

**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 29, 2008 1:30 p.m., Dade City



Historic Pasco County Courthouse, Board Room, 2<sup>nd</sup> 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**

October 25, 2007

November 8, 2007

**[Please refer to next page**

## MINUTES

- M1            October 25, 2007 DRC Minutes-DRC-Minutes for DRC approval  
                 Memorandum DR08-1418  
                 Recommendation: Approve  
                 Comm. Dist. All
- M2            November 8, 2007 DRC Minutes-DRC-Minutes for DRC approval  
                 Memorandum DR08-1419  
                 Recommendation: Approve  
                 Comm. Dist. All

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

## PUBLIC HEARINGS

### VARIANCE PETITIONS

#### ZONING/CODE COMPLIANCE

- P1            Zoning Variance Report -David B. Coy and Pamela Pruitt-Leirer-Location: On the north side of Rudder Way, approximately 650 feet southwest of Shell Stream Boulevard, within the Flor-A-Mar Section of the Gulf Harbors Subdivision. For a reduction in the minimum rear setback for a screened pool enclosure on waterfront property. DRC Meeting, 5/29/08, 1:30 p.m., Dade City.  
                 Memorandum ZN08-1966  
                 Recommendation: Approval with conditions  
                 Comm. Dist. 3

#### ENGINEERING SERVICES - PROJECT MANAGEMENT

- P2            Gateway Galleria (VAC08-379), Variance Request -Galleria Land Trust I-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 PMA08-154  
                 Recommendation: Approval of Variance  
                 Comm. Dist. 2

#### DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P3            Class II, Spanish Lakes Apartments (IIPR08-012), Preliminary/Construction Site Plan, Stormwater Management Plan and Report, and Variance Request-MAS Companies-Location: On the west side of Shady Hills Road, approximately three-quarters mile north of S.R. 52, Sections 06 and 07, Twn 25 S, Rng 18 E  
                 Memorandum DR08-1350  
                 Recommendation: Approval with conditions  
                 Comm. Dist. 2
- P4            Class I, Bowman's Mine (MPI08-001), Conditional Use Petition -Bowman Ranger, LLC-Location: On the north side of Bowman Road, approximately one mile east of the Suncoast Parkway, one-half mile west of U.S. 41, and one mile south of County Line Road, Section 02, Twn 24 S, Rng 18 E  
                 Memorandum DR08-1384  
                 Recommendation: Denial  
                 Comm. Dist. 2
- P5            Class I, New Hope Cancer Center (VAC08-1376), Variance Request -Ron Reinhold/ Gulfpoint Realty Inc.-Location: On the northwest corner of Medical Drive and Yosemite Drive, approximately 300 feet south of Hudson Avenue, Section 27, Twn 24 S, Rng 16 E  
                 Memorandum DR08-1390  
                 Recommendation: Approval with conditions  
                 Comm. Dist. 5
- P6            Class II, Hudson Water Works Wellfield No. 3 Expansion (IIPR08-020), Preliminary/Construction Site Plan and Variance Requests-Hudson Water Works, Inc.-Location: On the south side of Rhodes Road, on the north side of Buffalo Drive, at Utica Drive (Hudson Area), Section 26, Twn 24 S, Rng 16 E

Memorandum DR08-1397  
Recommendation: Approval with conditions  
Comm. Dist. 5

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

**NON-VARIANCE PETITIONS**

**DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW**

- P7 Class III, Meadow Pointe IV, Parcel AA North Subdivision (SDU07-0470), Preliminary/Construction Plan and Stormwater Management Plan and Report, with an Alternative Standards Request -Meadow Pointe General Partners-Location: On the south side of the proposed S.R. 56, approximately one-quarter mile east of Meadow Pointe Boulevard, Sections 26 and 27, and 34, Twn 26 S, Rng 20 E  
Memorandum DR08-1406  
Recommendation: Approval with conditions  
Comm. Dist. 2
- P8 TO BE DISTRIBUTED - Class II, U.S. 41 and Morgan Road, Park of Commerce Charter School Project (IIPR07-072), Preliminary/Construction Site Plan and 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 DR08-1413  
Recommendation: Other  
Comm. Dist. 2

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

**REGULAR**

**ZONING/CODE COMPLIANCE**

- R1 Berry Hill Estates MPUD Master Planned Unit Development, Variance Request, and Rezoning Petition-Berry Hill Estates, Ltd., and Platt Road Farms, Ltd.-Location: 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 ZN08-683  
Recommendation: Approval with conditions  
Comm. Dist. 1

**DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW**

- R2 CONSENT Class II, Sunlake Boulevard North of Mentmore (IIPR08-026), Construction Site Plan and Stormwater Management Plan and Report - Concord Station, LLP-Location: On the north side of Mentmore, approximately three-quarters mile west of Oakstead Boulevard, Section 21, Twn 26 S, Rng 18 E  
Memorandum DR08-1362  
Recommendation: Approval with conditions  
Comm. Dist. 3
- R3 CONSENT - Evergreen (IIPR07-056), Conceptual Site Plan Extension-GHG Evergreen, Ltd.-Location: On the west side of Lakeshore Boulevard and east of Dallas Drive, approximately 800 feet south of Fivay Road, Section 34, Twn 24 S, Rng 16 E  
Memorandum DR08-1416  
Recommendation: Approval with conditions  
Comm. Dist. 5

**DEVELOPMENT REVIEW SERVICES**

- R4 NOTED ITEM Class III, Connerton, Village II, Parcel 211, Neighborhood Park (IPR08-009), Preliminary/Construction Plan and Stormwater Management Plan and Report -Connerton, LLC-Location: On the south side of Billowy Jaunt Drive, east of Bird Whistle Lane and north of Indian Summer Drive, approximately one-half mile east of U.S. 41, Section 25, Twn 25 S, Rng 18 E

Memorandum DR08-1088  
Recommendation: Not Applicable  
Comm. Dist. 2

- R5 NOTED ITEM Class I, Suncoast Schools Federal Credit Union (IPR07-084), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Suncoast Schools Federal Credit Union-Location: On the west side of Eiland Boulevard, approximately 700 feet north of S.R. 54, Section 18, Twn 26 S, Rng 21 E

Memorandum DR08-1360  
Recommendation: Not Applicable  
Comm. Dist. 2

- R6 NOTED ITEM Class IIIMRS, St. Joe Walk (MRS07-002), Preliminary/Construction Site Plan and Stormwater Management Report and Plan-St Joe Walk, Inc.-Location: On the south side of St. Joe Road, the west side of Curley Road, and the north side of Gosselin Road, Section 26, Twn 24 S, Rng 20 E

Memorandum DR08-1396  
Recommendation: Not Applicable  
Comm. Dist. 2

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