powerline Road, approximately 0.3 mile north of Blanton Road, opposite Patchoosa Avenue; Section 21, Twn 24 S, Rng 21 E Memorandum DR08-1890
Recommendation: Approval with conditions
Comm. Dist. 1

Approved Staff Recommendation.
- P8 Class I, Blackwell Commercial (IPR08-003), Variance Request [VAC08-421] Gary Blackwell-Location: On the south side of County Line Road, approximately one and one-half miles east of U.S. 19 (Northwest Pasco), Section 04, Twn 24 S, Rng 17 E Memorandum DR08-1898
Recommendation: Approval with conditions
Approved Staff Recommendation.
- P9 Class I, Holiday Travel Park (IPR90-054), Variance Request -R.L. Dreher Construction, Inc.-Location: 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 DR08-1906
Recommendation: Withdraw
Comm. Dist. 3

Withdrawn.

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

NON-VARIANCE PETITIONS
DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

P10 CONSENT - Class II, Northwood Village Lot 7 (IIPR08-019), Preliminary/Construction Site Plan-Northwood Centers and MJG Ventures, LTD-Location: On west side of C.R. 581 (Bruce B. Downs Boulevard), south of S.R. 56; Section 36, Twn 26 S, Rng 19 E
Memorandum DR08-1599
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.

P11 CONSENT - Class II, Pasco County Hurricane Shelter (IIPR08-054), Preliminary/Construction Site Plan-Pasco County Facilities -Location: On the north side of Denton Avenue at the Arthur F. Engle Memorial Park; Section 17, Twn 24 S, Rng 17 E
Memorandum DR08-1869
Recommendation: Approval with conditions
Comm. Dist. 5

Approved Staff Recommendation.

P12 CONSENT - Class II, ATAM Commercial Facility (IIPR08-017), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Dan Tagarelli, Tagarelli Construction, Inc.-Location: On the west side of U.S. 19, approximately one-tenth mile south of its intersection with Old Dixie Highway and on the east side of Delmar Drive, approximately two-tenths mile south of its intersection with Sea Ranch Drive; Section 33, Twn 24 S, Rng 16 E
Memorandum DR08-1897
Recommendation: Approval with conditions
Comm. Dist. 5

Approved Staff Recommendation.

P13 Class II, Suncoast Lakes Commercial (IIPR07-068), Mass Grading and Stormwater Plan -RISK Florida JV-Location: On the southeast corner of S.R. 52 and Silver Palms Boulevard, west of the Suncoast Parkway; Section 12, Twn 25 S, R 17 E
Memorandum DR08-1900
Recommendation: Withdraw
Comm. Dist. 4

Withdrawn.

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

REGULAR

GROWTH MANAGEMENT

R1 Small-Scale Comprehensive Plan Amendment CPAS08(03) Wyndrush-Palmcrest Homes of Tampa Bay III, LLC-FLU map amendment from RES-6 to COM/Southeast Pasco Location: In Southeast Pasco, 1,240 feet west of Eiland boulevard and 295 feet north of S.R. 54
Memorandum GM08-435
Recommendation: Approval with conditions
Comm. Dist. 2

Approved Staff Recommendation.

R2 Small-Scale Comprehensive Plan Amendment CPAS08(05)-Thomas B. Dobies - FLU map amendment from RES-3 to COM. Location: Northwest Pasco County at the southwest corner intersection of Hudson Avenue and Hicks Road.
Memorandum GM08-463
Recommendation: Approval with conditions
Comm. Dist. 5

Approved Staff Recommendation.

R3 Pasco Town Centre Development of Regional Impact (DRI No. 257)-The Shailendra Group, LLC-Application for Development Approval for property located in Central Pasco County at the south east corner of the I-75 and S.R. 52 Intersection
Memorandum GM08-474
Recommendation: Continuance Requested
Comm. Dist. 1

Continued to the September 25, 2008, 1:30 p.m., Development Review Committee meeting in Dade City.

R4 Pasco Town Centre-The Shailendra Group-Rezoning to Master Planned Unit Development (MPUD) for property located in Central Pasco County at the south east corner of the I-75/S.R. 52 intersection.
Memorandum GM08-475
Recommendation: Continuance Requested
Comm. Dist. 1

Continued to the September 25, 2008, 1:30 p.m., Development Review Committee meeting in Dade City.

R5 TO BE DISTRIBUTED - Seven Oaks Development of Regional Impact (DRI No. 129)-Pittway Real Estate, and SB & Associates-First Amendment to the Development Agreement for the Seven Oaks DRI; Location: In South Central Pasco County north of S.R. 56, west of C.R. 581, south of Wesley Chapel Boulevard and lying east and west of I-75.
Memorandum GM08-476
Recommendation: Approval with conditions
Comm. Dist. 2

Approved with Revisions.

R6 TO BE DISTRIBUTED - Seven Oaks Development of Regional Impact (DRI No. 129)-Crown Community Development-Notice of Proposed Change to the Seven Oaks DRI, No. 129. located in South Central Pasco County north of S.R. 56, west of C.R. 581, south of Wesley Chapel Boulevard, and east and west of I-75.
Memorandum GM08-477
Recommendation: Approval with conditions
Comm. Dist. 2

Continued to the September 25, 2008, 1:30 p.m., Development Review Committee meeting in Dade City.

R7 TO BE DISTRIBUTED - Seven Oaks Master Planned Unit Development-Crown Community Development-Substantial Amendment to the Seven Oaks Master Planned Unit Development for property located north of S.R. 56, west of C.R. 581, south of Wesley Chapel Boulevard, and east and west of I-75.
Memorandum GM08-478
Recommendation: Approval with conditions
Comm. Dist. 2

Continued to the October 9, 2008, 1:30 p.m., Development Review Committee meeting in Dade City.

ZONING/CODE COMPLIANCE

R8 NOTED ITEM - Sun Toyota MPUD, Master Roadway Plan for the alignment of Gulf Trace Boulevard (This item was approved by Zoning on August 20, 2008.) -Sun Automotive Inc.; Sun Toyota MPUD-FOR INFORMATIONAL PURPOSES ONLY. Master Roadway Plan. Location: On the northwest corner of U.S. 19 and Gulf Trace Boulevard; Section 19, Twn 26 S, Rng 16 E
Memorandum ZN08-842
Recommendation: Not Applicable
Comm. Dist. 3

No action required by the DRC.

DEVELOPMENT SERVICES

- R9 Development Agreement for Hillcrest Preserve MPUD-Standard Pacific of Tampa and Pasco County-To set forth terms and conditions of development approval that relate to the timing of construction of subdivision improvements, the suspension of any requirement to post performance guarantees, and the payment to the County of the additional concurrency proportionate share amount; On the east side of Bellamy Brothers Blvd., and on the north side of S.R. 52, Sections 01 and 12, Twn 25 S, Rng 19 E, and Sections 06 and 07, Twn 25 S, Rng 20 East; DRC 9/11/08, 1:30 p.m., NPR
Memorandum ZN08-854
Recommendation: Approve
Comm. Dist. 1
Approved with Revisions.

DEVELOPMENT REVIEW SERVICES

- R10 NOTED ITEM - Class I, West Pasco Industrial Park, Phase 2, Lot 12 (IPR08045), Preliminary/Construction Site Plan-Christopher and Roxanne Haas-Location: On the north side of Prosperous Drive and east of Success Drive; Section 29, Twn 26 S, Rng 17 E
Memorandum DR08-1717
Recommendation: Not Applicable
Comm. Dist. 3
No action by the DRC required.
- R11 NOTED ITEM - Class II, Suncoast Lakes (IIPR07 068), Commercial Stormwater Management Plan and Report-RIZK Florida JV-Location: On the southeast corner of S.R. 52 and Silver Palms Boulevard, west of the Suncoast Parkway, Section 12, Twn 25 S, Rng 17 E.
Memorandum DR08-1769
Recommendation: Not Applicable
Comm. Dist. 4
No action by the DRC required.
- R12 NOTED ITEM - Class I, Trinity Center (IPR07-120), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Capri Development FLA 54, LLC-Location: On the north side of S.R. 54, directly across S.R. 54 from the north terminus of Duck Slough Boulevard, approximately one and one-half miles west of Trinity Boulevard and four-fifths mile east of Starkey Boulevard; Section 30, Twn 26 S, Rng 17 E
Memorandum DR08-1793
Recommendation: Not Applicable
Comm. Dist. 3
No action by the DRC required.
- R13 NOTED ITEM - Class III, Dupree Lakes, Phase 3 (SDU06-073), Nonsubstantial Preliminary/Construction Plan Amendment -Beazer Homes-Location: On the east sides of Ehren Cutoff, Dupree Drive, and Conner Drive, extending southeasterly to the proposed Collier Parkway Extension; Section 07, Twn 26 S, Rng 19 E
Memorandum DR08-1795
Recommendation: Not Applicable
Comm. Dist. 2
No action by the DRC required.
- R14 NOTED ITEM - Class I, Retail Center at U.S. 41 (IPR06-111), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Paul and Stacy, Inc.-Location: On the east side of U.S. 41, approximately 250 feet north of Caliente Boulevard; Section 01, Twn 26 S, Rng 18 E
Memorandum DR08-1858
Recommendation: Not Applicable
Comm. Dist. 2
No action by the DRC required.
- R15 NOTED ITEM - Fifth Third Bank (S.R. 54 and Grand Boulevard), [IPR07-091], Preliminary/Construction Site Plan -Fifth Third Bank-Location: On the northwest corner of S.R. 54 and Grand Boulevard (West Pasco); Section 17, Twn 26 S, Rng 16 E
Memorandum DR08-1880
Recommendation: Not Applicable
Comm. Dist. 3
No action by the DRC required.

R16 NOTED ITEM - Class II, Pasco County Animal Control Facility (IIPR08-040), Construction Plan/Stormwater Management Plan and Report-Pasco County Facilities Management Department- Location: On the west side of Joy Road; approximately 500 feet north of Lake Patience Road; Section 5, Twn 26 S, Rng 16 E
Memorandum DR08-1886
Recommendation: Not Applicable
Comm. Dist. 2

No action by the DRC required.

**** END OF REGULAR ****