

**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 February 14, 2008

10:00 a.m. to Noon, Dade City

(This portion of meeting will be to discuss Large Scale Comprehensive Plan Amendments)

1:30 p.m., Dade City



Historic Pasco County Courthouse, Board Room, 2<sup>nd</sup> Floor,  
37918 Meridian Avenue, Dade City, Florida 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

**[Please refer to next page**

## PUBLIC HEARINGS

### VARIANCE PETITIONS

#### GROWTH MANAGEMENT

- P1 SR 52 Industrial Park Variance request from LDC 402.6.B.1-Pasco Suncoast Properties-North side of SR 52 and west of Kent Groves; Section 8, Twn 25 S, Rng 18 E  
Memorandum GM08-203  
Recommendation: Continuance Requested  
Comm. Dist. 2

#### ENGINEERING SERVICES - PROJECT MANAGEMENT

- P2 Holiday arehouse Variance from Section 319, Transportation Corridor Management-Jay Coleman-South side of Louis Avenue,west of US 19  
Memorandum PMA08-106  
Recommendation: Denial of Variance  
Comm. Dist. 3

#### DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P3 Class III MRS Rusty Creek (SDR06-002) Preliminary/Construction Plan with Variance-Rusty Creek LLC-On the East side of Scharber Road approximately one-quarter mile North of Darby Road; Section 35, Twn 26 S, Rng 20 E  
Memorandum DR08-674  
Recommendation: Approve  
Comm. Dist. 1
- P4 Class IIIU, Lake Padgett Reserve Subdivision, PP/CP Variance Request-Lake Padgett Reserve, LLC-On the north side of Carson Road, approx. one-half mile east of U.S. 41; Section 25, Twn 26 S, Rng 18 E  
Memorandum DR08-684  
Recommendation: Approval with conditions  
Comm. Dist. 2
- P5 Class II, Meadow Pointe, Tract 9 Retail (IIPR07-086) Preliminary/Construction Site Plan and Variance Request-OPC Retail Partners, LLC -Southwest corner of County Line Road and Mansfield Boulevard, Sections 32 & 33, Twn 26 S, Rng 20 E  
Memorandum DR08-686  
Recommendation: Partial Approve  
Comm. Dist. 2
- P6 Class I, Walgreens U.S. 41 and Pleasant Plains Parkway/Roaches Run,Variance Request (IPR07-093)-R.K.M. Connerton, LLC-On the northwest coner of U.S. 41 (Land O' Lakes Boulevard) and Pleasant Plains Parkway/Roaches Run, Section 35, Twn 25 S, Rng 18 E  
Memorandum DR08-699  
Recommendation: Approval with conditions  
Comm. Dist. 2
- P7 Class IIIMRS Vining Property Variance Request (IIIMRS08-003)-Amanda Vining-On the West side of Hudson Lane approximately 980 feet South of St. Joe Road, Section 25, Twn 24 S, Rng 20 E  
Memorandum DR08-703  
Recommendation: Approval with conditions  
Comm. Dist. 1
- P8 Class II, S.R. 52 Center, Preliminary/Construction Site Plan, Stormwater Management Plan and Report, and Variance Request (IIPR07-080)-Aonghus, LLC-On the north side of S.R. 52, approximately one mile east of Hicks Road and six-tenths mile west of Paradise Point Trail, Section 06, Twn 25 S, Rng 17 E  
Memorandum DR08-742  
Recommendation: Approval with conditions  
Comm. Dist. 5

**NON-VARIANCE PETITIONS**

**ZONING/CODE COMPLIANCE**

- P9 Appeal of Administrative Determination of Camouflaged PWSF Meeting Tier Two Standards-JOHN M. CRACCHIOLO, CHESTERFIELD PARK ASSOCIATES CORP.-The applicant is appealing an administrative determination that an application submitted by T-Mobile South; and Kenneth T. and Marjorie L. Keith, by their representative, Lauralee G. Westine, Esq.; for a Tier Two camouflaged, personal wireless service facility (PWSF) meets the Tier Two standards. DRC Meeting, 2/14/08, 1:30 p.m., Dade City.  
Memorandum ZN08-AA01  
Recommendation: Not Applicable  
Comm. Dist. 2

**DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW**

- P10 CONSENT - Class II, Suncoast Crossings Professional (IIPR07-042)Preliminary/Construction Site Plan-Med Park Development-Located south of SR 54 and west of the Suncoast Parkway, Section 31, Twn 26 S, Rng 18 E  
Memorandum DR08-676  
Recommendation: Approval with conditions  
Comm. Dist. 3
- P11 Class III, Sycamore Trace Estates Subdivision, Preliminary/Construction Plan and Stormwater Management Plan and Report-Bob Larkin-On the southeastern corner of the intersection of St. Joe Road and Sherrod Croft Lane  
Memorandum DR08-716  
Recommendation: Approval with conditions  
Comm. Dist. 1
- P12 Class IIIU, Longwood Subdivision, Preliminary/Construction Plan and Stormwater Management Plan and Report-Azzareli Hudson, LLC-On the southside of Bolton Ave., north of New York Ave., approx. 3,800 feet east of Hicks Road; Section 19, Twn 24 S, Rng 17 E  
Memorandum DR08-750  
Recommendation: Approval with conditions  
Comm. Dist. 5

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

**REGULAR**

**GROWTH MANAGEMENT**

- R1 THIS ITEM WILL BE HEARD BY THE DRC AT 10:00 A.M. - Proposed 08-2 Large Scale Comprehensive Plan Amendments-CPAL08-2(2) Shoppes of Ballantrae Village;  
CPAL08-2(3) Bell Fruit Company/Zeneda Partners Limited;  
CPAL08-2(5) Birren Commercial Tract;  
CPAL08-2(6) Cash Development and Coastal Landfill Disposal of Florida;  
CPAL08-2(11) Central Pasco Employment Village-Proposed Phase Public Hearing/DC/Continued from 1/31/08 DRC  
Memorandum GM08-204  
Recommendation: Approve  
Comm. Dist. All

**ZONING/CODE COMPLIANCE**

- R2 Shoppes of Ballantrae Village MPUD rezoning to MPUD (Continued from 1/31/08)-Daniel T. Aprile, Joseph V. Aprile, and Ronald D. Aprile-To rezone approximately 37.73 acres from A-C Agricultural District to an MPUD Master Planned Unit Development District to allow 71,090 square feet of commercial and office development-On the east and west side of the intersection of S.R. 54 and Ballantrae Boulevard, Section 29, Twn 26 s, Rng 18 E  
Memorandum ZN08-453  
Recommendation: Approval with conditions

Comm. Dist. 2

- R3 Rezoning Petition for Birren MPUD Master Planned Unit Development-James P. and Patricia L. Birren-Rezone 17.1 acres from A-R and C-2 to MPUD; East side of U.S. 41, one-half mile south of S.R. 52; DRC 2/14/08, 1:30 p.m., DC  
Memorandum ZN08-457  
Recommendation: Approval with conditions  
Comm. Dist. 2

**ENGINEERING SERVICES - PROJECT MANAGEMENT**

- R4 Class II, SR 56 Prelim/Construction Plan-Locust Branch, LLC Meadow Pointe CDD-SR 581 to Meadow Pointe Blvd.  
Memorandum PMA08-105  
Recommendation: Approval with conditions  
Comm. Dist. 2

**DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW**

- R5 Class IIIU, Meadow Point IV, Parcel I Preliminary/Construction Plan and Stormwater Management Plan and Report-Meadow Point Partners-On the North East corner of Country Point Blvd. and Meadow Point Blvd. approximately three-quarter mile South of S.R. 54  
Memorandum DR08-649  
Recommendation: Approval with conditions  
Comm. Dist. 2

**DEVELOPMENT REVIEW SERVICES**

- R6 NOTED ITEM - Class IIIMRS, Rusty Creek Preliminary/Construction Plan-Rusty Creek LLC-On the east side of Scharber Road and north of Darby Road, Section 35, Twn 24 S, Rng 20 E  
Memorandum DR08-579  
Recommendation: Not Applicable  
Comm. Dist. 1

\*\*\*\* END OF REGULAR \*\*\*\*