

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 March 27, 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

June 21, 2007

January 10, 2008

[Please refer to next page

MINUTES

- M1 January 10, 2008 Special DRC Minutes.-DRC-Minutes for approval.
Memorandum DR08-966
Recommendation: Approve
Comm. Dist. All
- M2 June 21, 2007 DRC Minutes.-DRC-Minutes for approval.
Memorandum DR08-967
Recommendation: Approve
Comm. Dist. All

**** END OF MINUTES ****

PUBLIC HEARINGS

VARIANCE PETITIONS

GROWTH MANAGEMENT

- P1 TO BE DISTRIBUTED (S.R. 52 Industrial Park, Variance Request -Continued from March 13, 2008, DRC)-DRC-Applicant requests variance from the LDC, Section 402.6.B. (1)
Memorandum GM08-255
Recommendation: Other
Comm. Dist. 2

ZONING/CODE COMPLIANCE

- P2 Zoning Variance Report-THOMPSON REVOCABLE TRUST-An increase in the maximum allowed projection into the required 15' buffer area from 0' to 11.5' for an existing shed. 3/27/08 DRC Meeting, 1:30 p.m., Dade City.
Memorandum ZN08-1959
Recommendation: Continuance Requested
Comm. Dist. 2
- P3 Zoning Variance -FRANK HARRON AND HELEN REIO-An increase in the maximum allowed projection into the required 15' buffer area from 0' to 13.3' for an existing shed. 3/27/08 DRC Meeting, 1:30 p.m., Dade City.
Memorandum ZN08-1960
Recommendation: Continuance Requested
Comm. Dist. 2
- P4 Zoning Variance Review 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. 3/27/08 DRC Meeting, 1:30 p.m., Dade City.
Memorandum ZN08-1961
Recommendation: Continuance Requested
Comm. Dist. 2
- P5 ZONING VARIANCE REVIEW REPORT-PARADISE PINES RV PARK CONDOMINIUM ASSOCIATION, INC. ET AL-A reduction in the required minimum buffer area from 25' to 5' along the east boundary of lots 6-12, 15' to 0' along the south boundary of lots 13-20 and 15' to 5' along the west boundary of lots 21-32. 3/27/08 DRC Meeting, 1:30 p.m., Dade City.
Memorandum ZN08-1962
Recommendation: Continuance Requested
Comm. Dist. 2
- P6 Zoning Variance Review Report-JACQUELINE T. LANGEVIN-A reduction in the required minimum north front setback for a small lot of record. 3/27/08 DRC Meeting, 1:30 p.m., Dade City
Memorandum ZN08-1963
Recommendation: Approval with conditions
Comm. Dist. 5

P7 Zoning Variance Review Report-OAKLEY GROVE DEVELOPMENT, LLC-To amend a previously approved variance for the relocation of one water feature ground sign along the west side of I-75: from: within pond 4 to : along the top of the west bank of pond 4. 3/27/08 DRC Meeting, 1:30 p.m., Dade City.
Memorandum ZN08-1964
Recommendation: Denial
Comm. Dist. 1

P8 Zoning Variance Review Report-WIREGRASS RANCH, INC. ET AL-Increase in sign structure area and number of signs allowed for Dillards and Macys and an increase in sign surface area and height for vehicluar and pedestrian directional and directory signs in the shops at Wiregrass Ranch. 3/27/08 DRC Meeting, 1;30 p.m. Dade City.
Memorandum ZN08-1965
Recommendation: Partial Deny
Comm. Dist. 2

ENGINEERING SERVICES - PROJECT MANAGEMENT

P9 Developer is requesting variance from Section 319 of the LDC-Northwood Centers, LLP-Variance from 319 Northwood Center,west side of CR 581
Memorandum PMA08-174
Recommendation: Partial Approve
Comm. Dist. 2

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

P10 Class III U, Equus Reserve (DR08-954) Preliminary Plan and Mass Grading (class I mining)-Equus Reserve, LLC-On the East side of US 41 approximately one mile South of Twin Oaks Road Section 23, Twn 24 S, Rng 18 E
Memorandum DR08-954
Recommendation: Approval with conditions
Comm. Dist. 2

P11 Class IIIU, Bexley Tracts 1 & 2, SDU07-038, Preliminary Plan, Construction Plan, Stormwater Management Plan and Reprt for Phases 1A, 1B, 2A, & 2B, and preliminary Plan for Phase 1C.-Newland Communities-East of Suncoast Parkway, north of S.R. 54, in Sections 07, 08, 16, 17, 18, 19, & 20, Twn 26 S, Rng 18 E.
Memorandum DR08-962
Recommendation: Approval with conditions
Comm. Dist. 2

P12 Class IIIU, Lexington Commons, SDU05-062, Preliminary Plan/Construction Plan Amendment, Variance Request and Alternative Standards Request-Lexington Homes, Inc.-On the east side of Little Road, approximately 1/4 mile north of DeCubellis Road, Section 35, Twn 25 S, Rng 16 E
Memorandum DR08-971
Recommendation: Approval of Variance
Comm. Dist. 4

P13 WITHDRAWN DUE TO PUBLIC NOTICE - Class II, Greystar at Cypress Creek (IIPR087-116), Preliminary/Construction Site Plan-Greystar Development Group, LLC-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 DR08-1004
Recommendation: Withdraw
Comm. Dist. 2

DEVELOPMENT REVIEW SERVICES

P14 Class I, Dollar General, Variance Request(IPR07-113)(VAC08-389)-Florida Retail Development-On the west side of U.S. 301, approximately 260 feet north of the apex with U.S. 98; Section 26, Twn 23 S, Rng 21 E
Memorandum DR08-937
Recommendation: Approval with conditions

NON-VARIANCE PETITIONS

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P15 Class II, Linus Alarm/Tender Care Center, Preliminary/Construction Site Plan, Stormwater Management Plans and Report (IIPR07-039)-Phillip Mazzuco-On the south side of County Line Road (CR 578), approximately 1 1/4 miles west of the Suncoast Parkway; Section 04, Twn 24 S, Rng 18 E
Memorandum DR08-898
Recommendation: Approval with conditions
Comm. Dist. 2
- P16 Class IIIU, Mayfair Townhomes, Construction Plan and Stormwater Management Plan and Report (SDU07-054)-Trouble Creek Development Corp. -On the north side of Trouble Creek Road, approximately 1,120 feet west of Madison Street, Section 17, Twn 26 S, Rng 16 E
Memorandum DR08-950
Recommendation: Approval with conditions
Comm. Dist. 3

REGULAR

GROWTH MANAGEMENT

- R1 High School "HHH" Comprehensive Plan Consistency Determination-The District School Board of Pasco County-On the east side of Shady Hills Road, approximately three miles north of State Road 52, Section 19, Twn 24 S, Rng 18 E
Memorandum GM08-56
Recommendation: Approval with conditions
Comm. Dist. 2
- R2 TO BE DISTRIBUTED Small-Scale Comprehensive Plan Amendment CPAS08(01)-Commercial South, Inc., Centers Commerce, Inc., Pdk Florida Alpha Lambda Chapter, Inc.-CPA/Southwest Pasco/From IH to COM (Continued from 3/13/08)
Memorandum GM08-257
Recommendation: Approve
Comm. Dist. 3

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- R3 The Arbours at Fort King - Conceptual Site Plan-Crest at Fort King, LLC-On the west side of Fort King Road, Section 03,Twn 25 S, Rng 21 E
Memorandum DV08-089
Recommendation: Approval with conditions
Comm. Dist. 1
- R4 NOTED ITEM - Class III, Enclave at Terra Bella, Preliminary/Construction Plan Amendment-McCar Homes - Tampa, LLC-On the northeast corner of S.R. 54 and 20 Mile Level Road, Sections 28 and 29, Twn 26 S, Rng 19 E
Memorandum DR08-838
Recommendation: Not Applicable
Comm. Dist. 2
- R5 NOTED ITEM - Class I, The Park at Lakeside Preliminary/Construction Site Plan and Stormwater Management Plan and Report (Project No. IPR06-117)-Pulte Home Corporation-On the west side of Lakemont Drive, south of the intersection with Newport Shores Drive, approximately 1500 feet south of Hudson Avenue, Section 34, Twn 24 S, Rng 17 E
Memorandum DR08-857
Recommendation: Not Applicable
Comm. Dist. 2

**** END OF REGULAR ****