

**DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA
A G E N D A
FEBRUARY 8, 2007**

1:30 p.m. - Historic Pasco County Courthouse, Board Room, 2nd Floor,
37918 Meridian Avenue, Dade City, FL 33525

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
*Ahsan K. Khalil
Transportation Planner II
*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
August 24, 2006**

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:

- 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.

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- 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.: DR07-822
Project Name: Cummer Road
(Continued from the January 25, 2007, Development Review Committee Meeting)
Commissioner: The Honorable Ted Schrader
Applicant: Warren Neumann
Location: On the east side of U.S. 301 and the south side of Cummer Road, Section 26, Township 23 South, Range 21 East.
Acreage: 3.5 Acres, m.o.l.
Proposed Development: Construction of a one-story, 10,000-square-foot office/storage building.
Requested: A variance from Section 618.12, Access Management, Cross-Access/Frontage/Reverse-Frontage Roads.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation with two additional conditions.

- b. Memorandum No.: DR07-763
Project Name: Monticciolo Office Expansion
(Continued from the January 11, 2007, Development Review Committee Meeting)
Commissioner: The Honorable Ann Hildebrand
Applicants: Vincent and Natalie Monticciolo
Location: On the east side of Grand Boulevard, approximately 100 feet north of Trouble Creek Road, Section 17, Township 26 South, Range 16 East.
Acreage: 1.91 Acres, m.o.l.
Proposed Development: Two existing, one-story medical offices totaling 9,654 square feet and a proposed addition of 5,742 square feet, for a site total of 15,396 square feet.
Requested: The applicants are requesting relief from the following sections of the Land Development Code: Section 603.9, Buffer Requirements, a reduction in buffer width along Grand Boulevard from the required 15-foot Type D landscape buffer to a width ranging from 8 feet to 17 feet; and Section 319.6, Uses within the Transportation Corridor, to utilize 17 feet of the requested 100-foot right-of-way for landscape buffering and drive-aisle as interim uses due to existing landscaping, drive-aisle, and parking.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation with an additional condition.

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V. TRANSPORTATION CORRIDOR MANAGEMENT

- A. Dedication Waiver
None Scheduled

- B. Dedication Variance
None Scheduled

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.: DR07-845
Project Name: Camp Indianhead Retail
(Continued from the December 21, 2006, Development Review Committee Meeting)
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: On the northeast corner of S.R. 54 and Camp Indianhead Road, Section 30, Township 26 South, Range 19 East.
Acreage: 1.6 Acres, m.o.l.
Proposed Development: Retail Center
RECOMMENDATION: Denial.

Continued to the February 22, 2007, 1:30 p.m., DRC meeting in New Port Richey.

- 2. Memorandum No.: DR07-704
Project Name: Kohl's at Little Ridge
Commissioner: The Honorable Michael Cox, CFP®
Location: On the west side of Little Road, approximately 800 feet south of Ridge Road, Section 26, Township 25 South, Range 16 East.
Acreage: 24.85 Acres, m.o.l. (8.07-Acre Project Site)
Proposed Development: A one-story, 96,268-square-foot retail store with two canopy areas consisting of 657 square feet each and variance requests from Section 603.7 for a reduction in building perimeter landscaping, and Section 617.5 to allow for a portion of the front-facade landscaping to be placed elsewhere on site.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation.

- 3. Memorandum No.: DR07-705
Project Name: West Pasco Industrial Park, Phase 1, Lot 29
Commissioner: The Honorable Ann Hildebrand
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: Construction of a one-story, 20,800-square-foot office/warehouse.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation.

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B. Class III

1. Memorandum No.: DR07-834
Project Name: Lakeshore Ranch Preliminary/Construction Site Plan Amendments
(Continued from the January 11, 2007, and January 25, 2007, Development Review Committee Meetings)
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: In Central Pasco County, on the west side of U.S. 41, approximately one-quarter mile north of the intersection of Roaches Run and U.S. 41, Sections 26, 27, and 28, Township 25 South, Range 18 East.
Acreage: 580.61 Acres, m.o.l.
Proposed Development: The developer is requesting preliminary/construction site plan amendments to increase the 18 additional lots with associated infrastructures.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation.

2. Memorandum No.: DR07-833
Project Name: Tommytown Subdivision
(Continued from the January 25, 2007, Development Review Committee Meeting)
Commissioner: The Honorable Ted Schrader
Location: Approximately one-quarter mile west of 15th Street, between Long Avenue and Gaskin Avenue, Section 22, Township 24 South, Range 21 East.
Acreage: .74 Acre, m.o.l.
Proposed Development: The applicant is requesting plan approval to subdivide .74 acre into three single-family detached lots with variances from 1) Section 306.4, Stormwater Management Report, which, if approved, would relieve the applicant of submitting a stormwater-management plan for .74 acre; and 2) Section 306.6, Construction Plan, which, if approved, would relieve the applicant of submitting a construction plan.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation with an amendment to Condition No. 35.

VIII. REGULAR AGENDA

A. Class II

None Scheduled

B. Class III

1. Memorandum No.: ZN07-183
Project Name: Dimmitt Gulf Trace
(Continued from the January 11, 2007, and January 25, 2007, Development Review Committee Meetings)
Commissioner: The Honorable Ann Hildebrand
Location: On the northwest corner of U.S. 19 and Gulf Trace Boulevard, Section 19, Township 26 South, Range 16 East.
Acreage: 30.86 Acres, m.o.l.
Proposed Development: The applicant is requesting to amend the previously approved MPUD Master Planned Unit Development to allow 182 single-family attached lots (townhouses) and a maximum commercial square footage of 47,150 on 8.72 acres. Previously approved: 182 lots for single-family attached and detached units and a maximum commercial square footage of 125,000 on 15.66 acres.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation with amendments.

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2. Memorandum No.: ZN07-187
Project Name: Lakeshore Ranch MPUD Master Planned Unit Development
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: In Central Pasco County, on the west side of U.S. 41, approximately 2.5 miles south of the intersection of U.S. 41 and S.R. 52, Sections 26, 27, and 28, Township 25 South, Range 18 East.
Acreage: 568.32 Acres, m.o.l.
Proposed Development: The applicant is requesting an extension of the build-out date without the submittal of an updated traffic study.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation with amendments.

3. Memorandum No.: ZN07-182
Project Name: Legacy MPUD Master Planned Unit Development
(Continued from the January 11, 2007, Development Review Committee Meeting)
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 is proposing to rezone the subject property from an A-C Agricultural District to an MPUD Master Planned Unit Development District for the purpose of developing up to a maximum of 860 single-family detached dwellings and townhouses.
RECOMMENDATION: Continue to the March 15, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey.

Continued to the March 15, 2007, 1:30 p.m., DRC meeting in New Port Richey.

4. Memorandum No.: ZN07-179
Project Name: Saran Ranch
Commissioner: The Honorable Ted Schrader
Location: On the east side of Bellamy Brothers Boulevard (C.R. 581), approximately one-half mile north of the intersection of St. Joe Road and Bellamy Brothers Boulevard, between St. Joe Road and Johnston Road, Sections 13, 14, and 24, Township 24 South, Range 19 East; and Sections 18 and 19, Township 24 South, Range 20 East.
Acreage: 967.75 Acres, m.o.l.
Proposed Development: The developer is requesting to amend the existing conditions of approval in order to achieve overall consistency with the existing Comprehensive Plan. The proposed MPUD Master Planned Unit Development was originally approved on February 20, 1996, for 137 single-family detached units and one 40-acre preservation tract on a total of 967.75 acres, m.o.l.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation with amendments.

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5. Memorandum No.: ZN07-167
Project Name: Scarpo MPUD Master Planned Unit Development
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: In South Central Pasco County, abutting the east side of the intersection of Cypress Creek Road, approximately 1,100 feet south of the intersection of Cypress Creek Road and S.R. 54, Section 34, Township 26 South, Range 19 East.
Acreage: 26.697 Acres, m.o.l.
Proposed Development: The applicants are proposing to rezone the subject property from E-R Estate-Residential and AR-1 Agricultural-Residential Districts to an MPUD Master Planned Unit Development for development of a maximum of 488 multifamily units.
RECOMMENDATION: Approval with conditions.

Continued to the February 22, 2007, 1:30 p.m., DRC meeting in New Port Richey.

- C. Class IV
None Scheduled

IX. DEVELOPMENT ISSUES DISCUSSION

- A. Discussion of Policy Issues

- X. INFORMATION
None Scheduled

XI. NOTED ITEMS

- A. Class I Development Actions from January 22, 2007, to February 8, 2007:

1. Memorandum No.: DR07-729
Project Name: Circle K - U.S. 19 and Little Road
Commissioner: The Honorable Jack Mariano
Applicant: Olympia Development Group, Inc.
Location: On the southeast corner of U.S. 19 and Little Road, Section 13, Township 24 South, Range 16 East.
Acreage: 1.895 Acres, m.o.l.
Proposed Development: Convenience store with gas pumps and a carwash.
Type of Action: Denied.
Date of Action: January 22, 2007
2. Memorandum No.: DR07-720
Project Name: Streetside at Little Ridge East
Commissioner: The Honorable Michael Cox, CFP®
Applicant: Streetside Developers
Location: On the east side of Little Road, approximately 375 feet south of Ridge Road, Section 26, Township 25 South, Range 16 East.
Acreage: 2.82 Acres, m.o.l.
Proposed Development: Construction of a one-story, 14,000-square-foot retail building with seven units.
Type of Action: Approved with conditions.
Date of Action: January 24, 2007
3. Memorandum No.: DR07-736
Project Name: AmSouth Bank
Commissioner: The Honorable Michael Cox, CFP®
Applicant: AmSouth Bank
Location: On the southwest quadrant of Little Road and Ridge Road, Parcel B, Section 26, Township 25 South, Range 16 East.
Acreage: 1.24 Acres, m.o.l.
Proposed Development: Construction of a 3,820 square-foot bank with five drive-through tellers.
Type of Action: Approved with conditions.
Date of Action: January 26, 2007

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4. Memorandum No.: DR07-812
Project Name: West Pasco Industrial Park, Phase 3, Lot 1
Commissioner: The Honorable Ann Hildebrand
Applicant: Kirk Family, LLC
Location: On the south side of Challenger Avenue and north of S.R. 54, Section 26, Township 26 South, Range 17 East.
Acreage: .68 Acre, m.o.l.
Proposed Development: A one-story, 10,400-square-foot building for sign production.
Type of Action: Approved with conditions.
Date of Action: January 31, 2007.

B. Class II Development Actions from January 25, 2007, to February 8, 2007:

1. Memorandum No.: DR07-817
Project Name: ABC Supply Company
Commissioner: The Honorable Jack Mariano
Applicant: American Builders and Contractors Supply, Inc.
Location: On the east side of U.S. 19, approximately 275 feet south of County Line Road, Section 06, Township 24 South, Range 17 East.
Acreage: 5.03 Acres, m.o.l.
Proposed Development: Modification to the retention area and revision to the parking area for an existing building.
Type of Action: Approved.
Date of Action: January 25, 2007

C. Class III E Development Actions
None Scheduled

D. Class III R Development Actions from January 24, 2007, to February 8, 2007:

1. Memorandum No.: DR07-652
Project Name: Dave's Place Subdivision
Commissioner: The Honorable Pat Mulleri, Ed.D.
Applicant: Gerald L. Marcum
Location: On the south side of Helen K. Drive, approximately three-quarters mile east of the intersection of Helen K. Drive and shady Hills Road, Section 18, Township 24 South, Range 18 East.
Acreage: 5.08 Acres, m.o.l.
Proposed Development: The developer is requesting to divide 5.08 acres into four single-family lots and a waiver from Section 306.5, Stormwater Management Plan and Report; Section 306.7, Construction Plan; Section 306.11, Record Plat; and Section 610.3.F, Right-of-Way.
Type of Action: Approved with conditions.
Date of Action: January 24, 2007

E. Administrative Variance Actions
None Scheduled

F. Class II Construction Plan Actions
None Scheduled

G. Class III Construction Plan Actions
None Scheduled