

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 24, 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

January 31, 2008 (Special)

March 13, 2008

[Please refer to next page

MINUTES

- M1 January 31, 2008 - Special DRC Minutes-DRC-Minutes for Approval
Memorandum DR08-1667
Recommendation: Approve
Comm. Dist. All
- M2 March 13, 2008 - DRC Minutes-DRC-Minutes for Approval
Memorandum DR08-1668
Recommendation: Approve
Comm. Dist. All

**** END OF MINUTES ****

PUBLIC HEARINGS

VARIANCE PETITIONS

GROWTH MANAGEMENT

- P1 Southport Springs, Phase IV - Variance Request from LDC 402.6.B.1, Expiration of LOS-Southport Springs, Ltd., Partnership-LOS Expired. Location: On the West Side Zephyr Springs Parkway, approximately 850 feet north of Chancey Road; Section 17, Twn 26 S, Rng 21 E
Memorandum GM08-370
Recommendation: Denial of Variance
Comm. Dist. 2

ZONING/CODE COMPLIANCE

- P2 Zoning Variance Review Report-Ora L. Dalseg-For a reduction in the required minimum rear setback from 15' to 8' from the mean high water line for a screened, pool enclosure. Location: On the west side of Allyn Drive, approximately 70 feet south of Sea Ranch Drive, within Sea Ranch on the Gulf Subdivision; Section 33, Twn 24 S, Rng 16 E
Memorandum ZN08-1969
Recommendation: Continuance Requested
Comm. Dist. 5
- P3 Zoning Variance Review Report-Susan C. and James B. Lemmons, Jr.-For a reduction in the required minimum lot area from one acre to .42 acre and a reduction in the required minimum front and rear setbacks from 50 feet to 30 feet. Location: On the east side of Thompson Avenue, approximately 1,000 feet south of Kitten Train within the Highlands Unrecorded Subdivision; Section 30, Twn 24 S, Rng 17 E
Memorandum ZN08-1970
Recommendation: Approval with conditions
Comm. Dist. 5

ENGINEERING SERVICES - PROJECT MANAGEMENT

- P4 Class II, 54 Commons Office Complex (IIPR08-005), Variance Request, Section 319, LDC-High Pointe Holdings, LLC-Location: On the southwest side of S.R. 54, approximately four-tenths mile southeast of Curley Road; Section 09, Twn 26 S, Rng 20 E
Memorandum PMA08-175
Recommendation: Continuance Requested
Comm. Dist. 2

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P5 Class IIIU, Short Acres (SDU07-070), Preliminary Construction Site Plan, Alternative Standards Request, Variance Request, and Stormwater Management Plan and Report-Harry W. Short-Location: On the north side of Turkey Shoot Road, approximately 900 feet East of Little Road; Section 13, Twn 25 S, Rng 16 E
Memorandum DR08-1426
Recommendation: Withdraw

Comm. Dist. 4,5

- P6 Class I, Time Race Plaza II (IPR08-012), Variance Requests, LDC Sections 603.8.B.1 & 2-Betta Management & Development, LLC-Location: On the south side of Wesley Chapel Boulevard (C.R.54), approximately one-tenth mile east of Gateway Boulevard and three-tenths mile west of I-75; Section 12, Twn 26 S, Rng 16 E
Memorandum DR08-1559
Recommendation: Approval with conditions
Comm. Dist. 2
- P7 Class I, Bishop Construction Office (IPR00-015), Variance Requests (VAC08-415)-Erwin W. and Maryann Bishop-Location: On the west side of U.S. 41, approximately 900 feet south of Causeway Boulevard; Section 35, Twn 25 S, Rng 18 E
Memorandum DR08-1603
Recommendation: Approval of Variance
Comm. Dist. 2
- P8 Class II, Wesley Chapel Plaza (IIPR08-004), Preliminary Construction Site Plan, Stormwater Management Plan and Report, and Variance Request - Captain Wesley Trust-Location: On the north side of S.R. 54 at the intersection with S.R. 581 (Bruce B Downs Boulevard); Section 07, Twn 26 S, Rng 20 E
Memorandum DR08-1624
Recommendation: Approval with conditions
Comm. Dist. 1
- P9 Class IIIU, Trilby Estates Subdivision (SDU07-066), Preliminary Plan, Variance Request, and Alternative Standards Request-Christian Powerline, LLC; Powerline North, LLC; and Powerline, LLC-Location: On the southwest corner of the intersection of U.S. 301 and Christian Road, west to Powerline Road; Section 03, Twn 24 S, Rng 21 E
Memorandum DR08-1651
Recommendation: Partial Approve
Comm. Dist. 1
- P10 Class III, Gabriel Grove Estates (SDU06-065), Variance Request-Valerie E. Gabriel-Location: On the south side of Richland Road, approximately one and one-half miles east of U.S. 301; Section 25, Twn 25 S, Rng 21 E
Memorandum DR08-1654
Recommendation: Continuance Requested
Comm. Dist. 1
- P11 Class III MRS, Shade Tree Acres Subdivision (MRS07-011), Variance Requests and Alternative Standards Request-Paul Schaper-Location: On the northeast side of Berry Road, approximately 1,700 feet northwest of C.R. 54; Section 33, Twn 25 S, and Rng 22 E
Memorandum DR08-1664
Recommendation: Approval of Variance
Comm. Dist. 1

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

NON-VARIANCE PETITIONS

GROWTH MANAGEMENT

- P12 Long Lake Ranch Development of Regional Impact (DRI No. 247), Future Land Use Subarea Map and Text Amendment-Peter A. Geraci, Roy N. Geraci, and Geraci Family Associates, Ltd.-Location: South Central Pasco County, south of and abutting S.R. 54, approximately 1 1/2 miles east of the Suncoast Parkway, and approximately 1 1/2 miles west of U.S. 41; Sections 27 and 28, Twn 26 S, Rng 18 E
Memorandum GM08-396
Recommendation: Approve
Comm. Dist. 2

ZONING/CODE COMPLIANCE

P13 Conditional Use Petition-Hickory Hills Land Company; Vertex Development, LLC; and Verizon Wireless Personal Communications, LP; Morris Bridge Road/FL-5040 -Conditional Use for a 190' AGL Monopole PWSF. Location: On the east side of Morris Bridge Road at the intersection of Camerton Road and Morris Bridge Road; Section 36, Twn 26 S, Rng 20 E
Memorandum ZN08-CU33
Recommendation: Denial
Comm. Dist. 1

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

P14 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 DR08-1591
Recommendation: Denial
Comm. Dist. 2

P15 CONSENT - Class II Ballantrae Offices (IIPR06-071), Preliminary/Construction Site Plan Amendment-Kevin Howell Construction, Inc.-Location: On the south side of S.R. 54 and east of the Suncoast Parkway; Section 29, Twn 26 S, Rng 18 E
Memorandum DR08-1593
Recommendation: Approval with conditions
Comm. Dist. 2

P16 Class II, Greystar at Cypress Creek Apartments (IIPR08-045), Construction Site Plan-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 DR08-1662
Recommendation: Continuance Requested
Comm. Dist. 2

P17 Class IIIU, Sunset Hills Subdivision (SDU06-100), Preliminary/Construction Plan, Stormwater Management Plan and Report, and Alternative Standards Request-Tampa Bay Community Development Corporation-Location: On the west side of Powerline Road, approximately .3 mile north of Blanton Road, opposite Patchoosa Avenue; Section 21, Twn 24 S, Rng 21 E
Memorandum DR08-1663
Recommendation: Approval with conditions
Comm. Dist. 1

**** 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 Agricultural-Residential 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 - Wesley Chapel Outback Plaza and Outback Steakhouse, Phase 1, Parcel 2 (IIPR07-079), Preliminary/Construction Plan and Preliminary/Construction Site Plan Amendment-OSI Restaurant Partners- Location: On the northeast corner of the intersection of C.R. 581 and Aronwood Boulevard; Section 31, Twn 26 S, Rng 20 E
Memorandum DR08-1332

Recommendation: Not Applicable

Comm. Dist. 2

R3

NOTED ITEM - Class I, Verizon Improvements (IPR08-039),
Preliminary/Construction Site Plan and Stormwater Management Plan and
Report-Verizon-Location: On the west side of Bruce B. Downs, approximately
one-half mile south of S.R. 54; Section 18, Twn 26 S, Rng 20 E

Memorandum DR08-1597

Recommendation: Not Applicable

Comm. Dist. 2

**** END OF REGULAR ****