

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 April 10, 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

July 12, 2007

June 28, 2007 (Special DRC)

[Please refer to next page

MINUTES

- M1 DRC Minutes from July 12, 2007.-DRC-Minutes for approval.
Memorandum DR08-1103
Recommendation: Approve
Comm. Dist. All
- M2 Special DRC Minutes of June 28, 2007 Meeting.-DRC-Minutes for approval.
Memorandum DR08-1104
Recommendation: Approve
Comm. Dist. All

**** END OF MINUTES ****

PUBLIC HEARINGS

VARIANCE PETITIONS

ENGINEERING SERVICES - PROJECT MANAGEMENT

- P1 Gateway Galleria - Applicant is requesting variance from 319-Galleria Land Trust I-04/10/08 DRC Dade City - Project location: On the South side of S.R. 54, approximately 400' west of U.S. 41, Sections 25 and 26, Twn 26 S, Rng 18E
Memorandum PMA08-131
Recommendation: Denial of Variance
Comm. Dist. 2

DEVELOPMENT SERVICES

- P2 Class II, Greystar at Cypress Creek Apartments (IIPR07-116), Preliminary Site Plan and Variance Request-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 DR08-1102
Recommendation: Withdraw
Comm. Dist. 2

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P3 Class II, New Business Center at Little Road and Citizens Drive (IIPR08-001), Preliminary/Construction Site Plan and Variance Requests-European Equities Corporation/Xenia Management Corporation-On the northeast corner of Little Road and Citizens Drive, Section 35, Twn 25 S, Rng 16 E
Memorandum DR08-882
Recommendation: Approval with conditions
Comm. Dist. 4
- P4 Essam Mokhtar Property (SDV08-002), Variance request from Section 306, Subdivision Review.-Essam Mokhtar-The property is located north of Faux Pas Road and three-quarters mile east of Saunders Road, Section 29, Twn 26 S, Rng 22 E
Memorandum DR08-975
Recommendation: Approve
Comm. Dist. 1
- P5 Class I, General Cabinets Warehouse (VAC08-390), Variance Requests-Donald Josephik-On the northwest corner of Casper Avenue and Archer Street (Hudson area), Section 24, Twn 24 S, Rng 16 E
Memorandum DR08-1012
Recommendation: Approval of Variance
Comm. Dist. 5
- P6 Class IIIU, Suncoast Commercial Center Subdivision (DR06-066) Preliminary/Construction Plan and Stormwater Management Plan and Report with Variance Requests-Win-Suncoast, Ltd.-On the Northside of S.R. 54, approximately 1,000 feet east of the Suncoast Parkway, Section 30, Twn 26 S, Rng 18 E

Memorandum DR08-1038
Recommendation: Continuance Requested
Comm. Dist. 2

- P7 Class IIIU St. Joe Oaks Subdivision (SDU06-126) Preliminary/Construction Plan and Stormwater Management Plan and Report, with Variance Request-K and G Holdings, LLC-On the east side of Sherrod Croft Lane, approximately 1,000 feet south of St. Joe Road. Section 28, Twn 24 S, Rng 20 E

Memorandum DR08-1039
Recommendation: Continuance Requested
Comm. Dist. 1

- P8 Class IIIU, Trilby Estates Subdivision (SDU07-066) Preliminary Plan and Alternative Standards Request-Christian Powerline, LLC; Powerline North, LLC; and Powerline, LLC-On the southwest corner of the intersection of U.S. 301 and Christian Road, west of Powerline Road.

Memorandum DR08-1040
Recommendation: Continuance Requested
Comm. Dist. 1

- P9 Class I, Holiday Travel Park, Variance Request (IPR90-054)-R.L. Dreher Construction, Inc.-On the east side of US 19, approximately 1,970 feet south of the intersection of US 19 and Mile Stretch Drive, Section 31, Twn 26 S, Rng 16 E

Memorandum DR08-1099
Recommendation: Continuance Requested
Comm. Dist. 3

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

REGULAR

GROWTH MANAGEMENT

- R1 Cypress Creek Town Center Development of Regional Impact Development Order Amendment-Pasco 54, Ltd., Pasco Ranch, Inc., and Pasco Properties of Tampa Bay, Inc.-Sections 27 and 34; Twn 26 S; Rng 19 E

Memorandum GM08-252
Recommendation: Approve
Comm. Dist. 2

- R2 CONTINUE TO 04-24-08. 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 03-27-08)

Memorandum GM08-257
Recommendation: Continuance Requested
Comm. Dist. 3

- R3 Pasco Town Centre, Development of Regional Impact/Application for Development Approval.-The Shailendra Group, LLC-Application for Development Approval

Memorandum GM08-275
Recommendation: Continuance Requested
Comm. Dist. 1

ZONING/CODE COMPLIANCE

- R4 Berry Hill Estates MPUD rezoning-Berry Hill Estates, Ltd., and Platt Road Farms, Ltd.-To rezone approximately 402.83 acres from A-R Agricultural-Residential and A-C Agricultural Zoning Districts to an MPUD Master Planned Unit Development to allow 266 single-family detached lots-On the west side of C.R. 41 (Blanton Road), south of and abutting Platt Road, and north of and abutting Ruffing Road, Sections 19 and 20, Twn 24 S, Rng 21 E.

Memorandum ZN08-519
Recommendation: Approval with conditions
Comm. Dist. 1

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

R5 Class II, Suncoast Crossing Parcel A Phase 4IIPR07-054
Preliminary/Construction Site Plan Amend-JLB Suncoast, LLC-On the S.W.C.
of S.R. 54 & Crossing Blvd, Section 30 & 31, Twn 26 S, Rng 18 E
Memorandum DR08-1010
Recommendation: Approval with conditions
Comm. Dist. 3

R6 NOTED ITEM - Class III, Quail Woods Phase I Preliminary/Construction Plan
Amendment (SDU05-033)-Walker Development-At the end of Sora Boulevard,
approximately one-half mile west of the intersection of Quail Hollow Boulevard
and Sora Boulevard, Sections 01 and 36, Twn 25 and 26 S, Rng 19 E
Memorandum DR08-817
Recommendation: Not Applicable
Comm. Dist. 2

DEVELOPMENT REVIEW SERVICES

R7 NOTED ITEM - Class I, Boyette Road Day Care, IPR07-104,
Preliminary/Construction Site Plan-Little Pioneers of Wesley Chapel, Inc.-West
side of Boyette Road, approximately 365 feet south of Wells Road, Section 05,
Twn 26 S, Rng 20 E
Memorandum DR08-925
Recommendation: Not Applicable
Comm. Dist. 1

R8 NOTED ITEM - Class IIIMRS-Vining Property Preliminary/Construction Plan-
Amanda Vining-On the west side of Hudson Lane approximately 900 feet south
of St. Joe Road; Section 25, Twn 24 S, Rng 20 E
Memorandum DR08-959
Recommendation: Not Applicable
Comm. Dist. 1

R9 NOTED ITEM - Class II, Salvation Army Family Store Construction Site Plan-
The Salvation Army-On the southeast corner of Wesley Chapel Boulevard and
Lexington Oaks Boulevard; Section 12, Twn 26 S, Rng 19 E
Memorandum DR08-977
Recommendation: Not Applicable
Comm. Dist. 2

R10 NOTED ITEM - Class I, ABC Fine Wine and Spirits, Store No. 138B
Preliminary/Construction Site Plan (Project No. IPR07-065)-ABC Liquors, Inc.-
On the southwest corner of Bruce B. Downs Boulevard and North Village Lane;
Section 36, Twn 26 S, Rng 19 E
Memorandum DR08-992
Recommendation: Not Applicable
Comm. Dist. 2

R11 NOTED ITEM - Class I, Grand Mile RV Storage, Preliminary/Construction Site
Plan and Stormwater Management Plan and Report-Ronald I. Disbrow, Jr.-On
the east side of Grand Boulevard at the intersection of Mile Stretch Drive;
Sections 29 and 32, Twn 26 S, Rng 16 E
Memorandum DR08-993
Recommendation: Not Applicable
Comm. Dist. 3

R12 NOTED ITEM - Class III, Landings at Deerfield Lakes Subdivision, SDU06-028,
Preliminary/Construction Plan and Stormwater Management Plan and Report -
Withdraw of Approval by Property Owner-WilsonMiller-Northwest corner of the
intersection of SR 52 and Shady Hills Road, Section 06, Twn 25 S, Rng 18 E
Memorandum DR08-1092
Recommendation: Other
Comm. Dist. 2

R13

NOTED ITEM: Class II, Spanish Lakes Commercial (IIPR05-073),
Preliminary/Construction Site Plan - Withdraw of Approval by Property Owner-
WilsonMiller-North side of SR 52, approximately 1,100 feet west of Shady Hills
Road, SEctionh 07, Township 25 South, Range 18 East

Memorandum DR08-1095

Recommendation: Not Applicable

Comm. Dist. 2

**** END OF REGULAR ****