

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA
A G E N D A
MAY 11, 2006

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

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
- * *David A. Goldstein*
Assistant County Attorney III

ADVISORY STAFF

- * Cynthia M. Jolly, P.E., CFM
Development Director
- * Lee W. Millard
Acting Zoning/Code Compliance
Administrator
- * Samuel P. Steffey II
Growth Management Administrator
- * James C. Widman, P.E.
Engineering Services Director
- * Representative of the Clerk
of the Circuit Court
- * *Andy Alipour*
Technical Specialist II
- * *Corelynn Burns*
Planner I
- * *Dianne M. Naeyaert*
Planner I

* *In Attendance*

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

November 3, 2005
November 17, 2005

Approved minutes.

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:

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
May 11, 2006, Development Review Committee Meeting

- 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

None Scheduled

2. Development Plans

a. Memorandum No.: DR06-1388
Project Name: Gigliott's Office at Shady Hills Road
Commissioner: The Honorable Pat Mulieri, Ed.D.
Applicant: GMR Land Corporation
Location: Shady Hills Road, on the west side of Lenway Road, and south of the Suncoast Parkway overpass, Section 30, Township 24 South, Range 18 East.

Acreage: 4.26 Acres, m.o.l.
Proposed Development: 7,200-square-foot office and shop.
Requested: A variance from Section 618.12 to eliminate the interconnection to the south.

RECOMMENDATION: Denial.

Approved applicant's request with conditions.

b. Memorandum No.: DR06-1394
Project Name: Ethan Allen Retail
Commissioner: The Honorable Pat Mulieri, Ed.D.
Applicant: Ethan Allen Global, Inc.
Location: On the south side of Silver Maple Parkway and south of S.R. 56, Section 26, Township 26 South, Range 19 East.

Acreage: 1.58 Acres, m.o.l.
Proposed Development: 8,000-square-foot furniture retail.
Requested: A variance from Section 603.9, Landscape Buffer, to eliminate the Type A, ten-foot landscape buffer.

RECOMMENDATION: Approval with conditions.

Approved staff recommendation with an additional condition.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
May 11, 2006, Development Review Committee Meeting

c. Memorandum No.: DR06-1408
Project Name: Blueberry Hill Business Plaza
(Continued from the April 27, 2006, Development Review Committee Meeting)
Commissioner: The Honorable Steve Simon
Applicant: Stylistic/Napolitano at Blueberry Hill, LLC
Location: On the southwest corner of Little Road and Blueberry Drive, Section 35, Township 25 South, Range 16 East.
Acreage: .77 Acre, m.o.l.
Proposed Development: Construction of a six-unit, one-story office building consisting of a total of 7,308 square feet.
Requested: Relief from Section 602.7.C.2.e, Tree Removal/Replacement.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation.

d. Memorandum No.: DR06-1432
Project Name: Caroline Retail Center
(Continued from the April 13, 2006, Development Review Committee Meeting)
Commissioner: The Honorable Pat Mulieri, Ed.D.
Applicant: Todd 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/office.
Requested: A variance from Section 618.12, Access Management, to eliminate the 24-foot inter-connection and from Section 603.9, Landscape Buffer, to reduce the buffer from ten feet to one foot.
RECOMMENDATION: Denial.

Continued to June 29, 2006, 1:30 p.m., New Port Richey.

V. TRANSPORTATION CORRIDOR MANAGEMENT

A. Dedication Waiver

1. Memorandum No.: PMA06-102
Project Name: A-Plus Fireplace
Commissioner: The Honorable Steve Simon
Applicant: Guido Mancini
Location: On the northeast corner of Ridge Road and Galen Wilson Boulevard, Section 26, Township 26 South, Range 16 East.
Acreage: 3.6 Acres, m.o.l.
Proposed Development: Sales/warehouse/office.
Requested: Dedication waiver from Section 319.9.
RECOMMENDATION: Denial.

Continued to May 25, 2006, 1:30 p.m., New Port Richey.

B. Dedication Variance

1. Memorandum No.: PMA06-100
Project Name: Quail Ridge, Parcels A, B, and C
Commissioner: The Honorable Pat Mulieri, Ed.D.
Applicant: Suncoast Commercial, Inc.
Location: On Shady Hills Road, approximately 0.75 mile north of S.R. 52, Section 06, Township 25 South, Range 18 East.
Acreage: 16.03 Acres, m.o.l.
Proposed Development: Attached single-family homes.
Requested: Variance from Section 319.8 of the Land Development Code.
RECOMMENDATION: Denial.

Continued to September 28, 2006, 1:30 p.m., Dade City.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
May 11, 2006, Development Review Committee Meeting

2. Memorandum No.: PMA06-101
Project Name: Osprey Lane
Commissioner: The Honorable Pat Mulieri, Ed.D.
Applicant: Bloomingdale International, LLC
Location: On the southeast corner of S.R. 54 and Osprey Lane intersection, Section 25, Township 26 South, Range 18 East.
Acreage: 4.38 Acres, m.o.l.
Proposed Development: Restaurant/office buildings.
Requested: Variance from Section 319.8 of the Land Development Code.
RECOMMENDATION: Denial.

Approved applicant's request with conditions.

3. Memorandum No.: PMA06-103
Project Name: Caroline Retail Center
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: 0.29 Acre, m.o.l.
Proposed Development: 3,900 square feet of retail stores.
Requested: A variance from Section 319.8 of the Land Development Code.
RECOMMENDATION: Denial.

Withdrawn.

VI. APPEALS

- A. Class I
None Scheduled
- B. Class II
None Scheduled
- C. Class III
None Scheduled
- D. Class IV
None Scheduled
- E. Consistency
None Scheduled

VII. PUBLIC NOTICE AGENDA

- A. Class II
1. Memorandum No.: DR06-1401
Project Name: Osprey Lane Amendment
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: On the southeast corner of S.R. 54 and Osprey Lane, Section 25, Township 26 South, Range 18 East.
Acreage: 4.38 Acres, m.o.l.
Proposed Development: Amending the Phase D (Building No. 10) site plan.
RECOMMENDATION: Denial.

Continued to May 25, 2006, 1:30 p.m., Dade City.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
May 11, 2006, Development Review Committee Meeting

2. Memorandum No.: DR06-1402
Project Name: Wal-Mart (Holiday)
(Continued from the February 24, 2005, March 10, 2005, April 28, 2005, August 25, 2005, November 3, 2005, and February 23, 2006, Development Review Committee Meetings)
Commissioner: The Honorable Ann Hildebrand
Location: On the southwest corner of S.R. 54 and Grand Boulevard, Section 20, Township 26 South, Range 16 East.
Acreage: 25.96 Acres, m.o.I.
Proposed Development: To construct an 189,975-square-foot retail building and a 15,129-square-foot garden center.
RECOMMENDATION: Approval of preliminary plan.

Approved staff recommendation with amendments.

3. Memorandum No.: DR06-1327
Project Name: West Pasco Industrial Park, Phase 3, Lots 22 and 23
Commissioner: The Honorable Ann Hildebrand
Location: On the northeast corner of Merchant Avenue and Cargo Court, Section 29, Township 26 South, Range 17 East.
Acreage: 1.98 Acres, m.o.I.
Proposed Development: Construction of a 16,000-square-foot retail/office building and a 14,000-square-foot warehouse, for a total of 30,000 square feet.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation.

B. Class III

1. Memorandum No.: DR06-1418
Project Name: Lake Talia, Phase 2
(Continued from the April 27, 2006, Development Review Committee Meeting)
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: On the east side of Drexel Road, approximately one-half mile north of Lake Patience Road, Sections 13 and 14, Township 26 South, Range 18 East.
Acreage: 36.57 Acres, m.o.I.
Proposed Development: 75 single-family lots.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation.

2. Memorandum No.: DR06-1419
Project Name: Streetside at Little Ridge Subdivision
(Continued from the April 27, 2006, Development Review Committee Meeting)
Commissioner: The Honorable Steve Simon
Location: On the southwest corner of the intersection of Ridge Road and Little Road, Section 26, Township 25 South, Range 16 East.
Acreage: 43.81 Acres, m.o.I.
Proposed Development: The developer is requesting preliminary plan approval and an alternative standards request for Section 610.3.F, Right-of-Way, to subdivide 43.81 acres into nine lots.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation with amendments.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
May 11, 2006, Development Review Committee Meeting

3. Memorandum No.: GM06-971
Project Name: HBH Management, Inc. (SSDA06-6)
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: South Central Pasco County, approximately 800 feet south of the U.S. 41 and Dale Mabry intersection, Section 36, Township 26 South, Range 18 East.
Acreage: .73 Acre, m.o.l.
Proposed Development: Future Land Use change from IH (Industrial - Heavy) to ROR (Retail/Office/Residential).
RECOMMENDATION: Approval.

Withdrawn.

4. Memorandum No.: GM06-936
Project Name: High School "FFF"
(Continued from the March 16, 2006, Development Review Committee Meeting)
Commissioner: The Honorable Ann Hildebrand
Location: In Southwest Pasco County, at the northern terminus of Sweetbriar Drive, one-half mile north of Anclote Boulevard, and 1.5 miles west of U.S. 19, Section 35, Township 26 South, Range 15 East.
Acreage: 55.06 Acres
Proposed Development: High school.
RECOMMENDATION: Continue to the June 29, 2006, Development Review Committee meeting in New Port Richey.

Continued to June 29, 2006, 1:30 p.m., New Port Richey.

5. Memorandum No.: GM06-933
Project Name: Norwood (SSDA06-3)
Commissioner: The Honorable Jack Mariano
Location: West Central Pasco County, approximately one-eighth mile east of U.S. 19, directly west of Watterson Street, between Edna Street and Elizabeth Street, Section 03, Township 25 South, Range 16 East.
Acreage: 1 Acre, m.o.l.
Proposed Development: Future Land Use change from RES-9 (Residential - 9 du/ga) to ROR (Retail/Office/Residential).
RECOMMENDATION: Approval.

Withdrawn.

C. Class IV

1. Memorandum No.: DV06-165
Project Name: Coastal Landfill CDD
Commissioner: The Honorable Jack Mariano
Location: At the end of Houston Avenue in the Hudson Area, Section 17, Township 24 South, Range 17 East.
Acreage: 88.72 Acres, m.o.l.
Proposed Development: Vertical expansion of an existing Community Development District from 56 feet, mean sea level, to 91 feet, mean sea level, and approval of expansion to 71 feet, mean sea level.
RECOMMENDATION: Denial of expansion to 91 feet, mean sea level, and approval of expansion to 71 feet, mean sea level.

Continued to June 29, 2006, 1:30 p.m., New Port Richey.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
May 11, 2006, Development Review Committee Meeting

VIII. REGULAR AGENDA

A. Class II

1. Memorandum No.: DR06-1403
Project Name: West Pasco Improvements Transmission Main
Commissioner: The Honorable Steve Simon
Location: Jay B. Starkey Wilderness Park and adjacent to Starkey 8 (Serenova) Preserve, Sections 01, 03, 04, 05, 06, 10, 11, 13, 14, and 24, Township 26 South, Ranges 16 and 17 East.

Acreage: 62 Acres, m.o.l.
Proposed Development: The developer is requesting to modify Condition No. 29.
RECOMMENDATION: Approval.

Approved staff recommendation.

B. Class III

1. Memorandum No.: GM06-970
Project Name: Boca Vista MPUD
Commissioner: The Honorable Ann Hildebrand
Location: In Southwest Pasco County, on the east side of Baillies Bluff Road, approximately 1,200 feet south of the intersection of Baillies Bluff Road and Key Vista Boulevard, Sections 26, 27, 34, and 35, Township 26 South, Range 15 East.

Acreage: 368 Acres, m.o.l.
Proposed Development: To rezone approximately 368 acres from A-C Agricultural, A-R Agricultural-Residential, and C-2 General Commercial Zoning Districts to an MPUD Master Planned Unit Development to allow 600 residential lots, a 340-lot recreational vehicle park/campground, a public parking area, and a private recreational vehicle and general storage facility.

RECOMMENDATION: Approval with conditions.

Approved staff recommendation with amendments.

2. Memorandum No.: GM06-968
Project Name: Sanctuary Farms MPUD
(Continued from the April 27, 2006, Development Review Committee Meeting)
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: On the north side of S.R. 52, approximately 2,000 feet west of Hays Road, Sections 02 and 11, Township 25 South, Range 17 East.

Acreage: 516 Acres, m.o.l.
Proposed Development: To rezone approximately 516 acres from A-C Agricultural, R-4 High Density Residential, C-2 General Commercial, and C-3 Commercial/Light Manufacturing to an MPUD Master Planned Unit Development to allow 500 single-family detached/attached and multifamily lots.

RECOMMENDATION: Approval with conditions

Approved staff recommendation with amendments.

3. Memorandum No.: GM06-978
Project Name: Secret Promise/Fort King Ranch
Commissioners: The Honorable Ted Schrader and the Honorable Pat Mulieri, Ed.D.
Location: On the north side of S.R. 52, approximately 1½ miles west of Bellamy Brothers Boulevard, Sections 31, 32, 33, 34, and 35, Township 24 South, Range 19 East and Sections 02, 03, 04, 06, 07, 08, 09, 10, and 11, Township 25 South, Range 19 East.

Acreage: 5.561/62 Acres, m.o.l.
Proposed Development: An extension of the expiration date for the MPUD Master Planned Unit Development from September 18, 2006, to September 18, 2008 (two-year extension).

RECOMMENDATION: Approval.

Continued to May 25, 2006, 1:30 p.m., Dade City.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
May 11, 2006, Development Review Committee Meeting

4. Memorandum No.: GM06-808
Project Name: The Woods at Caliente, Caliente, Phase III, Master Planned Unit Development Amendment
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: In South Central Pasco County, on the northwest side of U.S. 41 and Caliente Boulevard, Section 01, Township 26 South, Range 18 East.
Acreage: 10.67 Acres, m.o.l.
Proposed Development: To amend Condition Nos. 8, 25.a(7), 25.b, and 34 relating to buffer walls and landscape buffers.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation with revisions.

- C. Class IV
None Scheduled

IX. DEVELOPMENT ISSUES DISCUSSION

- A. Discussion of Policy Issues
None Scheduled

- X. INFORMATION
None Scheduled

XI. NOTED ITEMS

- A. Class I Development Actions from April 28, 2006, to May 11, 2006:

1. Memorandum No.: DR06-1341
Project Name: Pasco County Grove Park Community Center Addition
Commissioner: The Honorable Ann Hildebrand
Applicant: Pasco County Facilities Management Department
Location: On the west side of Fairford Drive and on the east side of Flamingo Drive, approximately 225 feet east of U.S. 19, Section 18, Township 26 South, Range 16 East.
Acreage: .87 Acre, m.o.l.
Proposed Development: The construction of an 884-square-foot addition to the existing 2,160-square-foot clubhouse.
Type of Action: Approval with conditions.
Date of Action: April 24, 2006
2. Memorandum No.: DR06-1347
Project Name: Amscot at S.R. 54
Commissioner: The Honorable Ted Schrader
Applicant: JEM Development, Inc.
Location: S.R. 54 and Coats Road, Section 16, Township 26 South, Range 21 East.
Acreage: .63 Acre, m.o.l.
Proposed Development: Construction of a 3,200-square-foot financial institution.
Type of Action: Approval with conditions.
Date of Action: April 28, 2006

- B. Class IIIE Development Actions
None Scheduled

- C. Class IIIR Development Actions
None Scheduled

- D. Administrative Variance Actions
None Scheduled