

**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 May 15, 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**

September 13, 2007

September 27, 2007

**[Please refer to next page**

## MINUTES

- M1 Minutes - September 13, 2007 DRC meeting.-Development Review Committee  
-Minutes for approval.  
Memorandum DR08-1345  
Recommendation: Approve  
Comm. Dist. All
- M2 Minutes - September 27, 2007, DRC meeting.-Development Review  
Committee-Minutes for approval.  
Memorandum DR08-1346  
Recommendation: Approve  
Comm. Dist. All

\*\*\*\* END OF MINUTES \*\*\*\*

## PUBLIC HEARINGS

### VARIANCE PETITIONS

#### ENGINEERING SERVICES - PROJECT MANAGEMENT

- P1 Gateway Galleria - Variance request from the Land Development Code,  
Section 319.-Galleria Land Trust 1-Location: On the south side of S.R. 54,  
approximately 400 feet west of U.S. 41; Sections 25 and 26, Twn 26 S, Rng 18  
E  
Memorandum PMA08-146  
Recommendation: Continuance Requested  
Comm. Dist. 2

#### DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P2 Class II, Trinity Square (IIPR07-104), Preliminary/Construction Site Plan,  
Stormwater Management Plan and Report, and Variance Requests-Odyssey VI  
Commercial DP V, LLC-Location: On the corner of Little Road and Mitchell  
Boulevard; Section 35 and 36,Twn 26 S, Rng 16 E  
Memorandum DR08-1006  
Recommendation: Approval with conditions  
Comm. Dist. 3
- P3 Class II - Greystar at Cypress Creek Apartments (IIPR07-116), Preliminary Site  
Plan, Variance Requests, and Alternative Standards Request -Greystar  
Development Group, LLC, -Location: 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 DR08-1008  
Recommendation: Approval with conditions  
Comm. Dist. 2
- P4 Class I - Walgreen's S.R. 54, (IPR05-062), Conceptual Variance  
Request(VAC08-397) -Sunnyside Properties Too, Inc.-Location: On the  
northeast corner of S.R. 54 and Dean Dairy Road; Section 09, Twn 26 S, Rng  
21 E  
Memorandum DR08-1157  
Recommendation: Partial Approve  
Comm. Dist. 1
- P5 Class II, Grand Valley MHP Extension (IIPR08-006), Preliminary/Construction  
Site Plan, Stormwater Management Plan and Report, and Variance Request  
(VAC08-400)-Grand Valley, Inc-Location: On the east side of Osteen Road,  
approximately 600 feet north of Massachusetts Avenue; Section 35, Twn 25 S,  
Rng 16 E  
Memorandum DR08-1163  
Recommendation: Approval with conditions  
Comm. Dist. 4

- P6 Class III, St. Joe Oaks Subdivision (SDU06-126), Preliminary/Construction Plan, Stormwater Management Plan and Report, and Variance Requests -K and G Holdings, LLC-Location: On the west side of Sherrod Croft Lane, approximately 1,000 feet south of St. Joe Road; Section 28, Twn 24 S, Rng 20 E  
Memorandum DR08-1318  
Recommendation: Approval with conditions  
Comm. Dist. 1
- P7 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 DR08-1327  
Recommendation: Continuance Requested  
Comm. Dist. 3
- P8 Class III - Stonewood at Old Saint Joe Subdivision (SDU06-097), Preliminary/Construction Plan, Stormwater Management Plan and Report, and Variance Request-Clay Jordan-Location: On the southside of St. Joe Road (C.R.578), approximately one mile east of Curley Road (C.R. 577); Section 25, Twn 24 S, Rng 20 E  
Memorandum DR08-1347  
Recommendation: Approval with conditions  
Comm. Dist. 1
- P9 Class III - Lorne Lehman Property (SDV08-005), Variance Request-Lorne Lehman-Location: On the north side of St. Joe Road, approximately one and one-half miles west of Old Johnston Road; Section 19, Twn 24 S, Rng 20 E  
Memorandum DR08-1349  
Recommendation: Denial of Variance  
Comm. Dist. 1
- P10 Class I - General Cabinets Warehouse (IPR04-134), Variance Request (VAC08-390)-Donald Josephik-Location: On the northwest corner of Casper Avenue and Archer Street (Hudson Area), Section 24, Twn 24 S, Rng 16 E  
Memorandum DR08-1364  
Recommendation: Approval with conditions  
Comm. Dist. 5

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

## **NON-VARIANCE PETITIONS**

### **DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW**

- P11 CONSENT - Class II, Bexley Office Park, Tracts 6 and 8, Mass Grading Plan Stormwater Management Plan and Report (Proj. No. IIPR07-112)-NNP-Bexley, Ltd., a.k.a. Newland Communities-Location: On the south side of Tower Road, north of S.R. 54, approximately three miles west of Land O'Lakes Boulevard (U.S. 41) and directly west of the proposed Sunlake Boulevard; Section 16, Twn 26 S, Rng 18 E  
Memorandum DR08-1105  
Recommendation: Approval with conditions  
Comm. Dist. 2
- P12 CONSENT - Class II, Fairfield Inn & Suites (IIPR05-074), f.k.a. Holiday Hotel, Preliminary/ Construction Site Plan and Stormwater Management Plan and Report Amendment-Maya Hotels, Inc.-Location: On the east side of U.S. 19, approximately 1,200 feet south of Eastwood Lane; Section 19, Twn 26 S, Range 16 E  
Memorandum DR08-1151  
Recommendation: Approval with conditions  
Comm. Dist. 3
- P13 Class II, U.S. 41 and Morgan Road Park of Commerce Charter School Project (IIPR07-072), Preliminary/Construction Site Plan, Stormwater Management Plan and Report -Morgan Road Park of Commerce, LLC-Location: On the north side of Morgan Road, approximately 260 feet west of U.S. 41; Section 25, Twn 26 S, Rng 18 E

Memorandum DR08-1162  
Recommendation: Continuance Requested  
Comm. Dist. 2

- P14 WITHDRAWAL - Class II, Mitchell Boulevard Roadway Extension (IIPR07-115), Preliminary/Construction Site Plan and Stormwater Management Plan and Report -Century Realty Funds-Location: In West Pasco County, starting at the intersection of Little Road and Mitchell Boulevard and to the east 700 linear feet; Sections 36, 35, and 26, Twn 26 S, Rng 16 E  
Memorandum DR08-1306  
Recommendation: Withdraw  
Comm. Dist. 3

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

### REGULAR

#### GROWTH MANAGEMENT

- R1 Elementary School "O" - Consistency Determination -District School Board of Pasco County -Location: On the southeast corner of Hicks Road and Carl Street, approximately one mile north of S.R. 52, and one mile south of Hudson Avenue; Section 06, Twn 25 S, Rng 17 E  
Memorandum GM08-299  
Recommendation: Approval with conditions  
Comm. Dist. 5
- R2 Connerton Village 2 MPUD - Master Planned Unit Development, Phase 3 Roadway Alignment, Construction Phasing Plan Amendment-Connerton, LLC-Location: In Central Pasco County, approximately .5 mile east of the intersection of Land O'Lakes Boulevard (U.S.) and Connerton Boulevard, and Land O'Lakes Boulevard and Pleasant Plains Parkway; Sections 23, 24, 25, and 26, Twn 25 S, Rng 18 E; and Sections 19 and 30, Twn 25 S, Rng 19 E  
Memorandum GM08-331  
Recommendation: Approval with conditions  
Comm. Dist. 2

#### DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- R3 CONSENT - Class III, Wesley Chapel Outback Plaza (SDU05-120), Correction to DR07-918 from the February 22, 2007 DRC.-Outback Steakhouse, Inc.-Location: On the northeast corner of the intersection of C.R. 581 and Aronwood Boulevard; Section 31, Twn 26 S, Rng 20 E  
Memorandum DR08-1207  
Recommendation: Approval with conditions  
Comm. Dist. 2
- R4 CONSENT - Class II, Carmine Zambrotto Mini Storage (IIPR07-034), Preliminary/Construction Site Plan-Carmine & Mary Zambrotto-Location: On the north side of Aripeka Road and west of U.S. 19; Section 12, Twn 24 S, Rng 16 E  
Memorandum DR08-1227  
Recommendation: Approval with conditions  
Comm. Dist. 5
- R5 CONSENT - Class II, Holiday Warehouse Park (IIPR07-006), Preliminary/Construction Site Plan-Jay Coleman Enterprise, Inc.-Location: On the south side of Louis Avenue, approximately 400 feet west of U.S. 19; Section 31, Twn 26 S, Rng 16 E  
Memorandum DR08-1309  
Recommendation: Approval with conditions  
Comm. Dist. 3
- R6 CONSENT - Evergreen (IIPR07-056), Conceptual Site Plan Extension-GHG Evergreen, Ltd.-Location: On the west side of Lakeshore Boulevard and on the east side of Dallas Drive, approximately 800 feet south of Fivay Road (Hudson area); Section 34, Twn 24 S, Rng 16 East  
Memorandum DR08-1329

Recommendation: Approve  
Comm. Dist. 5

**DEVELOPMENT REVIEW SERVICES**

- R7 NOTED ITEM Class II, Embassy Crossing Shopping Center Addition (IIPR08-009), Preliminary/Construction Site Plan-Embassy Crossing Retail, LLC c/o Gumberg Asset Management Corp.-Location: On the east side of U.S. 19, Approximately one-third mile north of Embassy Boulevard, Section 21, Twn 25 S, Rng 16 E  
Memorandum DR08-927  
Recommendation: Not Applicable  
Comm. Dist. 4
- R8 NOTED ITEM - Class III, Red Hawk Estates (SDU06-101), Construction Plan and Stormwater Management Plan and Report (Project No. SDU06-101)-FDAF, LLP-Location: On the southwest corner of the intersection of Suncoast Parkway and Shady Hills Road; Section 30, Twn 24 S, Rng 18 E  
Memorandum DR08-970  
Recommendation: Not Applicable  
Comm. Dist. 2
- R9 NOTED ITEM Class I, Tire Kingdom, Preliminary/Construction Site Plan and Stormwater Management Plan and Report (IPR08-020)-Newton Oldacre McDonald, LLC-Location: On the north side of Wesley Chapel Boulevard, approximately 560 feet west of Oakley Boulevard, Section 12, Twn 26 S, Rng 19 E  
Memorandum DR08-1047  
Recommendation: Not Applicable  
Comm. Dist. 1
- R10 NOTED ITEM Dollar General - Preliminary/Construction Site Plan and Stormwater Management Plan and Report (IPR07-113)-Florida Retail Development-Location: On the west side of U.S. 301, approximately 260 feet north of the apex with U.S. 98, Section, Twn 23 S, Rng 21 E  
Memorandum DR08-1106  
Recommendation: Not Applicable  
Comm. Dist. 1
- R11 NOTED ITEM Class I, Pro-Site, Lots 39 and 40, Preliminary/Construction Site Plan (IPR08-018)-PSD Investments III, LLC-Location: On the west side of Merchant Avenue, approximately one-quarter mile north of S.R. 54 (West Pasco Industrial Park), Section 29, Twn 26 S, Rng 17 E  
Memorandum DR08-1129  
Recommendation: Not Applicable  
Comm. Dist. 3
- R12 NOTED ITEM Class I, U.S. 41 Daycare Center, Preliminary/Construction Site Plan (IPR07-052)-Creative World Franchising-Location: On the west side of Land O'Lakes Boulevard, approximately one-quarter mile north of Sun Terra Drive, Section 22, Twn 25 S, Rng 16 E  
Memorandum DR08-1192  
Recommendation: Not Applicable  
Comm. Dist. 2
- R13 NOTED ITEM SunTrust Bank - Heritage Pines, Preliminary/Construction Site Plan (IPR07-121)-SunTrust Corporate-Location: On the southwest corner of County Line Road and Parade Road, Section 06, Twn 24 S, Rng 17 E  
Memorandum DR08-1200  
Recommendation: Not Applicable  
Comm. Dist. 5
- R14 NOTED ITEM Class I, Universal Distributing Supply, Inc., Preliminary/Construction Site Plan (IPR08-008)-Tad and September Schram-Location: On the northeast corner of Sterling Lane and Ridge Road, Section 28, Twn 25 S, Rng 16 E  
Memorandum DR08-1203  
Recommendation: Not Applicable

Comm. Dist. 4

R15 NOTED ITEM - Class III, Leeland Subdivision (MRS07-008),  
Preliminary/Construction Plan -Matthew 6:20, LLC-Location: On the north side  
of Pasco Road and the west side of Curley Road, Section 35, Twn 24 S, Rng  
20 E

Memorandum DR08-1302

Recommendation: Not Applicable

Comm. Dist. 1

R16 NOTED ITEM Class I, Elam Road Substation, Preliminary/Construction Site  
Plan and Stormwater Management Plan and Report (IPR08-006)-  
Withlacoochee River Electric Cooperative, Inc.-Location: On the north side of  
Elam Road, approximately one and one-half miles west of Curley Road and  
two miles from 1-75 via Boyette Road and Overpass Road, Section 27, Twn 25  
S, Rng 20 E

Memorandum DR08-1303

Recommendation: Not Applicable

Comm. Dist. 1

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