

**DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA  
A G E N D A  
OCTOBER 26, 2006**

1:30 p.m. - West Pasco Government Center, Board Room,  
7530 Little Road, New Port Richey, FL 34654-5598

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**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)  
\*Ray Gadd  
District School Board of Pasco County

**LEGAL COUNSEL**

\*Robert D. Sumner  
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  
\*Representative of the Clerk of the  
Circuit Court  
\*Lee W. Millard  
Assistant Zoning/Code  
Compliance Administrator  
\*Andy Alipour  
Technical Specialist II  
\*Matthew Armstrong  
Planner II  
\*Ahsan Khalil  
Transportation Planner II  
\*Dorothy E. Masumian  
Development Review Technician III

\* In Attendance

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**ANY PERSON DESIRING TO APPEAL ANY DECISION MADE BY THE PLANNING COMMISSION, DEVELOPMENT REVIEW COMMITTEE, OR BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.**

**OPENING**

**I. ROLL CALL**

**II. MINUTES  
July 27, 2006  
August 10, 2006**

*Approved.*

**III. PROOFS**

**A. Proof of Publication**

**B. Proof of Public Notice**

**IV. VARIANCE PETITIONS**

The Development Review Committee may grant a variance from the terms of the Land Development Code when such variance will not be contrary to the public interest; where, owing to special conditions, a literal enforcement of the provisions of this code would result in unnecessary hardship or where improved or alternative technology would meet or exceed the development and construction standards set forth in this code. Such variance shall not be granted if it has the effect of nullifying the intent and purpose of this code. Furthermore, such variance shall not be granted by the Development Review Committee unless and until a variance application is submitted demonstrating compliance with one or more of the following:

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- A. That special conditions and circumstances exist which are peculiar to the land, structures, or required subdivision improvements involved, and which are not applicable to other lands, structures, or required improvements.
- B. That a literal interpretation of the provisions of this code would deprive the applicant of rights commonly enjoyed by other properties with similar conditions.
- C. That the actions of the applicant did not cause the special conditions and circumstances which necessitate the variance.
- D. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by this code to other lands, structures, or required improvements under similar conditions.
- E. Through improved or alternative technology, the development and construction standards set forth in this code are met or exceeded.
- F. The Development Review Committee finds that the requirements of this code have been met based upon the review and findings of the Development Review Services Department and information presented at a public hearing.
- G. The Development Review Committee further finds that the reasons set forth in the application justify the granting of the variance that would make possible the reasonable use of the land, buildings, or other improvements.
- H. The Development Review Committee finds that the granting of the variance would be in harmony with the general standards, purpose, and intent of this code and will not be injurious to the surrounding territory, or otherwise be detrimental to the public welfare.
- I. The Development Review Committee finds that the granting of the variance would not violate the Goals, Objectives, and Policies of the Comprehensive Plan.

1. Zoning

a.      Petition No.:                   1897  
          Applicant:                   Camp Indianhead Crossings, LLC  
          Commissioner:               The Honorable Pat Mulieri, Ed.D.  
          Location:                    On the northeast corner of the intersection of  
  S.R. 54 and Camp Indianhead Road, Section 30,  
  Township 26 South, Range 19 East.  
  
          Acreage:                    1.58 Acres, m.o.l.  
          Present Zoning:            C-1 Neighborhood Commercial  
          Land Use:                   RES-12 (Residential - 12 du/ga)  
          Requested:                 A variance for a reduction in the required minimum  
  south-front setback from 25 feet to 10 feet.  
  
          RECOMMENDATION:         Continue to the December 21, 2006, 1:30 p.m.,  
  Development Review Committee meeting in  
  New Port Richey.

*Continued to December 21, 2006, 1:30 p.m., New Port Richey.*

b.      Petition No.:                   1902  
          Applicant:                   Angela Land, LLC  
          Commissioner:               The Honorable Pat Mulieri, Ed.D.  
          Location:                    On the south side of Pasco-Hernando County Line  
  Road (C.R. 578), approximately 450 feet west of  
  Monteverde Drive, Section 06, Township 24 South,  
  Range 18 East.  
  
          Acreage:                    8.43 Acres, m.o.l.  
          Present Zoning:            PO-1 Professional Office and  
  A-R Agricultural-Residential  
          Land Use:                   RES-1 (Residential - 1 du/ga)  
          Requested:                 A variance for an increase in the maximum allowed  
  height from 35 feet to 42 feet for two buildings.  
  
          RECOMMENDATION:         Approval with conditions.

*Approved staff recommendation.*

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c. Petition No.: 1903  
Applicant: Mara L. Degroot  
Commissioner: The Honorable Ted Schrader  
Location: On the north side of Elam Road, approximately 650 feet east of Boyette Road, Section 28, Township 25 South, Range 20 East.  
  
Acreage: 3.9 Acres, m.o.l.  
Present Zoning: AR-1 Agricultural-Residential  
Land Use: RES-1 (Residential - 1 du/ga)  
Requested: A variance for a reduction in the required minimum east-side setback from 25' to 16'8".  
  
RECOMMENDATION: Denial.

*Approved applicant's request.*

d. Petition No.: 1904  
Applicants: James H. Doolittle and Maria D. Romero  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: On the south side of Leybourne Loop, approximately 500 feet southeast of the intersection of Heatherstone Drive and Leybourne Loop, Section 34, Township 26 South, Range 20 East.  
  
Acreage: .12 Acre, m.o.l.  
Present Zoning: MPUD Master Planned Unit Development  
Land Use: RES-3 (Residential - 3 du/ga)  
Requested: A variance for a reduction in required minimum rear setback from 5 feet to 4.5 feet for a swimming pool and a reduction in the required minimum rear setback from 5 feet to 1.5 feet for a screened, pool enclosure.  
  
RECOMMENDATION: Approval with conditions.

*Approved staff recommendation.*

2. Development Plans

a. Memorandum No.: DR07-007  
Project Name: Elfers Square Carwash  
Commissioner: The Honorable Ann Hildebrand  
Applicant: Carwash Developers, Inc.  
Location: On the east side of Madison Street, approximately 400 feet north of S.R. 54 (Elfers Square Center), Section 16, Township 26 South, Range 16 East.  
  
Acreage: 10.1 (0.49 Project Site) Acres, m.o.l.  
Proposed Development: Construction of a 2,284-square-foot self-service carwash.  
Requested: Relief from Section 603.9.D.1, Requirement for a 10-Foot Type A Landscape Buffer, when abutting different zoning classification or use; Section 603.9.D.4, Requirement for a 15-Foot Type D Landscape Buffer, adjacent to any road right-of-way; and Section 319.6.B.1, Transportation Corridor Management, to allow for interim use for a drainage pond.  
  
RECOMMENDATION: Approval with conditions.

*Continued to November 9, 2006, 1:30 p.m., New Port Richey.*

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- b. Memorandum No.: DR07-020  
Project Name: Bealls at Pasco Square  
Commissioner: The Honorable Steve Simon  
Applicant: Frank DePalma  
Location: On the north side of S.R. 54, Section 15, Township 26 South, Range 16 East.  
Acreage: 7 Acres  
Proposed Development: Remodel Bealls at Pasco Square.  
Requested: Relief from Section 603.7, Land Development Code, Building Perimeter Landscaping.  
RECOMMENDATION: Approval with conditions.

*Approved staff recommendation.*

- c. Memorandum No.: DR07-039  
Project Name: Suncoast Concrete  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Applicant: Suncoast Concrete, LLC  
Location: On the south side of Hudson Avenue, approximately 450 feet west of Softwind Lane (North Suncoast Industrial Park), Section 25, Township 24 South, Range 17 East.  
Acreage: 5.01 Acres, m.o.l.  
Proposed Development: Concrete plant.  
Requested: Elimination of 24-foot access drive.  
RECOMMENDATION: Approval with conditions.

*Approved staff recommendation.*

- d. Memorandum No.: DR07-084  
Project Name: Verandahs  
(Continued from the September 28, 2006, Development Review Committee Meeting)  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Applicant: The Ryland Group, Inc.  
Location: On the north side of S.R. 52, approximately one-half mile east of Moon Lake Road, Sections 03 and 10, Township 25 South, Range 17 East.  
Acreage: 60.22 Acres, m.o.l.  
Proposed Development: The applicant has received preliminary plan approval for dividing 60.22 acres into 116 single-family attached lots and 7 professional office lots.  
Requested: The applicant requests relief from Section 602.7(C)2 of the Land Development Code: 1) from the required replacement of trees ten inches or greater due to insufficient planting area; and 2) from replacing 62 trees to replacing 31 trees, with the deficit of 62 inches to be paid into the Tree Mitigation Fund based upon a cumulative professional office square/footage of 80,000 square feet.  
RECOMMENDATION: Denial of the variance requests as the applicant has not utilized the entire property in considering possible replacement locations.

*Withdrawn.*

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e. Memorandum No.: DR07-095  
Project Name: Serengeti  
(Continued from the September 28, 2006, Development Review Committee Meeting)  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Applicant: Serengeti, LLC  
Location: On the east side of Hays Road, approximately three-quarters mile north of S.R. 52, extending easterly to Suncoast Parkway, Section 06, Township 25 South, Range 18 East.  
Acreage: 293.13 Acres, m.o.l.  
Proposed Development: To subdivide 293.13 acres into single-family lots.  
Requested: A variance from Section 603.14.C.3 of the Land Development Code to allow for the addition of a soil moisture sensor to the irrigation system.  
RECOMMENDATION: Withdrawn at the applicant's request.

*Withdrawn.*

**V. TRANSPORTATION CORRIDOR MANAGEMENT**

**A. Dedication Waiver**

1. Memorandum No.: PMA07-022  
Project Name: Caroline Retail Center  
(Continued from the June 29, 2006, July 13, 2006, August 10, 2006, and October 12, 2006, Development Review Committee Meetings)  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Applicant: Todd M. Caroline  
Location: On the east side of Land O' Lakes Boulevard and north of S.R. 54, Section 25, Township 26 South, Range 18 East.  
Acreage: .29 Acre, m.o.l.  
Proposed Development: A 3,900-square-foot retail and two-car center.  
Requested: A variance for Transportation Preservation Corridor. The developer is requesting relief from Section 319.9(A), Dedication Waiver Request.  
RECOMMENDATION: Denial of the dedication waiver and approval of the variance.

*Approved staff recommendation.*

**B. Dedication Variance**

1. Memorandum No.: PMA07-023  
Project Name: Trinity Corporate Center (Old Trinity Airport)  
Commissioner: The Honorable Ann Hildebrand  
Applicant: CEK/Schluter, LLP  
Location: In West Pasco County, on the south side of S.R. 54 and the north side of Trinity Boulevard, Sections 29 and 32, Township 26 South, Range 17 East.  
Acreage: 73.74 Acres, m.o.l.  
Proposed Development: Commercial/Industrial.  
Requested: A variance from the Land Development Code, Section 319.8, which, if approved, would allow a reduction of the required 125 feet of right-of-way to the existing 100 feet.  
RECOMMENDATION: Approval.

*Approved staff recommendation with an additional condition.*

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2. Memorandum No.: PMA07-024  
Project Name: Marathon Coach Parking and Building Expansion  
Commissioner: The Honorable Ted Schrader  
Applicant: Marathon Coach, Inc.  
Location: On the northwest corner of S.R. 52 and Corporate Lake Boulevard (One Pasco Center), Section 09, Township 25 South, Range 20 East.  
Acreage: 8.2 Acres, m.o.l. (2.13-Acre Project Area)  
Proposed Development: Office/motor home service area.  
Requested: A variance for a reduction of the required 125-foot right-of-way to the existing as approved by the Florida Department of Transportation.  
RECOMMENDATION: Approval.

*Approved staff recommendation.*

3. Memorandum No.: PMA07-025  
Project Name: MCI Metal Structures  
Commissioner: The Honorable Ted Schrader  
Applicant: Murray Edwards, Owner  
Location: On the west side of U.S. 301, approximately 1,900 feet north of Long Avenue, Section 22, Township 24 South, Range 21 East.  
Acreage: .4 Acre, m.o.l.  
Proposed Development: ROR (Retail/Office/Residential).  
Requested: A variance from Section 319.9 of the Land Development Code to place two parking spaces in the corridor as interim use.  
RECOMMENDATION: Approval.

*Continued to November 9, 2006, 1:30 p.m., New Port Richey.*

4. Memorandum No.: PMA07-026  
Project Name: Retail Strip at Northwood Target Center  
(Continued from the October 12, 2006, Development Review Committee Meeting)  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Applicants: Northwood Centers and MJG Ventures, Ltd.  
Location: On the southwest corner of Bruce B. Downs Boulevard (C.R. 581) and County Line Road, Section 36, Township 26 South, Range 19 East.  
Acreage: 1.79 Acres, m.o.l.  
Proposed Development: Retail.  
Requested: A variance for dedication of 25 feet of right-of-way to Pasco County.  
RECOMMENDATION: Denial.

*Continued to November 9, 2006, 1:30 p.m., New Port Richey.*

VI. APPEALS

A. Class I

1. Memorandum No.: DR07-038  
Project Name: Appeal of the Development Review Division's Approval of Crossroads Church at River Ridge, Phase 1  
Commissioner: The Honorable Steve Simon  
Location: On the northwest corner of River Ridge Boulevard and Deerwood Avenue, in the River Ridge Subdivision area, Section 31, Township 25 South, Range 17 East.  
Acreage: 6.1 Acres, m.o.l.  
Proposed Development: The developer received approval to develop the property with a 6,000-square-foot church education building.  
RECOMMENDATION: The Development Review Division recommends that the Development Review Committee uphold the decision of the Development Review Division made on July 7, 2006.

*Reversed staff and directed that staff schedule the preliminary plan for the entire site before the Development Review Committee on December 21, 2006, 1:30 p.m., New Port Richey. Also motioned for appeal monies to be returned.*

B. Class II  
None Scheduled

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C. Class III  
None Scheduled

D. Class IV  
None Scheduled

E. Consistency  
None Scheduled

VII. PUBLIC NOTICE AGENDA

A. Class II

1. Memorandum No.: DR07-005  
Project Name: A-Plus Fireplaces, Granite, and Marble  
(Continued from the October 13, 2005, November 3, 2005, December 15, 2005, February 23, 2006, April 27, 2006, July 13, 2006, and August 24, 2006, Development Review Committee Meetings)  
Commissioner: The Honorable Steve Simon  
Location: On the northeast corner of Ridge Road and Galen Wilson Boulevard, Section 26, Township 25 South, Range 16 East.  
Acreage: 3.6 Acres, m.o.l.  
Proposed Development: Construction of a one-story, 36,000-square-foot building consisting of 24,750 square feet of warehouse, 6,250 square feet of sales showroom, and 5,000 square feet of office area; and a variance request for relief from Section 618.12, Cross-Access/Frontage/Reverse-Frontage Roads, which, if approved, would eliminate the requirement to provide a 24-foot cross-access with the abutting properties to the north and east.  
RECOMMENDATION: Approval with conditions.

*Approved staff recommendation.*

2. Memorandum No.: DR07-006  
Project Name: Marathon Coach Parking and Building Expansion  
Commissioner: The Honorable Ted Schrader  
Location: On the northwest corner of S.R. 52 and Corporate Lake Boulevard (One Pasco Center), Section 09, Township 25 South, Range 20 East.  
Acreage: 8.2 Acres, m.o.l. (2.13-Acre Project Area)  
Proposed Development: Construction of a two-story, 10,200-square-foot addition to the existing 12,291-square-foot area for a total of 22,491 gross square feet.  
RECOMMENDATION: Approval with conditions.

*Approved staff recommendation.*

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**B. Class III**

1. Memorandum No.: DR07-083  
Project Name: The Bluffs at Spring Branch Lakes  
(Continued from the September 28, 2006, Development Review Committee Meeting)  
Commissioner: The Honorable Ted Schrader  
Location: Approximately 1,320 feet north of Amberlea Road and approximately 1,350 feet west of Spring Branch Drive, Section 10, Township 24 South, Range 20 East.  
Acreage: 76.44 Acres, m.o.l.  
Proposed Development: The developer requests preliminary/construction plan approval and variance requests to subdivide 76.44 acres into six single-family detached lots.  
Variances requests: 1) Section 306.17, Dedication, which, if approved, would allow privately maintained roadways; 2) Section 602, Tree Replacement, which, if approved, would allow a monetary contribution to the Tree Mitigation Fund; and 3) Section 610.3.G, Pavement Width and Cross Slope, which, if approved, would allow a reduction of the pavement width of a Type 4 roadway from the required 21 feet to 15 feet.  
**RECOMMENDATION** Continue to the November 9, 2006, 1:30 p.m., Development Review Committee meeting in New Port Richey.

*Continued to November 9, 2006, 1:30 p.m., New Port Richey.*

2. Memorandum No.: DR07-079  
Project Name: Crockett Lake Ranch Subdivision  
Commissioner: The Honorable Steve Simon  
Location: On the northeast corner of Moon Lake Road and Ridge Road Extension, Section 28, Township 25 South, Range 17 East.  
Acreage: 115.85 Acres, m.o.l.  
Proposed Development: The developer requests approval of a preliminary/construction plan and Stormwater Management Plan and Report to subdivide 115.85 acres into 220 single-family lots and variance from Section 602.7, Land Development Code.  
**RECOMMENDATION** Continue to the December 21, 2006, 1:30 p.m., Development Review Committee meeting in New Port Richey.

*Continued to November 30, 2006, 1:30 p.m., Dade City.*

3. Memorandum No.: DR07-104  
Project Name: Drake Estates  
(Continued from the September 28, 2006, and October 12, 2006, Development Review Committee Meetings)  
Commissioner: The Honorable Ted Schrader  
Location: On the east side of Curley Road, approximately one-eighth mile south of Old St. Joe Road, Section 26, Township 24 South, Range 20 East.  
Acreage: 14.47 Acres, m.o.l.  
Proposed Development: The developer requests preliminary/construction plan and Stormwater Management Plan and Report approval to subdivide 14.47 acres into 12 single-family lots.  
**RECOMMENDATION** Approval with conditions.

*Approved staff recommendation for preliminary plan approval only.*

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4. Memorandum No.: DR07-105  
Project Name: Eagle Landing Subdivision  
(Continued from the September 14, 2006, and October 12, 2006, Development Review Committee Meetings)  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: On the north side of Peace Boulevard, approximately one-half mile east of Hays Road, Section 13, Township 24 South, Range 17 East.  
Acreage: 47.62 Acres, m.o.l.  
Proposed Development: The developer requests preliminary/construction plan and Stormwater Management Plan and Report approval to subdivide 47.62 acres into ten single-family detached lots.  
RECOMMENDATION Continue to the November 30, 2006, 1:30 p.m., Development Review Committee meeting in Dade City.

*Continued to November 30, 2006, 1:30 p.m., Dade City.*

5. Memorandum No.: DR07-081  
Project Name: Enclave at Terra Bella  
(Continued from the September 28, 2006, Development Review Committee Meeting)  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: On the northwest corner of S.R. 54 and 20 Mile Level Road, Sections 28 and 29, Township 26 South, Range 19 East.  
Acreage: 115.06 Acres, m.o.l.  
Proposed Development: The developer requests preliminary/construction and Stormwater Management Plan and Report approval with variances to subdivide 115.06 acres into 253 single-family lots.  
Variances requested from: 1) Section 306.17, Dedication, which, if approved, would allow privately maintained streets; and 2) Section 618.12, Cross-Access/Frontage/Reverse-Frontage Roads, which, if approved, would relieve the applicant from interconnecting roadways.  
RECOMMENDATION Approval with conditions.

*Approved staff recommendation.*

6. Memorandum No.: DR07-106  
Project Name: Landings at Deerfield Lakes Subdivision  
(Continued from the June 15, 2006, September 14, 2006, and October 12, 2006, Development Review Committee Meetings)  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: On the northwest corner of the intersection of S.R. 52 and Shady Hills Road, Section 06, Township 25 South, Range 18 East.  
Acreage: 17.2 Acres, m.o.l.  
Proposed Development: The developer requests preliminary/construction plan and Stormwater Management Plan and Report approval to subdivide 17.2 acres into 73 single-family townhouses.  
RECOMMENDATION Approval with conditions.

*Approved staff recommendation.*

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7. Memorandum No.: DR07-077  
Project Name: Longwood  
(Continued from the July 13, 2006, and August 10, 2006, Development Review Committee Meetings)  
Commissioner: The Honorable Jack Mariano  
Location: On the south side of Bolton Avenue, north of New York Avenue, approximately 3,800 feet east of Hicks Road, Section 19, Township 24 South, Range 17 East.  
Acreage: 80 Acres, m.o.l.  
Proposed Development: The developer requests preliminary/construction plan, Stormwater Management Plan and Report, and variance request approval to subdivide 80 acres into 160 single-family lots.  
Variance Requested: 1) Section 306.17, Dedication, which, if approved, would allow for privately maintained roadways.  
RECOMMENDATION Denial.

*Continued to December 21, 2006, 1:30 p.m., New Port Richey.*

8. Memorandum No.: DR07-078  
Project Name: Moon Lake Ranch Subdivision  
(Continued from the August 24, 2006, Development Review Committee Meeting)  
Commissioner: The Honorable Steve Simon  
Location: On the northeast corner of Moon Lake Road and Ridge Road Extension, Sections 28 and 29, Township 25 South, Range 17 East.  
Acreage: 37.76 Acres, m.o.l.  
Proposed Development: The developer requests preliminary/construction plan and Stormwater Management Plan and Report approval to subdivide 37.76 acres into two commercial lots and one multifamily lot.  
RECOMMENDATION Continue to the November 30, 2006, 1:30 p.m., Development Review Committee meeting in Dade City.

*Continued to November 30, 2006, 1:30 p.m., Dade City.*

9. Memorandum No.: DR07-082  
Project Name: Reserve at Orchid Lake  
(Continued from the October 12, 2006, Development Review Committee Meeting)  
Commissioner: The Honorable Steve Simon  
Location: On the northwest corner of the intersection of Orchid Lake Road and Paperback Lane, Section 27, Township 25 South, Range 16 East.  
Acreage: 15.85 Acres, m.o.l.  
Proposed Development: The developer requests preliminary/construction plan and Stormwater Management Plan and Report approval to subdivide 15.85 acres into 25 single-family detached lots.  
RECOMMENDATION Approval with conditions.

*Approved staff recommendation with amendments to Condition Nos. 33 and 54.*

10. Memorandum No.: DR07-123  
Project Name: Riverchase, Unit 2  
(Continued from the October 12, 2006, Development Review Committee Meeting)  
Commissioner: The Honorable Steve Simon  
Location: South of Patrician Drive and north of the Anclote River, Section 13, Township 26 South, Range 16 East.  
Acreage: N/A  
Proposed Development: The developer requests approval to remove approximately 45,000 cubic yards of fill material from Pond 10 and truck the fill off site.  
RECOMMENDATION Approval with conditions.

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11. Memorandum No.: DR07-080  
Project Name: Trinity Corporate Center  
Commissioner: The Honorable Ann Hildebrand  
Location: In West Pasco County, on the south side of S.R. 54 and the north side of Trinity Boulevard, Sections 29 and 32, Township 26 South, Range 17 East.  
Acreage: 73.74 Acres, m.o.l.  
Proposed Development: The developer is requesting to amend Condition No. 17 of approval Memorandum No. DR06-303 that relates to the width of right-of-way along the property boundary of Trinity Boulevard. The developer is requesting that the required right-of-way width be reduced from 125 feet to 100 feet.  
RECOMMENDATION Approval.

*Approved staff recommendation with an additional condition.*

12. Memorandum No.: GM07-82  
Project Name: Elementary School "P"  
(Continued from the October 12, 2006, Development Review Committee Meeting)  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: On the east side of Wesley Chapel Boulevard (C.R. 54), one-half mile south of Old Pasco Road, Section 11, Township 26 South, Range 19 East.  
Acreage: 12.24 Acres, m.o.l.  
Proposed Development: Elementary school.  
RECOMMENDATION Approval.

*Approved staff recommendation with an additional condition (Ray Gadd voted).*

13. Memorandum No.: GM07-23  
Project Name: High School "EEE"  
Commissioner: The Honorable Jack Mariano  
Location: On the north side of S.R. 52, between Chicago Avenue and Canton Avenue, one-quarter mile east of Little Road, Section 01, Township 25 South, Range 16 East.  
Acreage: 37.09 Acres, m.o.l.  
Proposed Development: High school.  
RECOMMENDATION Continue to the November 9, 2006, 1:30 p.m., Development Review Committee meeting in New Port Richey.

*Continued to November 9, 2006, 1:30 p.m., New Port Richey.*

VIII. REGULAR AGENDA

A. Class II  
None Scheduled

B. Class III

1. Memorandum No.: GM07-63  
Project Name: Valley Oaks  
(Continued from the September 28, 2006, Development Review Committee Meeting)  
Commissioner: The Honorable Ted Schrader  
Location: On the east side of Wire Road, approximately 1,000 feet east of U.S. 301, extending easterly to and abutting 23<sup>rd</sup> Street, Sections 23, 24, 25, and 26, Township 25 South, Range 21 East.  
Acreage: 257.79 Acres, m.o.l.  
Proposed Development: The applicant is requesting to rezone approximately 257.79 acres from A-R Agricultural-Residential and A-C Agricultural Districts to an MPUD Master Planned Unit Development to allow 747 single-family detached and attached lots.  
RECOMMENDATION Approval with conditions.

*Approved staff recommendation with amendments.*

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2. Memorandum No.: ZN07-030  
Project Name: Legacy MPUD Master Planned Unit Development  
Commissioner: The Honorable Ann Hildebrand  
Location: In South Central Pasco County, on the north side of S.R. 54, approximately one mile west of the Suncoast Parkway, Sections 23, 24, 25, 26, and 36, Township 26 South, Range 17 East.  
Acreage: 534.32 Acres, m.o.l.  
Proposed Development: The applicant requests to rezone 534 acres from A-C Agricultural to MPUD Master Planned Unit Development for the purpose of developing up to a maximum of 860 single-family detached dwellings and townhouses.  
RECOMMENDATION Approval with conditions.

*Continued to November 30, 2006, 1:30 p.m., Dade City.*

3. Memorandum No.: ZN07-03  
Project Name: Rucks  
(Continued from the October 12, 2006, Development Review Committee Meeting)  
Commissioner: The Honorable Ted Schrader  
Location: On the southeast corner of the intersection of Gall Boulevard (U.S. 301) and Chancey Road, extending southerly approximately one-half mile on the east and west sides of Crystal Springs Road, Sections 22, 23, 26, and 27, Township 26 South, Range 21 East.  
Acreage: 276.1 Acres, m.o.l.  
Proposed Development: The applicant is requesting to amend the previously approved master plan and conditions by redistributing density, decreasing the lot width for the townhouses, revising Condition No. 25, and deleting previous Condition No. 26.  
RECOMMENDATION Approval with conditions.

*Approved staff recommendation.*

4. Memorandum No.: GM07-95  
Project Name: South Branch Ranch  
Commissioner: The Honorable Ann Hildebrand  
Location: On the west side of the Suncoast Parkway and the south side of the proposed Tower Road, approximately three-quarters mile north of S.R. 54, Sections 24, 25, and 36, Township 26 South, Range 17 East, and Sections 19 and 30, Township 26 South, Range 18 East.  
Acreage: 262.31 Acres, m.o.l.  
Proposed Development: To rezone approximately 262.31 acres from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development to allow 700 single-family attached lots.  
Also requested is an alternative standards request from the Land Development Code, Section 610.3, Streets-General, to deviate from the requirement to provide for one-mile spacing.  
RECOMMENDATION Approval with conditions.

*Approved staff recommendation.*

- C. Class IV  
None Scheduled

IX. DEVELOPMENT ISSUES DISCUSSION

- A. Discussion of Policy Issues  
None Scheduled

- X. INFORMATION  
None Scheduled

**\*UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY**  
**October 26, 2006, Development Review Committee Meeting**

XI. NOTED ITEMS

A. Class I Development Actions from October 9, 2006, to October 26, 2006:

1. Memorandum No.: DR07-029  
Project Name: HBH New Office  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Applicant: HBH Management, Inc.  
Location: At the apex of U.S. 41 and Dale Mabry Highway (Central Pasco), Section 36, Township 26 South, Range 18 East.  
  
Acreage: .73 Acre, m.o.l.  
Proposed Development: Office building.  
Type of Action: Approved.  
Date of Action: October 9, 2006
  
2. Memorandum No.: DR07-018  
Project Name: West Pasco Industrial Park, Phase I, Lot 29  
Commissioner: The Honorable Ann Hildebrand  
Applicant: Ajax Florida Enterprises, LLC  
Location: On the east side of Destiny Way, approximately 500 feet east of Success Drive, Section 29, Township 26 South, Range 17 East.  
  
Acreage: 1.45 Acres, m.o.l.  
Proposed Development: Preliminary/construction site plan for an 18,000-square-foot building consisting of 6,000 square feet of office and 12,000 square feet of warehouse.  
  
Type of Action: Approved with conditions.  
Date of Action: October 10, 2006
  
3. Memorandum No.: DR07-058  
Project Name: Windsor Place at River Ridge Pool and Cabana  
Commissioner: The Honorable Steve Simon  
Applicant: Hampton Village Association, Inc.  
Location: Harbor Bridge Boulevard (River Ridge area), Section 32, Township 25 South, Range 17 East.  
  
Acreage: 1.22 Acres, m.o.l.  
Proposed Development: Pool and cabana.  
Type of Action: Approved.  
Date of Action: October 16, 2006
  
4. Memorandum No.: DR07-033  
Project Name: Grover Office Building  
Commissioner: The Honorable Ann Hildebrand  
Applicant: Dr. Raj Grover  
Location: On the northeast corner of S.R. 54 and Cimarron Drive, approximately 2,900 feet east of Starkey Boulevard, Section 30, Township 26 South, Range 17 East.  
  
Acreage: 1.51 Acres, m.o.l.  
Proposed Development: Professional office building.  
Type of Action: Approved.  
Date of Action: October 18, 2006

B. Class IIIE Development Actions  
None Scheduled

C. Class IIIR Development Actions  
None Scheduled

D. Administrative Variance Actions  
None Scheduled

E. Class II Construction Plan Actions  
None Scheduled

F. Class III Construction Plan Actions  
None Scheduled