

**DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA
A G E N D A
APRIL 26, 2007**

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

*Barbara L. Wilhite
Chief Assistant County Attorney
*David A. Goldstein
Senior Assistant County Attorney
for 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
*Francis C. Marino
*Michele L. Baker
Program Administrator for
Engineering Services
*Lee W. Millard
Assistant Zoning/Code
Compliance Administrator
*Deborah J. Bolduc, AICP
Project Manager
*Michael LaSala, AICP
Senior Planner
*Andy Alipour
Technical Specialist II
*Matthew J. Armstrong, AICP
Planner II
*Ahsan Khalil
Transportation Planner II
*Paul J. Montante
Technical Specialist II
*Cynthia D. Spidell, Planner II
*Dianne M. Naeyaert
Planner I
*Dawn M. Sutton, 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

December 21, 2006
February 8, 2007

Approved.

III. PROOFS

A. Proof of Publication

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
April 26, 2007, Development Review Committee Meeting

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.
- 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.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
April 26, 2007, Development Review Committee Meeting

1. Zoning
- a. Petition No.: V-1916
Applicant: Oakley Grove Development, LLC, et al.
(Continued from the February 22, 2007, Development Review Committee Meeting)
- Commissioner: The Honorable Ted Schrader
Location: On the east side of Oakley Boulevard, approximately 1,800 feet north of S.R. 54 extending easterly to I-75 with an entrance on the northwest corner of the intersection of S.R. 54 and the proposed Gateway Boulevard Extension, Sections 06, 07, and 12, Township 26 South, Range 19 and 20 East.
- Acreage: 109.69 Acres, m.o.l.
Present Zoning: MPUD Master Planned Unit Development and C-2 General Commercial
Land Use: MU (Mixed Use)
Requested: 1) A variance from the definition of ground sign to allow openings on eight signs within the project; 2) at the northwest corner of S.R. 54 and the proposed Gateway Boulevard Extension, one directory sign, a) an increase in the maximum-allowable sign structure height from 5 feet to 11 feet, b) an increase in the maximum-allowable sign structure area from 32 square feet to 200 square feet; 3) along the east side of Oakley Boulevard, three ground signs, a) an increase in the maximum-allowable sign structure area from 210 square feet to 246 square feet each, b) an increase in the maximum allowed height from 11 feet to 15 feet each; 4) along the west side of I-75, two ground signs, a) an increase in the maximum-allowable sign structure area from 210 square feet to 616 square feet each, b) an increase in the maximum-allowable sign height from 11 feet to 46 feet 7 inches each; 5) one water-feature ground sign, a) an increase in the maximum-allowable sign structure from 210 square feet to 395 square feet, and b) an increase in the maximum-allowable sign height from 11 feet to 12 feet.
- RECOMMENDATION: Approval of the variance from the definition of ground sign to allow openings on eight signs with conditions and denial of the remaining variances.
- Continue to the June 7, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.*
- b. Petition No.: 1920
Applicants: Anthony and Alma Sammartano
Commissioner: The Honorable Ann Hildebrand
Location: On the south side of Roanoke Drive, approximately 220 feet east of Jarvis Street, Section 20, Township 26 South, Range 16 East.
- Acreage: .14 Acre, m.o.l.
Present Zoning: R-4 High Density Residential
Land Use: RES-9 (Residential - 9 du/ga)
Requested: A variance for 1) a reduction in the required minimum west-side setback: a) from 5 feet to .2 foot for a screened enclosure, b) from 5 feet to 3 feet for an in-ground jacuzzi; 2) a reduction in the required minimum rear setback: a) from 5 feet to .1 foot for a screened enclosure, and b) from 5 feet to 1.5 feet for an in-ground jacuzzi.
- RECOMMENDATION: Approval with conditions.
- Approved staff recommendation.*

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
April 26, 2007, Development Review Committee Meeting

c. Petition No.: 1922
Applicants: Gerald C. and Jacquelin A. Copeland
Commissioner: The Honorable Jack Mariano
Location: On the west side of Mira Vista Drive, approximately 150 feet northwest of Pasadena Drive, Section 14, Township 25 South, Range 16 East.

Acreage: .1 Acre, m.o.l.
Present Zoning: PUD Planned Unit Development
Land Use: RES-6 (Residential - 6 du/ga)
Requested: A reduction in the required minimum rear setback from 15 feet to 7.5 feet for a room addition on a small lot of record.

RECOMMENDATION: Approval with conditions.

Approved staff recommendation.

d. Petition No.: 1923
Applicant: Barry C. Durrance
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: On the southwest corner of the intersection of Driftwood Lane and Sierra Pines Boulevard, Section 33, Township 26 South, Range 18 East.

Acreage: 1 Acre, m.o.l.
Present Zoning: A-C Agricultural
Land Use: RES-3 (Residential - 3 du/ga)
Requested: A variance for a reduction in the required minimum east-front setback from 50 feet to 40.2 feet on a small lot of record.

RECOMMENDATION: Approval with conditions.

Approved staff recommendation.

e. Petition No.: 1924
Applicant: Mercedes Homes, Inc.
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: On the east and west sides of Birchcreek Drive, approximately 300 feet northwest of Willowleaf Lane, Section 25, Township 26 South, Range 19 East.

Acreage: .5 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 the required minimum rear setback, 1) from 15 feet to 8 feet for Lots 1-8, Block 121, and Lots 2-6, Block 122, and 2) from 15 feet to 7.9 feet for Lot 1, Block 122.

RECOMMENDATION: Approval with conditions.

Approved staff recommendation.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
April 26, 2007, Development Review Committee Meeting

2. Development Plans

- a. Memorandum No.: DR07-1377
Project Name: The Verandahs Townhomes
Commissioner: The Honorable Pat Mulieri, Ed.D.
Applicant: The Ryland Group
Location: On the north side of S.R. 52, approximately one-half mile east of Moon Lake Road, Section 03, Township 10 South, Range 17 East.

Acreage: 60.22 Acres, m.o.l.
Proposed Development: The developer has approval for a preliminary/construction plan to subdivide 60.22 acres into 116 single-family attached lots and seven commercial/office lots.

Requested: The applicant is requesting relief from Section 602.7(2), Land Development Code, which, if approved, would allow for a monetary contribution in lieu of the required trees.

RECOMMENDATION: Withdrawn due to public notice. To be rescheduled to the May 24, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.

Withdrawn.

- b. Memorandum No.: DR07-1412
Project Name: Zaidi Professional Office
Commissioner: The Honorable Michael Cox, CFP®
Applicant: Shaloo Investments, LLC
Location: On the west side of Little Road (C.R. 1), approximately 500 feet north of Grove Drive, Section 14, Township 25 South, Range 16 East.

Acreage: 0.95 Acre, m.o.l.
Proposed Development: Professional office building.
Requested: The applicant is requesting relief from Section 602.7, Tree Plans, Land Development Code, which, if approved, would allow for compensation to the Tree Mitigation Fund in lieu of planting replacement trees.

RECOMMENDATION: Approval with conditions.

Approved staff recommendation.

V. TRANSPORTATION CORRIDOR MANAGEMENT

- A. Dedication Waiver
None Scheduled

B. Dedication Variance

1. Memorandum No.: PMA07-129
Project Name: Wilderness Commons South
Commissioner: The Honorable Pat Mulieri, Ed.D.
Applicant: Land O' Lakes Commercial Center, LLC
Location: On the southeast corner of U.S. 41 and Wilderness Lakes Boulevard, Section 35, Township 25 South, Range 18 East.

Acreage: 3.88 Acres, m.o.l.
Proposed Development: 26,583 square feet of office/retail.
Requested: A variance from Land Development Code, Section 319.8, eliminating the requirement to dedicate right-of-way per the Corridor Preservation Tables.

RECOMMENDATION: Denial.

Withdrawn.

VI. APPEALS

- A. Class I
None Scheduled

- B. Class II
None Scheduled

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
April 26, 2007, Development Review Committee Meeting

C. Class III
None Scheduled

D. Class IV
None Scheduled

E. Consistency
None Scheduled

VII. PUBLIC NOTICE AGENDA

A. Class II

1. Memorandum No.: DR07-1156
Project Name: Columns at Bear Creek
Commissioner: The Honorable Michael Cox, CFP®
Location: South of S.R. 52, approximately 1,200 feet east of South Road, Section 07, Township 25 South, Range 17 East.
Acreage: 35.92 Acres, m.o.l.
Proposed Development: Apartments totaling 222 units with variance requests.
RECOMMENDATION: Denial.

Approved staff recommendation of denial on variance. Continued the project to May 10, 2007, 1:30 p.m., New Port Richey.

2. Memorandum No.: DR07-1342
Project Name: The Groves at Wesley Chapel, Phase 2
Commissioner: The Honorable Ted Schrader
Location: On the east side of Oakley Boulevard, approximately 1,870 feet north of Wesley Chapel Boulevard, Sections 06 and 07, Township 26 South, Range 20 East, Section 12, Township 26 South, Range 19 East.
Acreage: 18.30 Acres, m.o.l.
Proposed Development: Retail center (176,190 square feet).
RECOMMENDATION: Approval with conditions.

Variance withdrawn as not needed. Approved staff recommendation with deletion of Condition No. 4.

3. Memorandum No.: DR07-1359
Project Name: Kelly Volkswagen
Commissioner: The Honorable Ann Hildebrand
Location: On the east side of U.S. 19, approximately 2,225 feet south of Moog Road, Section 19, Township 26 South, Range 16 East.
Acreage: 10.96 Acres, m.o.l.
Proposed Development: Automobile dealership.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation with modification to Condition No. 2.I.(1) and two additional conditions.

4. Memorandum No.: DR07-1360
Project Name: Legends Field Paintball
Commissioner: The Honorable Jack Mariano
Location: On the south side of Hudson Avenue and west of Hays Road, Section 32, Township 24 South, Range 17 East.
Acreage: 11.88 Acres, m.o.l. (A Portion Of)
Proposed Development: Paintball field.
RECOMMENDATION: Denial.

Continue to the June 21, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
April 26, 2007, Development Review Committee Meeting

5. Memorandum No.: DR07-1400
Project Name: Zephyr Ridge Phase 1B
(Continued from the April 12, 2007, Development Review Committee Meeting)
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: At the northeast corner of the Buchholz Lane Extension and Geiger Estates Drive, Section 08, Township 26 South, Range 21 East.
Acreage: 14.07 Acres, m.o.l.
Proposed Development: Condominiums (208 units).
RECOMMENDATION: Approval with conditions.

Approved staff recommendation.

B. Class III

1. Memorandum No.: DR07-1376
Project Name: Arrow Estates Subdivision
Commissioner: The Honorable Michael Cox, CFP®
Location: On the north side of Arrow Drive, approximately one-quarter mile east of Osceola Drive, Section 12, Township 25 South, Range 16 East.
Acreage: 9.35 Acres, m.o.l.
Proposed Development: The developer requests preliminary/construction plan and Stormwater Management Plan and Report with a variance and alternative standards request to subdivide 9.35 acres into eight single-family lots.
RECOMMENDATION: Withdrawn due to public notice. To be rescheduled to the May 24, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.

Withdrawn.

2. Memorandum No.: DR07-1372
Project Name: Beacon Park Subdivision
Commissioner: The Honorable Jack Mariano
Location: North of Hudson Avenue, east of U.S. 19, and west of Little Road, Section 26, Township 24 South, Range 16 East.
Acreage: 83.75 Acres, m.o.l.
Proposed Development: The applicant is requesting preliminary/construction plan and Stormwater Management Plan and Report approval with a variance request, and alternative standard requests to subdivide 83.75 acres into 43 single-family attached lots and 201 attached lots (67 triplex buildings).
RECOMMENDATION: Withdrawn due to public notice. To be rescheduled to the June 21, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey.

Withdrawn.

3. Memorandum No.: DR07-1373
Project Name: Gabriel Groves Estates
Commissioner: The Honorable Ted Schrader
Location: On the south side of Richland Road, approximately 1½ miles east of U.S. 301, Section 25, Township 25 South, Range 21 East.
Acreage: 20 Acres, m.o.l.
Proposed Development: The applicant requests preliminary/construction plan and Stormwater Management Plan and Report approval to subdivide 20 acres into 10 single-family lots.
RECOMMENDATION: Withdrawn due to public notice. To be rescheduled to the May 10, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey.

Withdrawn.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
April 26, 2007, Development Review Committee Meeting

4. Memorandum No.: DR07-1374
Project Name: Hill Country Estates (f.k.a., Hidden View)
Commissioner: The Honorable Ted Schrader
Location: On the west side of U.S. 301, approximately one mile north of Jordan Road, Section 10, Township 24 South, Range 21 East.
Acreage: 73.02 Acres, m.o.l.
Proposed Development: The applicant requests preliminary/construction plan and Stormwater Management Plan and Report approval to subdivide 73.02 acres into 37 single-family lots.
RECOMMENDATION: Withdrawn due to public notice. To be rescheduled to the May 24, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.

Withdrawn.

5. Memorandum No.: DR07-1375
Project Name: Pasco Ranch Subdivision
Commissioner: The Honorable Ted Schrader
Location: On the east side of Fort King Road, approximately one mile south of Clinton Avenue, Section 15, Township 25 South, Range 21 East.
Acreage: 45.55 Acres, m.o.l.
Proposed Development: The applicant requests preliminary/construction plan and Stormwater Management plan and Report with variance requests to subdivide 45.55 acres into 27 single-family lots.
RECOMMENDATION: Withdrawn due to public notice. To be rescheduled to the May 24, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.

Withdrawn.

6. Memorandum No.: DR07-1406
Project Name: New River Lakes, Phase 1, Wetland and Floodplain Mitigation Stormwater Management Plan and Report
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: On the north side of S.R. 54, approximately 3,500 feet east of Foxridge Boulevard, Section 12, Township 65 South, Range 20 East.
Acreage: 42.4 Acres, m.o.l.
Proposed Development: Master Stormwater Plan for the creation of approximately 33.86 acres of wetland and floodplain mitigation within the New River Lakes Project.
RECOMMENDATION: Withdrawn due to public notice. To be rescheduled to the May 10, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey.

Withdrawn.

7. Memorandum No.: DR07-1397
Project Name: Triaga Subdivision
(Continued from the March 15, 2007, and April 12, 2007, Development Review Committee Meeting)
Commissioner: The Honorable Ted Schrader
Location: On the northeast corner of the intersection of Bellamy Brothers Boulevard and St. Joe Road, Sections 13, 14, 18, 19, and 24, Township 24 South, Range 19 and 20 East.
Acreage: 967.75 Acres, m.o.l.
Proposed Development: This project was continued from the March 15, 2007, and April 12, 2007, Development Review Committee meetings for further discussion of the roadway improvements.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation with amendment to Condition Nos. 2.f.(1), 2.f.(2), 3, 22, 35, 36, 47, and 58.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
April 26, 2007, Development Review Committee Meeting

VIII. REGULAR AGENDA

A. Class II

None Scheduled

B. Class III

1. Memorandum No.: GM07-744
Project Name: Cannon Ranch Development of Regional Impact/Development Agreement Amendment
Commissioner: The Honorable Ted Schrader
Location: In East Pasco County, one mile east of I-75, on the south side of S.R. 52, with Curley Road on the east boundary and Tyndall Road on the south boundary, Sections 09, 10, 11, 14, 15, and 16, Township 25 South, Range 20 East.
Acreage: 1,965.32 Acres
Proposed Development: Modifications to the existing development agreement.
RECOMMENDATION: Approval.

Approved with amendment.

2. Memorandum No.: GM07-694
Project Name: Long Lake Ranch Development of Regional Impact - Development Agreement
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: In South Central Pasco County, south and abutting S.R. 54, approximately two miles west of the Suncoast Parkway and approximately two miles east of U.S. 41, Sections 27, 28, 33, and 34, Township 26 South, Range 18 East.
Acreage: 6,872 Acres, m.o.l.
Proposed Development: Approval is being sought for the Development Agreement associated with the development order, approved on February 24, 2004, for 1,516 residential dwelling units, 302,000 square feet of retail, and 304,000 square feet of office; and the corresponding MPUD Master Planned Unit Development Conditions of Approval, approved on June 8, 2004.
RECOMMENDATION: Approval.

Continue to the June 21, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey.

3. Memorandum No.: ZN07-275
Project Name: Highlands MPUD
Commissioner: The Honorable Jack Mariano
Location: On the north and south sides of Little Road, extending northerly to New York Avenue and approximately 1,100 feet west of the intersection of New York Avenue and Little Road, Sections 25 and 26, Township 24 South, Range 16 East.
Acreage: 118.11 Acres, m.o.l.
Proposed Development: To amend the previously approved MPUD Master Planned Unit Development by adding acreage to the existing MPUD Master Planned Unit Development and by rezoning approximately 9.96 acres from R-MH Mobile Home to MPUD Master Planned Unit Development, and to amend the lot coverage for the single-family attached units from 75 percent to 100 percent. Also requested, is a variance from dedication, to allow for private streets; and alternative standards request from the requirement to interconnect to abutting properties.
RECOMMENDATION: Continue to the May 10, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey.

Continue to the May 10, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
April 26, 2007, Development Review Committee Meeting

4. Memorandum No.: ZN07-306
Project Name: King Ranch MPUD Master Planned Unit Development
(Continued from the April 12, 2007, Development Review Committee Meeting)
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: In South Central Pasco County, abutting the east side of Cypress Creek Road, approximately 2,000 feet south of the intersection of Cypress Creek Road and S.R. 54, Section 34, Township 26 South, Range 19 East.
Acreage: 42 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 a maximum of 508 multifamily units and 40 townhouses.
RECOMMENDATION: Withdraw and resubmit in accordance with the King Ranch subarea policies for the entire 325.73 acres.

Withdrawn by staff.

5. Memorandum No.: ZN07-314
Project Name: Legacy MPUD Master Planned Unit Development
(Continued from the April 12, 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 23-26, and 36, Township 26 South, Range 17 East.
Acreage: 534.32 Acres, m.o.l.
Proposed Development: The applicant is requesting to rezone 534 acres from an A-C Agricultural District to an MPUD Master Planned Unit Development District to develop a maximum of 860 single-family detached dwellings and townhouses.
RECOMMENDATION: Continue to the May 10, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey.

Continue to the May 10, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey.

6. Memorandum No.: ZN07-313
Project Name: Suncoast Lakes MPUD Master Planned Unit Development Amendment
Commissioner: The Honorable Michael Cox, CFP®
Location: In the southwest quadrant of S.R. 52 and the Suncoast Parkway, Sections 12-14, Township 25 South, Range 17 East.
Acreage: 483.5 Acres, m.o.l.
Proposed Development: The developer is proposing to reconfigure the non-residential parcels and add PO-2 Professional Office development standards.
RECOMMENDATION: Approval with conditions.

Continue to the May 10, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey.

C. Class IV
None Scheduled

IX. DEVELOPMENT ISSUES DISCUSSION
A. Discussion of Policy Issues

X. INFORMATION
None Scheduled

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
April 26, 2007, Development Review Committee Meeting

XI. NOTED ITEMS

A. Class I Development Actions from April 12, 2007, to April 26, 2007:

1. Memorandum No.: DR07-1219
Project Name: SunTrust Bank at Suncoast Crossing
Commissioner: The Honorable Ann Hildebrand
Applicant: SunTrust Corporation
Location: On the south side of S.R. 54 and east of Crossing Boulevard, Section 30, Township 26 South, Range 18 East.

Acreage: 1.16 Acres, m.o.l.
Proposed Development: 4,985-square-foot bank.
Type of Action: Approved with conditions.
Date of Action: March 30, 2007

2. Memorandum No.: DR07-1419
Project Name: SunTrust - Connerton Retail Center
Commissioner: The Honorable Pat Mulieri, Ed.D.
Applicant: SunTrust Bank
Location: On the southeast corner of U.S. 41 and Pleasant Plains Parkway, Section 35, Township 25 South, Range 18 East.

Acreage: 1.11 Acres, m.o.l.
Proposed Development: 4,985-square-foot bank.
Type of Action: Approved.
Date of Action: March 30, 2007

3. Memorandum No.: DR07-1271
Project Name: Emerald Fields Recreation Center
Commissioner: The Honorable Jack Mariano
Applicant: D.R. Horton, Inc.
Location: On the northeast corner of Parkview Drive and Partridge Berry Way, internal to the Emerald Fields Subdivision, Sections 27, 34, and 35, Township 24 South, Range 16 East.

Acreage: 3.96-Acre Project Area, 68.47 Acres, m.o.l.
Proposed Development: Neighborhood park recreation center (Park Area A) with a 1,590-square-foot pool, 1,160-square-foot cabana, and a 0.5-acre open play area on a 2.35-acre site. Park Area B is 1.01 acres of open area, and Park Area C is a linear park of 0.60 acre that is not part of the neighborhood park requirements.

Type of Action: Approved with conditions.
Date of Action: April 5, 2007

B. Class III Development Actions from April 12, 2007, to April 26, 2007:

1. Memorandum No.: DR07-1392
Project Name: Curley Road Electric Substation
Commissioner: The Honorable Ted Schrader
Applicant: Withlacoochee River Electric Cooperative, Inc.
Location: On the southwest side of Curley Road and north of S.R. 54, Section 03, Township 26 South, Range 20 East.

Acreage: 27,780 Acres, m.o.l.
Proposed Development: The applicant requested preliminary/construction site plan approval for the construction of the Curley Road electric substation.

Type of Action: Approved.
Date of Action: April 13, 2007

C. Class IIIR Development Actions
None Scheduled

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
April 26, 2007, Development Review Committee Meeting

D. Administrative Variance Actions from April 12, 2007, to April 27, 2007:

1.	Letter Dated:	April 17, 2007
	Parcel ID No.:	26-24-20-0000-00400-0022
	Commissioner:	The Honorable Ted Schrader
	Applicant:	James Jones and Justin Adams
	Location:	On the east side of Curley Road, Section 26, Township 24 South, Range 20 East.
	Acreage:	2.03 Acres, m.o.l.
	Type of Action:	Approved.
	Date of Action:	April 17, 2007

E. Class II Construction Plan Actions
None Scheduled

F. Class III Construction Plan Actions
None Scheduled

XII. PUBLIC NOTICE

A. Class III

1.	Memorandum No.:	GM07-755
	Project Name:	BCPA07-1 (Biannual Comprehensive Plan Amendments) BCPA07-1 (1, 2, 7, 9) (Continued from the April 12, 2007, Development Review Committee Meeting)
	Commissioner:	Countywide
	Location:	Countywide
	Acreage:	1,618 Acres, m.o.l.
	Proposed Development:	Future Land Use changes.
	RECOMMENDATION:	Varies by individual amendment.

BCPA07-1(1) Pine Ridge Estates (f.k.a. Darby Farms)—Approved Staff Recommendation
BCPA07-1(2) Prospect Hollow/Sevain Parcel—Continued to the 7-2 Biannual Comprehensive Plan Amendment Cycle.
BCPA07-1(7) Equestrian Estates—Approved Staff Recommendation of Denial
BCPA07-1(9) Triaga Plan—Approved Staff Recommendation.