

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 July 10, 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

November 29, 2007

December 6, 2007

[Please refer to next page

MINUTES

- M1 November 29, 2007, DRC Minutes-DRC-Minutes for approval.
Memorandum DR08-1600
Recommendation: Approve
Comm. Dist. All
- M2 December 6, 2007, DRC Minutes-DRC-Minutes for approval.
Memorandum DR08-1601
Recommendation: Approve
Comm. Dist. All

**** END OF MINUTES ****

PUBLIC HEARINGS

VARIANCE PETITIONS

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P1 Class II, Suncoast Lakes Commercial (IIPR07-067), Preliminary Site Plan and Variance Request (VAC08-412)-RIZK Florida JV-Location: On the southeast corner of S.R. 52 and Silver Palms Boulevard; Section 12, Twn 25 S, Rng 17 E
Memorandum DR08-1315
Recommendation: Approval with conditions
Comm. Dist. 4
- P2 Class II, Banyan Senior Apartments (IIPR08-029), Preliminary/Construction Site Plan, Stormwater Management Plan and Report, and Variance Requests- Banyan Senior Apartments, Limited Partnership-Location: On the northeast corner of U.S. 19 and Gordon Drive, approximately two-thirds mile south of S.R. 52; Section 10, Twn 25 S, Rng 16 E
Memorandum DR08-1457
Recommendation: Approval with conditions
Comm. Dist. 2
- P3 Class II, Quail Ridge Parcels A, B, and C (IIPR07-040), Preliminary Site Plan and Variance Request -Suncoast Commercial, Inc-Location: On the east side of Shady Hills Road, at the intersection of Sandhill Crane Drive, approximately one-half mile north of S.R. 52; Section 06, Twn 25 S, Rng 18 E
Memorandum DR08-1552
Recommendation: Approval with conditions
Comm. Dist. 2
- P4 Class I, Kiddie Academy (IPR07-115), Variance Request -Figueredo Holdings II, LLC-Location: On the southwest corner of Wells Road and Curley Road with Eloian Drive to the south; Section 03, Twn 26 S, Rng 20 E
Memorandum DR08-1569
Recommendation: Approval with conditions
Comm. Dist. 1
- P5 Class II, Terraces at Longleaf (IIPR06-094), Variance Request (VAC08-410)- Crosland Longleaf, LLC-Location: On the west side of Starkey Boulevard, approximately one mile north of S.R. 54, Section 19, Twn 26 S, Rng 17 E
Memorandum DR08-1619
Recommendation: Approval with conditions
Comm. Dist. 3

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

NON-VARIANCE PETITIONS

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P6 CONSENT - Class II, Wesley Chapel Daycare and Retail Center (IIPR07-105), Preliminary/Construction Site Plan, and Stormwater Management Plan and Report -Southpoint Development Group, LLC-Location: On the northeast corner of S.R. 54 and Ronnoch Boulevard; Section 10, Twn 26 S, Rng 20 E
Memorandum DR08-1568
Recommendation: Approval with conditions

Comm. Dist. 2

- P7 CONSENT - Class II, Watergrass Town Center, North and South Parcels (IIPR08-003), Mass Grading and Stormwater Management Plan and Report - CKB Development, LLC-Location: In Eastern Pasco County, on the east side of Curley Road (C.R. 577) at Overpass Road Extension; Sections 34 and 35, Twn 25 S, Rng 20 E
Memorandum DR08-1634
Recommendation: Approval with conditions
Comm. Dist. 1

- P8 Class II, ATAM Commercial Facility (IIPR08-017), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Dan Tagarelli, Tagarelli Construction, Inc.-Location: On the west side of U.S. 19, approximately one-tenth mile south of its intersection with Old Dixie Highway, and on the east side of Delmar Drive, approximately two-tenths mile south of its intersection with Sea Ranch Drive; Section 33, Twn 24 S, Rng 16 E
Memorandum DR08-1553
Recommendation: Withdraw
Comm. Dist. 5

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

REGULAR

ZONING/CODE COMPLIANCE

- R1 Conditional Use Petition-Mark and Bibi Moore; Ridan Industries, LLC; and Break Free Wireless LLC-For Morris Bridge Ridan Site, No. FL-1154 180-foot above ground level monopole personal wireless service facility in an A-R Zoning District.
Location: On the east side of Upper Road, approximately 1,650 feet north of Mandrake Road; Section 36, Twn 26 S, Rng 20 E
Memorandum ZN08-CU26C
Recommendation: Continuance Requested
Comm. Dist. 2

DEVELOPMENT REVIEW SERVICES

- R2 NOTED ITEM - Class I, Tuffy Auto Service Center (IPR06-086), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Tuffy Auto Service Center-Location: On the east side of U.S. 41, approximately 300 feet north of Swans Landing Drive; Section 24, Twn 26 S, Rng 18 E
Memorandum DR08-1001
Recommendation: Not Applicable
Comm. Dist. 2
- R3 NOTED ITEM - Class I, S.R. 52 Commercial Site (IPR07-030), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Pine Ridge Partners, LLC-Location: On the south side of S.R. 52, approximately 310 feet of Faithful Way and about one-half mile east of Moon Lake Road; Section 10, Twn 25 S, Rng 17 E
Memorandum DR08-1368
Recommendation: Not Applicable
Comm. Dist. 4
- R4 NOTED ITEM - Class I, Sun Toyota Pre-Owned Vehicle Display Parking Area (IPR08-017); Preliminary/Construction Site Plan-Caldwell Family Properties, Inc.-Location: On the west side of U.S. 19, between Beacon Square Drive and Westwood Drive (Holiday Area); Section 19, Twn 26 S, Rng 16 E
Memorandum DR08-1404
Recommendation: Not Applicable
Comm. Dist. 3
- R5 NOTED ITEM - Class II, Suojanen Center (IIPR05-089), Construction Plan and Stormwater Management Plan and Report-Suojanen Center-Location: On the south side of S.R. 54, approximately 980 feet west of Gunn Highway; Section 27, Twn 26 S, Rng 17 E

Memorandum DR08-1465
Recommendation: Not Applicable
Comm. Dist. 3

R6 NOTED ITEM - Class I, CVS Pharmacy (IPR07-039), S.R. 54 and Morris
Bridge Road, Preliminary/Construction Site Plan Amendment-Principal
Developers-Location: On the southeast corner of S.R. 54 and Morris Bridge
Road; Section 18, Twn 26 S, Rng 21 E

Memorandum DR08-1582
Recommendation: Not Applicable
Comm. Dist. 2

R7 NOTED ITEM - Class I, One Pasco Center, Lot 31 Addition (IPR08-019),
Preliminary/Construction Site Plan-Super Service, Inc.-Location: On the
northeast corner of Commerce Drive and Uradco Place; Section 09, Twn 25 S,
Rng 20 E

Memorandum DR08-1587
Recommendation: Not Applicable
Comm. Dist. 1

R8 Variances and Alternative Standards-DRC-Ordinance and Examples

Memorandum DV08-154
Recommendation: Not Applicable
Comm. Dist. All

**** END OF REGULAR ****