

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)
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(Development Services)
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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 January 29, 2009 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 12, 2008

June 26, 2008

[Please refer to next page

MINUTES

- M1 June 12, 2008, DRC Minutes-DRC-DRC Minutes for Approval
Memorandum DR09-318
Recommendation: Approve
Comm. Dist. All
- M2 June 26, 2008, DRC Minutes-DRC-DRC Minutes for Approval
Memorandum DR09-319
Recommendation: Approve
Comm. Dist. All

**** END OF MINUTES ****

PUBLIC HEARINGS

VARIANCE PETITIONS

GROWTH MANAGEMENT

- P1 Hillcrest Preserve Commercial - Variance Request-Brickleymer, Smolker, and Bolves, P.A.-Expired LOS. 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 GM09-120
Recommendation: Continuance Requested
Comm. Dist. 1

ZONING/CODE COMPLIANCE

- P2 Zoning Variance Petition-Thompson Revocable Trust-For an increase in the maximum allowed projection into the required 15' buffer area from 0' to 11.5' for an existing shed. Location: On the south side of Leonard Road, approximately 100 feet west of Andrews Loop within Paradise Pines Recreational Vehicle Park; Section 35, Twn 26 S, Rng 18 E
Memorandum ZN09-1959
Recommendation: Partial Approve
Comm. Dist. 2
- P3 Zoning Variance Petition-Frank Harron and Helen Reio-For an increase in the maximum allowed projection into the required 15' buffer area from 0' to 13.3' for an existing shed. Location: On the south side of Leonard Road, approximately 100 feet west of Andrews Loop within Paradise Pines Recreational Vehicle Park; Section 25, 26 S, 18 E
Memorandum ZN09-1960
Recommendation: Partial Approve
Comm. Dist. 2
- P4 Zoning Variance Report-Arthur L. Schaer Revocable Trust-An increase in the maximum allowed projection into the required 15' buffer area from 0' to 13' for a proposed shed. Location: On the south side of Leonard Road, approximately 100 feet west of Andrews Loop, within Paradise Pines Recreational Vehicle Park; Section 36, 26 S, Rng 18 E
Memorandum ZN09-1961
Recommendation: Partial Approve
Comm. Dist. 2
- P5 Zoning Variance Petition-Paradise Pines RV Park Condominium Association, Inc., Et Al.-A reduction in the required minimum buffer area from: 1.25 feet to five feet along the east boundary of lots 6-12; 2. 15 feet to 0 foot along the south boundary of lots 13-20; 3. Fifteen feet to five feet along the west boundary of lots 21-32. Location: On the south side of Leonard Road, approximately 100 feet west of Andrews Loop, within Paradise Pines RV Park; Section 35, Twn 26 S, Rng 18 E
Memorandum ZN09-1962
Recommendation: Partial Approve
Comm. Dist. 2

- P6 Zoning Variance Petition-David Anderson-For an increase in the maximum allowed height for a wood fence. Location: On the northeast corner of the intersection of Bowl Street and 13th Avenue within Holiday Garden Estates Subdivision; Section 17, Twn 26 S, Rng 16 E
Memorandum ZN09-1983
Recommendation: Denial of Variance
Comm. Dist. 3
- P7 Zoning Variance Petition-Trinity Davenport, LLC-A variance to the definition of "easement" to allow the placement of monument sign within a drainage and buffer easement and an increase in the maximum allowed number of signs for a parcel having less than 600 feet of public street frontage from one ground sign to two ground signs. Location: At the southwest corner of the intersection of Mitchell Boulevard and Davenport Drive; Section 34, Twn 26 S, Rng 16 E
Memorandum ZN09-1985
Recommendation: Approval of Variance
Comm. Dist. 3
- P8 Zoning Variance Petition-Southern Design Custom Home Builders, Inc.-A reduction in the required minimum west front setback from 30' to 25.8'. Location: On the east side of the Pine Hollow Way cul-de-sac, approximately 340 feet south of Summers Ridge Drive, within the Leah's Acres Subdivision; Section 09, Twn 25 S, Rng 21 E
Memorandum ZN09-1986
Recommendation: Approval of Variance
Comm. Dist. 1

ENGINEERING SERVICES - PROJECT MANAGEMENT

- P9 Race Trac Petroleum - Variance Request (VAC09-454)-Rizk Florida JV- Location: At the southwest corner of S.R. 52 and Silver Palm Boulevard; Section 12, Twn 25 S, Rng 17 E
Memorandum PMA09-070
Recommendation: Continuance Requested
Comm. Dist. 4

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P10 Class I, S.R. 54 McDonalds, Variance Request (VAC09-455)-McDonalds Corporation, C/O Brinkman II, Inc.-Location: On the south side of S.R. 54, approximately 500 feet west of Seven Springs Boulevard; Section 22, Twn 26 S, Rng 16 E
Memorandum DR09-298
Recommendation: Approval with conditions
Comm. Dist. 4
- P11 Class II, Great Bay Distributors Expansion (IIPR09-016), Preliminary/Construction, Stormwater Management Plan and Report, and Variance Requests-CRGB, LLC-Location: On the west side of Grand Boulevard, approximately 2/3 mile south of S.R. 54; Section 20, Twn 26 S, Rng 16 E
Memorandum DR09-330
Recommendation: Approval with conditions
Comm. Dist. 3
- P12 Bas & Sons, Inc. - Variance Request (VAC09-4530 -Bas & Sons, Inc.- Location: On the north side of Eden Road, approximately 500 feet west of East Road; Section 16, Twn 24 S, Rng 17 E
Memorandum DR09-339
Recommendation: Approval with conditions
Comm. Dist. 5
- P13 Class I, CVS at Mitchell Boulevard and Seven Springs Boulevard (IPR08-046), Variance Request [VAC09-450]-Armstrong Development Properties, Inc.- Location: On the northwest corner of Mitchell Boulevard and Seven Springs Boulevard; Section 34, Twn 25 S, Rng 16 E
Memorandum DR09-367

Recommendation: Withdraw
Comm. Dist. 3

- P14 Class II, Cypress Abbey, Phase 2 (IIPR08-032), Preliminary Site Plan, Variance Requests, and Off-Lot Parking Request-Founders Land Capital-Location: On the west side of U.S. 41 (Land O' Lakes Boulevard), approximately 1,415 feet south of Festive Groves Boulevard and 2,118 feet north of Wilderness Lake Boulevard; Section 35, Twn 25 S, Rng 18 E
Memorandum DR09-380
Recommendation: Approval with conditions
Comm. Dist. 2

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

NON-VARIANCE PETITIONS

ZONING/CODE COMPLIANCE

- P15 Zoning Petition Review Report-Richard and Kimberly Kinney/T-Mobile South, LLC, No. G755-For a Personal Wireless Service Facility in an A-C District. Location: On the south side of Melrose Avenue, approximately 1,500 feet west of Old Lakeland Highway (C.R. 35A); Section 30, Twn 25 S, Rng 22 E
Memorandum ZN09-CU01
Recommendation: Approval with conditions
Comm. Dist. 1
- P16 Zoning Petition Review Report-Max and Donna E. Crowe/Verizon Wireless Personal Communications, LP, No. 88312-2-For a 187-foot, above ground level, monopole, Personal Wireless Service Facility in an A-C District. Location: On the east side of Perpetual Lane, approximately 800 feet south of the intersection of Handcart Road and Perpetual Lane; Section 06, Twn 26 S, Rng 21 E
Memorandum ZN09-CU02
Recommendation: Approval with conditions
Comm. Dist. 1

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P17 Class II, Le Dantec Acres (IIPR08-053), Preliminary Site Plan -Le Dantec Acres, LLC-Location: On the north side of S.R. 54 and east of Ballantrae Boulevard; Section 29, Twn 26 S, Rng 18 E
Memorandum DR09-264
Recommendation: Continuance Requested
Comm. Dist. 2
- P18 Class II, Gateway Boulevard Commercial Site (IIPR08-011), Preliminary/Construction Site Plan -E-Wise Land Venture, LLC-Location: On the northeast and northwest corners of Gateway Boulevard and north of Wesley Chapel Boulevard; Section 12, Twn 26 S, Rng 19 E
Memorandum DR09-286
Recommendation: Withdraw
Comm. Dist. 1
- P19 Class II, Ashley Glen Apartments Mass Grading Plan, Phase 1 (IIPR08-023), Mass Grading, Stormwater Management Plan and Report-Ashley Glen, LLC-Location: East of the Suncoast Parkway, on the east side of Ashley Glen Boulevard, south of Tower Road and north of Mentmore Boulevard; Sections 19 and 30, Twn 26 S, Rng 18 E
Memorandum DR09-321
Recommendation: Denial
Comm. Dist. 2
- P20 Class II, Eagle Point Park Improvements (IIPR09-010), Preliminary/Construction Site Plan-Pasco County Facilities Management Department-Location: On the northwest corner of Strauber Memorial Highway and Trouble Creek Road; Section 13, Twn 26 S, Rng 15 E
Memorandum DR09-332
Recommendation: Approval with conditions
Comm. Dist. 3

P21 Class II, Wal-Mart Wesley Chapel (IIPR05-005), Preliminary/Construction Site Plan Amendment-Wal-Mart Stores East, Inc.-Location: On the south side of S.R. 54, approximately 2,000 feet east of S.R. 581; Section 07, Twn 26 S, Rng 20 E
Memorandum DR09-352
Recommendation: Continuance Requested
Comm. Dist. 2

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

REGULAR

GROWTH MANAGEMENT

R1 TO BE DISTRIBUTED - Small Scale Comprehensive Plan Amendment CPAS08(07) -CG Pasco, LLC-From: RES-9 (Residential-9 du/ga) To: COM (Commercial) Location: In Southeast Pasco County, east of U.S. 301 and approximately 2,000 feet south of Chancey Road; Section 22, Twn 26 S, Rng 21 E
Memorandum GM09-107A
Recommendation: Continuance Requested
Comm. Dist. 1

R2 WITHDRAWN- Forest Lakes Estates (CPAS08-06), Small Scale Future land Use Map Amendment-Forest Lakes Estates CO-OP, Inc.-Small Scale Future Land Use Map Amendment for an 11.7 acre parcel; Location: On the south side of C.R. 54, approximately three miles east of Zephyrhills; Section 05, Twn 26 S, Rng 22 E
Memorandum GM09-137
Recommendation: Withdraw
Comm. Dist. 1

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

R3 Class II, The Columns at Cypress Pointe (IIPR05-105), Site Plan Request-Zephyrhills Apartment Associates, LLC-Location: On the north side of S.R. 54, approximately 1,470 feet west of Eiland Boulevard; Section 18, Twn 26 S, Rng 21 E
Memorandum DR09-351
Recommendation: Approval with conditions
Comm. Dist. 2

DEVELOPMENT REVIEW SERVICES

R4 NOTED ITEM - Class IIIU, Meadow Oaks, Parcel G (SDU05-081), Preliminary/Construction Plan Amendment -HFDF Holding Company, Ltd.- Location: In Northwest Pasco, on the northeast corner of Fairwinds Road and Wynn Ranch Road; Section 33, Twn 24 S, Rng 17 E
Memorandum DR09-268
Recommendation: Not Applicable
Comm. Dist. 2

R5 NOTED ITEM - Class IIIU, Meadow Oaks Parcel P (SDU06-029), Preliminary/Construction Plan Amendment-HFDF Holding Company, Ltd- Location: On the northwest corner of the intersection of Fairwinds Road and Banyan Street; Section 33, Twn 24 S, Rng 17 E
Memorandum DR09-270
Recommendation: Not Applicable
Comm. Dist. 2

R6 NOTED ITEM - Salvation Army Family Store (IIPR06-100), Construction Site Plan and Stormwater Management Plan and Report Nonsubstantial Amendment-The Salvation Army-Location: On the southeast corner of Wesley Chapel Boulevard and Lexington Oaks Boulevard; Section 12, Twn 26 S, Rng 19 E
Memorandum DR09-277
Recommendation: Not Applicable

Comm. Dist. 2

- R7 NOTED ITEM - Class III , David Guy Property (MRS08-006), Preliminary/Construction Plan-David Guy-Location: On the north side of County Line Road, approximately one-third mile east of Crystal Springs Road (south); Section 35, Twn 26 S, Rng 21 E

Memorandum DR09-290

Recommendation: Not Applicable

Comm. Dist. 1

- R8 NOTED ITEM - Class I, Murphy Oil USA, Inc. (IPR07-112), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Murphy Oil USA, Inc.-Location: On the east side of U.S. 19, approximately two-thirds mile north of S.R. 51; Section 03, Twn 25 S, Rng 16 E

Memorandum DR09-306

Recommendation: Not Applicable

Comm. Dist. 5

- R9 NOTED ITEM - Class I, WREC Hays Substation (IPR09-008), Preliminary/Construction Site Plan-Withlacoochee River Electric Cooperative, Inc.-Location: On the west side of Softwind Lane, approximately 645 feet north of Hudson Avenue; Section 25, Twn 24 S, Rng 17 E

Memorandum DR09-331

Recommendation: Not Applicable

Comm. Dist. 2

- R10 NOTED ITEM - Class II, Sam's Club (IIPR93-001), Preliminary/Construction Site Plan Nonsubstantial Amendment-Wal-Mart Stores, Inc.-Location: On the southeast corner of U.S. 19 and Trouble Creek Road; Section 18, Twn 26 S, Rng 16 E

Memorandum DR09-335

Recommendation: Not Applicable

Comm. Dist. 3

**** END OF REGULAR ****