



**REASONS FOR REQUEST FOR VARIANCE:**

Using a separate application for each request, please answer the following. If additional space is needed, attach extra pages to the application.

1. State the specific section of the LDC for which the variance is requested:  
006.17 Dedication  
316
2. Describe the variance requested:  
Request that the proposed roadway be a private roadway.
3. Demonstrate compliance with one or more of the following:
  - a. The strict application of the land development regulation creates an unreasonable or unfair non-economic hardship, or an inordinate burden that was not created by the variance applicant.
  - b. The specific application of the land development regulation conflicts with an important Goal, Objective, or Policy of the Comprehensive Plan, or with the intent and purpose of another recently adopted land development regulation that serves a greater public purpose.
  - c. The granting of the variance will provide a net economic benefit to the taxpayers of Pasco County and is not in conflict with important Goals, Objectives, and Policies of the Comprehensive Plan.
  - d. The granting of the variance is necessary to achieve an innovative site or building design that furthers the Goals, Objectives, and Policies of the Comprehensive Plan.
  - e. The intent and purpose of the land development regulation and related land development regulations and Comprehensive Plan provisions is met or exceeded through an improved or alternate technology or design.
  - f. The granting of the variance is necessary to protect the public health, safety or welfare.
  - g. The variance is necessary to comply with State or Federal law.
  - h. The variance satisfies variance criteria set forth in the specific County land development regulation that is the basis for the variance request.
4. All variance applications that affect site conditions shall be accompanied by site plans depicting the site conditions with the granting of the variance and without the granting of the variance. Conceptual site plans may be allowed if approved by the Division Engineer (DRD) or Development Director.

**ADDITIONAL ITEMS REQUIRED FOR VARIANCE:**

1. Two signed and sealed legal descriptions and sketches to be supplied at time of application.
2. Copy of Warranty Deed   X
3. Copy of Last Year's Tax Bill   X
4. Notarized Agent of Record Letter (if applicable)   X
5. Is this application the result of a Notice of Violation?   No   If so, please attach a copy of the notice.
6. Application Fee:   \$100   (each variance request)

I certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

I consent to the entry in or upon the premises described in this application by any authorized official of Pasco County for the purpose of posting, maintaining, and removing such notices as may be required by law.

DATE: August 18<sup>th</sup> 2008

APPLICANT'S SIGNATURE: Steve C Smith

APPLICANT'S REPRESENTATIVE: Steve Smith, Good Life Development, Inc.

ADDRESS: 37541 Church Avenue

CITY: Dade City STATE: FL ZIP CODE: 33525

REV.	DATE	REVISIONS
1	10/06	REVISED PER PASCO COUNTY COMMENTS
2	5/07	REVISED PER PASCO COUNTY COMMENTS
3	2/07	REVISED PER PASCO COUNTY COMMENTS
4	9/07	REVISED PER PASCO COUNTY & SPANISH COUNTRY COMMENTS
5	8/08	REVISED PER PASCO COUNTY & SPANISH COUNTRY COMMENTS

PROJECT ENGINEER  
 BY: [Signature]  
 DATE: [Signature]  
 CHECKED: WEM  
 DRAWN: WEM  
 DESIGNED: WEM

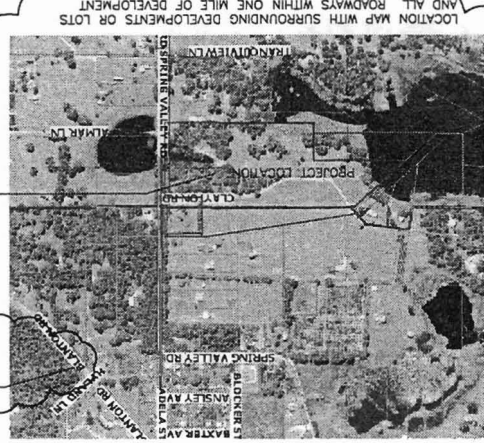
GOOD LIFE DEVELOPMENT, INC.  
 37541 CHURCH AVE  
 DADE CITY, FL 33525-4134  
 FAX (813) 848-2205  
 (813) 848-2200 KB LICENSE # 0000940

SPRING VALLEY LAKE ESTATES  
 WITHOUT VARIANCE - SECTION 306.17 -

SPRING VALLEY  
 SCALE 1" = 100'  
 DATE JAN 06  
 PROJECT NO. 02701.07  
 P.E. # 53737  
 WYMAN E. WHITE, P.E.  
 BASKERVILLE-DONOVAN, INC.  
 839 000040

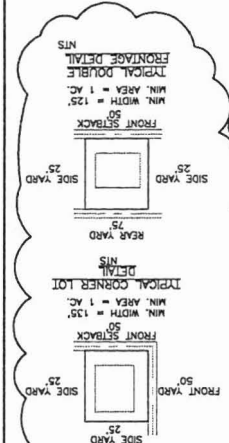
5  
 DMC NO.  
 02701.07

- GENERAL NOTES
- WETLANDS OWNER, SEE TABLE.
  - EXISTING VEGETATION IS MAINTAINED EXCEPT WHERE SHOWN OTHERWISE.
  - EXISTING UTILITIES AND ALL UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. COMPENSATION SHALL BE PROVIDED TO THE LANDOWNER FOR CONSTRUCTION AND REMOVAL OF ALL UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. COMPENSATION SHALL BE PROVIDED TO THE COUNTY OR STATE RIGHT-OF-WAY WITHOUT ASSUMPTION OF APPROPRIATE OF-WAY.
  - NO REGULATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY PROJECT AREA TO BE DEVELOPED.
  - PROJECT TO BE DEVELOPED IN ONE PHASE.
  - FLOOD ZONE: PROJECT IN FLOOD ZONES A & C PER FLOOD INSURANCE RATE MAP 22020 0273 C - SEPTEMBER 30, 1982.
  - ALL SLOPES 4:1 OR GREATER SHALL BE SOODED.
  - ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AS A MINIMUM. REPAIRMENT TO BE PROVIDED FOR THE COMPLETION OF OCCUPANCY OF THE SUBJECT IMPROVEMENT SHOWN HERE ON.
  - ONCE THE PROPOSED WORK HAS BEEN STAKED, NOTIFY THE ENGINEER FOR FIELD REVIEW.
  - FLIGHT DUST IS TO BE CONTROLLED BY SPRINKLING DURING CONSTRUCTION.
  - UTILITY SERVICE PROVISIONS:
    - WATER SUPPLY BY PRIVATE WELL.
    - ELECTRIC SERVICE PROVIDED BY TAMPA ELECTRIC COMPANY.
    - ELECTRICAL SERVICE PROVIDED BY TAMPA ELECTRIC COMPANY.
    - TELEPHONE SERVICE PROVIDED BY SBCOM.
  - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF ANY INDIVIDUAL BASIS ARISE FROM ANY ULTIMATELY APPROVED SITE PLAN.
  - PROPOSED SHALL MEET CURRENT PASCO COUNTY CODE AND BE INSTALLED PER THE PASCO COUNTY CONSTRUCTION PLAN.
  - ALL TREES ARE UNDER 10" AND NOT SHOWN.
  - LANDSCAPING SHALL MEET CURRENT PASCO COUNTY CODE AND BE INSTALLED BY THE BUILDER DURING CONSTRUCTION OF THE HOME.
  - THE BUILDER SHALL PROVIDE A MINIMUM OF EXIST TREES PER LOT ACCORDING TO LDC 802.7.
  - A STREET LIGHT WILL BE PROVIDED AT THE INTERSECTION OF LANTON ROAD AND SPRING VALLEY ROAD.

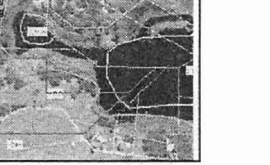


- ALL CLEAR-SITE AREAS SHALL BE KEPT FREE OF ANY STORAGE, PLANTINGS, TREES, ETC. IN EXCESS OF THREE-AND-A-HALF (3 1/2) FEET IN HEIGHT.
- ALL LANDSCAPED AREAS WILL BE 100% COVERED BY AN IRRIGATION SYSTEM.
- THE ENGINEER CERTIFIES THAT THE SITE HAS BEEN INSPECTED IN ACCORDANCE WITH THE APPLICABLE WITH DEVELOPER'S AGREEMENT FOR SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL ZONING/ORDINANCE/PLANNING CONDITIONS.
- ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, STORAGE, ETC. REQUIRE SEWAGE TREATMENT PLANTS.
- THIS IS NOT A SURVEY. THIS ENGINEERING FROM ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY OR OF THE SURVEY INFORMATION SHOWN HERE ON.
- MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35' IN HEIGHT.
- ADJACENTS AS SHOWN.
- THE PROJECT IS NOT LOCATED IN AN ENVIRONMENTAL/HAZARDOUS STUDY AREA.
- REVISIONS SHALL BE APPROVED AND SIGNED BY THE ENGINEER AND THE BUILDER.
- LANDSCAPING SHALL MEET CURRENT PASCO COUNTY CODE AND BE INSTALLED BY THE BUILDER DURING CONSTRUCTION OF THE HOME.
- THE BUILDER SHALL PROVIDE A MINIMUM OF EXIST TREES PER LOT ACCORDING TO LDC 802.7.
- ROAD AND SPRING VALLEY ROAD.

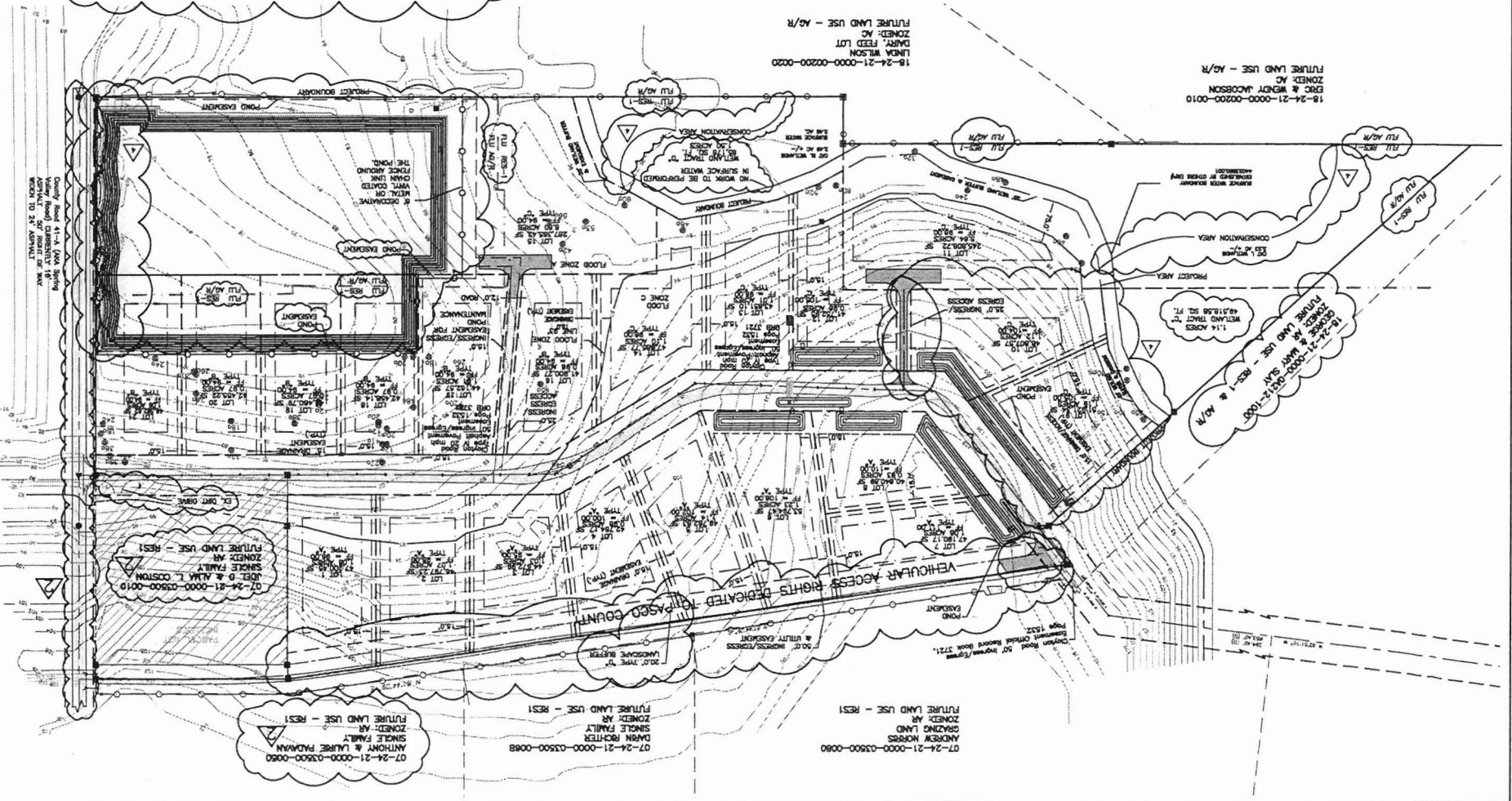
LOCATION MAP WITH SURROUNDING DEVELOPMENTS OR LOTS AND ALL ROADWAYS WITHIN ONE MILE OF DEVELOPMENT



NOTE: LOTS 1-8 VEHICULAR ACCESS RIGHTS DEDICATED TO PASCO COUNTY.



NOTE: LOTS 15-21 SHALL BE STILL HOMES OR STEAM WALL WITH OPEN STORAGE BELOW THE FINISHED FLOOR ELEVATION, NO NET FLOOD PLAN ENCROACHMENT WILL BE ALLOWED BY THESE HOMES



SOILS MAP

003 - ASPEN/DOUGLASS  
 007 - SPAR  
 008 - ASPEN/DOUGLASS  
 N.T.S.

PARCEL NOT INCLUDED

WETLAND CLASS	ACRES	NUM. UNITS	DENSITY
21	37.98	3.23	58 UNITS/AC
III	2.48	0	
TOTAL	37.98		

DENSITY/INTENSITY CALCULATIONS

WETLANDS	ACRES	NUM. UNITS	DENSITY
WETLANDS	108.484	2.48	
UPLAND	1,405.165	32.26	
DEVELOPABLE	1,405.165	32.26	
TOTAL	1,554.204	37.98	

SCALE IN FEET 1"=100'

GRAPHIC SCALE

LOT #	SIZE (AC)
1	1.12
2	1.11
3	1.06
4	1.01
5	1.18
6	1.28
7	1.12
8	1.02
9	1.25
10	1.15
11	5.85
12	1.00
13	1.14
14	6.80
15	1.00
16	1.04
17	1.04
18	1.01
19	1.01
20	1.01
21	1.10
TOTAL	32.90
RES-1	3.84
OUTSIDE PROJECT AREA	1.12

FUTURE LAND USE - RES1

07-24-21-0000-03500-0088  
 ANDREW MORRIS  
 ZONED: AR  
 DRAINAGE  
 DRAINAGE LAND

07-24-21-0000-03500-0088  
 DANIEL RICKER  
 ZONED: AR  
 SINGLE FAMILY

07-24-21-0000-03500-0088  
 ANTHONY & LARUE PADAWAN  
 ZONED: M1  
 SINGLE FAMILY

07-24-21-0000-03500-0088  
 FUTURE LAND USE - RES1

18-24-21-0000-00200-0020  
 LINDA WILSON  
 DARY, FEED LOT  
 ZONED: AC  
 FUTURE LAND USE - AO/R

18-24-21-0000-00200-0010  
 ERIC & HEIDI JACOBSON  
 ZONED: AC  
 FUTURE LAND USE - AO/R



1	8/06	REVISION	REVISED PER PASCO COUNTY & SPRING VALLEY COUNTY COMMENTS	LIB 1	NEW
2	7/07	REVISION	REVISED PER PASCO COUNTY & SPRING VALLEY COUNTY COMMENTS	LIB 1	NEW
3	5/07	REVISION	REVISED PER PASCO COUNTY COMMENTS	LIB 1	NEW
4	10/06	REVISION	REVISED PER PASCO COUNTY COMMENTS	LIB 1	NEW
5	11/06	REVISION	REVISED PER PASCO COUNTY COMMENTS	LIB 1	NEW
6	11/06	REVISION	REVISED PER PASCO COUNTY COMMENTS	LIB 1	NEW

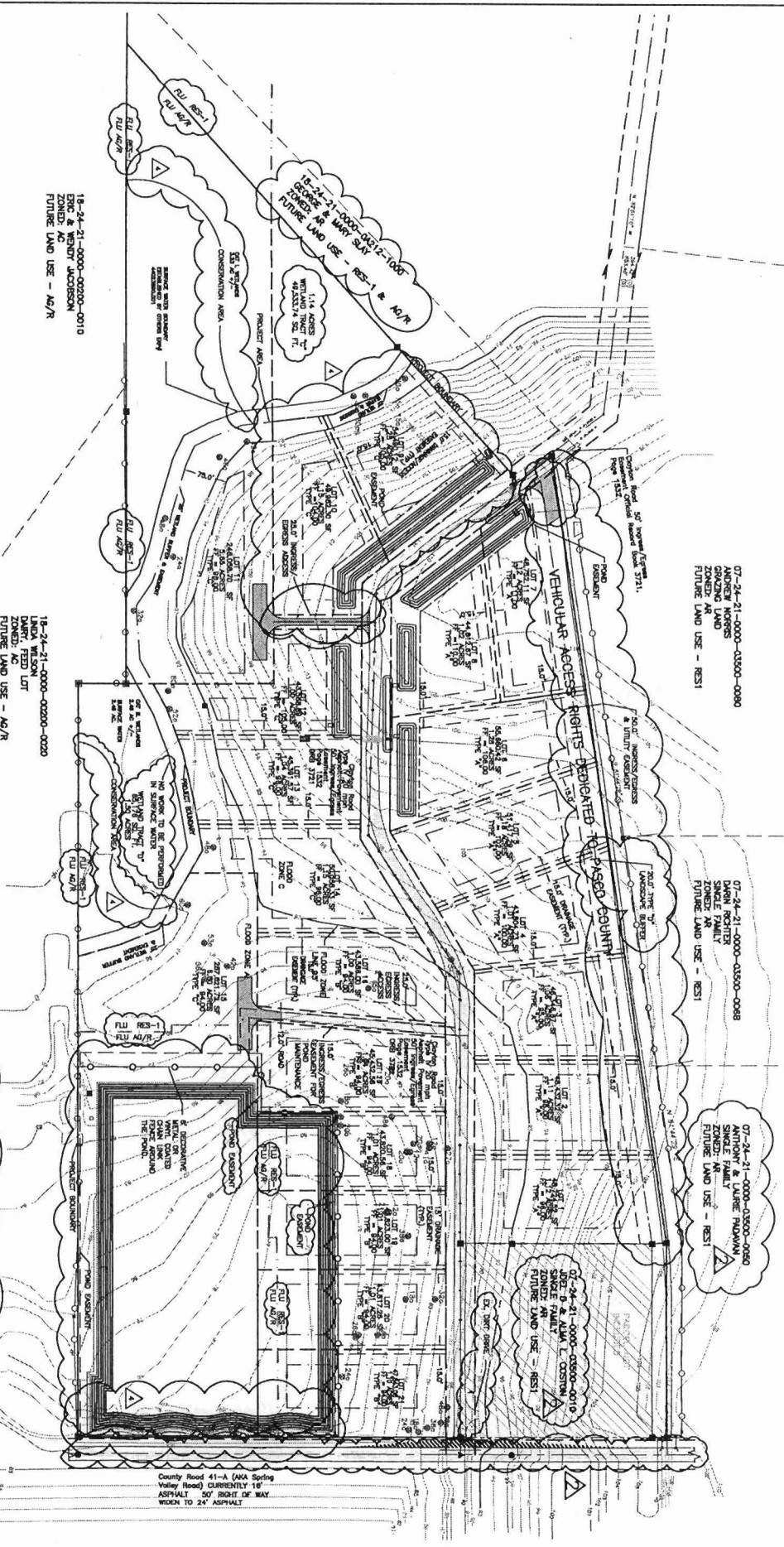
DESIGNED	WEW
DRAWN	MAR
CHECKED	WEW
PROJECT ENGINEER	BY

BASEKREVILLE-DONOVAN, INC.  
1860 HIGHLAND OAKS BLVD.  
LUTZ, FL 33569  
(813) 948-2200 EB LICENSE # 0000340  
FLX (813) 948-2205

GOOD LIFE DEVELOPMENT, INC.  
37541 CHURCH AVE  
DADE CITY, FL 33525-4134

SPRING VALLEY LAKE ESTATES  
WITH VARIANCE  
SECTION 306.17 -  
ROSSVILLE-COMMON, INC.  
Eg 0000340  
WAYNE E. WHITE, P.E.  
PE # 53732  
DATE JAN 06  
SCALE 1" = 100'  
PROJECT NO. 02701.07  
Dwg NO. 5

- GENERAL NOTES**  
SEC. 7 - MAP 24 S. PINN. 21 E.  
PASCO COUNTY
- ROAD NO. 18-24-21-0000-02000-0010 ZONED AS FUTURE LAND USE - A2/R
  - PROPOSED USE SUBMISSION
  - PRODUCT AREA 30.89 AC.
  - PRODUCT TO BE DEVELOPED IN ONE PHASE.
  - ROAD ACCESS TO PRODUCT IN TWO ZONES & C PER FLOOD INSURANCE
  - PROPOSED USE SUBMISSION 18-24-21-0000-02000-0010 ZONED AS FUTURE LAND USE - A2/R
  - PROPOSED USE SUBMISSION 18-24-21-0000-02000-0020 ZONED AS FUTURE LAND USE - A2/R
  - PROPOSED USE SUBMISSION 18-24-21-0000-02000-0030 ZONED AS FUTURE LAND USE - A2/R
  - PROPOSED USE SUBMISSION 18-24-21-0000-02000-0040 ZONED AS FUTURE LAND USE - A2/R
  - PROPOSED USE SUBMISSION 18-24-21-0000-02000-0050 ZONED AS FUTURE LAND USE - A2/R
  - PROPOSED USE SUBMISSION 18-24-21-0000-02000-0060 ZONED AS FUTURE LAND USE - A2/R
  - PROPOSED USE SUBMISSION 18-24-21-0000-02000-0070 ZONED AS FUTURE LAND USE - A2/R
  - PROPOSED USE SUBMISSION 18-24-21-0000-02000-0080 ZONED AS FUTURE LAND USE - A2/R
  - PROPOSED USE SUBMISSION 18-24-21-0000-02000-0090 ZONED AS FUTURE LAND USE - A2/R
  - PROPOSED USE SUBMISSION 18-24-21-0000-02000-0100 ZONED AS FUTURE LAND USE - A2/R
  - PROPOSED USE SUBMISSION 18-24-21-0000-02000-0110 ZONED AS FUTURE LAND USE - A2/R
  - PROPOSED USE SUBMISSION 18-24-21-0000-02000-0120 ZONED AS FUTURE LAND USE - A2/R
  - PROPOSED USE SUBMISSION 18-24-21-0000-02000-0130 ZONED AS FUTURE LAND USE - A2/R
  - PROPOSED USE SUBMISSION 18-24-21-0000-02000-0140 ZONED AS FUTURE LAND USE - A2/R
  - PROPOSED USE SUBMISSION 18-24-21-0000-02000-0150 ZONED AS FUTURE LAND USE - A2/R
  - PROPOSED USE SUBMISSION 18-24-21-0000-02000-0160 ZONED AS FUTURE LAND USE - A2/R
  - PROPOSED USE SUBMISSION 18-24-21-0000-02000-0170 ZONED AS FUTURE LAND USE - A2/R
  - PROPOSED USE SUBMISSION 18-24-21-0000-02000-0180 ZONED AS FUTURE LAND USE - A2/R
  - PROPOSED USE SUBMISSION 18-24-21-0000-02000-0190 ZONED AS FUTURE LAND USE - A2/R
  - PROPOSED USE SUBMISSION 18-24-21-0000-02000-0200 ZONED AS FUTURE LAND USE - A2/R



**LOT CHART**

LOT #	SIZE (AC)
1	1.12
2	1.07
3	1.06
4	1.01
5	1.16
6	1.28
7	1.12
8	1.02
9	1.25
10	1.15
11	5.65*
12	1.00
13	1.04
14	1.06
15	6.60
16	1.00
17	1.04
18	1.01
19	1.01
20	1.01
21	1.10
<b>TOTAL</b>	<b>32.90 AC</b>
<b>* 3.24 AC ARE OUTSIDE PROJECT</b>	

**DENSITY/INTENSITY CALCULATIONS**

LAKES	SO FEET	ACRES
140,572.29	3.23	43.28
108,464.40	2.49	43.28
1,405,165.77	32.28	43.28
1,405,165.77	32.28	43.28
<b>TOTAL</b>	<b>1,544,204.46</b>	<b>37.98</b>

**WETLANDS**

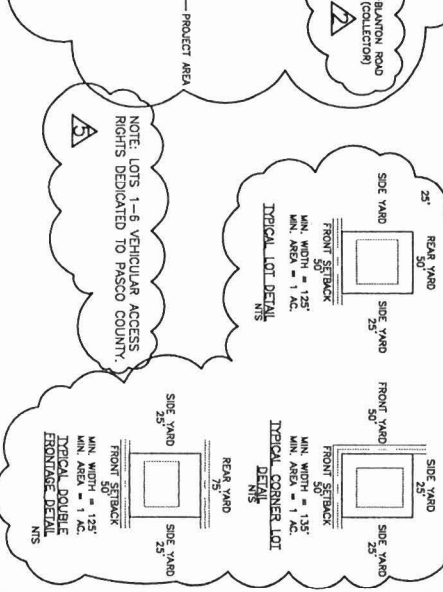
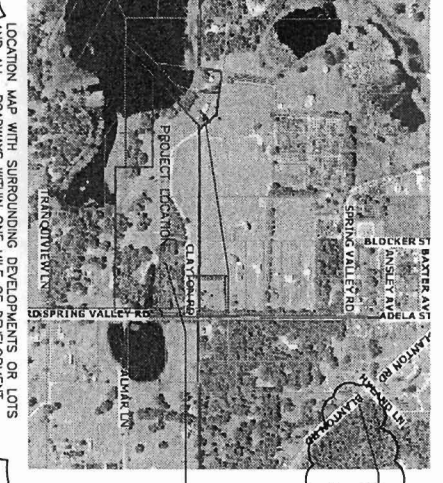
WETLAND CLASS	ACRES
I	3.23
II	0
<b>TOTAL</b>	<b>3.23 AC</b>

**GRAPHIC SCALE**  
0 50 100 200  
SCALE IN FEET

**SOILS MAP**  
007 - SWAPER  
003 - BASKINBERG  
M.T.S.

NOTE: LOTS 15-21 SHALL BE STILL HOMES OR STEEL WALL WITH OPEN STORAGE BELOW THE FINISHED FLOOR ELEVATION. NO NET FLOOD PLAN ENCROACHMENT WILL BE ALLOWED BY THESE HOMES





MEMO

**BASKERVILLE-DONOVAN, INC.**  
INNOVATIVE INFRASTRUCTURE SOLUTIONS

**To:** Frank Schlotter, PE  
**From:** Wayne E. White, PE *Ww*  
**Date:** August 18, 2008  
**Subject:** Spring Valley Lake Estates – Variance Request – Section 306.17

**RECEIVED**

AUG 27 2008

PASCO COUNTY  
DEVELOPMENT REVIEW

No public facilities are required to be dedicated and all roadways shall be built to Pasco County standards and maintained by an entity other than Pasco County. The attached exhibit shows that the granting of the variance will provide a net economic benefit of \$4,520.00 per mile to the citizens of Pasco County. This project will save Pasco County an estimated **\$1605.11** based on the current published cost form the 2007-2008 Operating/Maintenance Costs from Pasco County's Public Works Department. This is not in conflict with the important Goals, Objectives, and Policies of the Comprehensive Plan. Developments of similar nature have been approved for the same conditions. This condition shows compliance with criteria "c" of the newly revised variance application.

**PENSACOLA • MOBILE • PANAMA CITY • TALLAHASSEE**  
**• BREVARD • SARASOTA • TAMPA**

R:\05154 Good Life Development\05154 A Spring Valley Lake Estates\applications\Variance Memo Revised.doc