

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA  
A G E N D A  
NOVEMBER 29, 2007

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

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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)  
Chris Williams  
District School Board of Pasco County

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/  
County Engineer  
Debra M. Zampetti  
Zoning/Code Compliance  
Administrator  
Ahsan Khalil  
Transportation Planner II  
Paul J. Montante  
Technical Specialist II  
Representative of the Clerk of the  
Circuit Court

LEGAL COUNSEL

Robert D. Sumner  
County Attorney

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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

June 21, 2007  
September 13, 2007

III. PROOFS

- A. Proof of Publication
- B. Proof of Public Notice

IV. REGULAR AGENDA

A. Class III

1. Memorandum No.: ZN08-187  
Project Name: Citrus Ridge  
(Continued from the September 27, 2007, Development Review Committee Meeting)  
Commissioner: The Honorable Ted Schrader  
Location: On the north side of St. Joe Road, approximately three-quarters mile west of 21<sup>st</sup> Street, Section 28, Township 24 South, Range 21 East.  
Acreage: 112 Acres  
Proposed Development: The applicant is proposing to rezone 112 acres from A-R Agricultural-Residential and R-3 Medium Density Residential to MPUD Master Planned Unit Development for 450 residential units.  
RECOMMENDATION: Approval with conditions.

V. 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.

1. Zoning

- a. Petition No.: V1946 (Memorandum No. ZN08-1946)  
Applicant: Michael P. Flanagan Revocable Trust  
Commissioner: The Honorable Jack Mariano  
Location: On the northeast corner of the intersection of Boatyard Drive and Dingus Lane, Section 33, Township 24 South, Range 16 East.
- Acreage: .1 Acre, m.o.l.  
Present Zoning: R-4 High Density Residential  
Land Use: RES-9 (Residential - 9 du/ga)  
Requested: A variance for a reduction in the required minimum front setback from 15 feet to 10.2 feet and a reduction in the required minimum west-side setback from 5 feet to 3 feet from the proposed side lot line, for a detached two-car garage on a small lot of record.
- RECOMMENDATION: Approval with conditions.
- b. Petition No.: V1947 (Memorandum No. ZN08-1947)  
Applicants: Daniel T. Hunnewell, Jr., and Sharon Hunnewell-Johnson  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: On the west side of Wildwood Lane, approximately 1,130 feet south of Gunlock Road, Section 32, Township 26 South, Range 18 East.
- Acreage: 1 Acre, m.o.l.  
Present Zoning: A-R Agricultural-Residential  
Land Use: RES-3 (Residential - 3 du/ga)  
Requested: A variance for a reduction in the minimum lot width from 125 feet to 85'9" and a reduction in the required minimum side setbacks from 25 feet to 12 feet.
- RECOMMENDATION: Approval with conditions.
- c. Petition No.: V1948 (Memorandum No. ZN08-1948)  
Applicant: Citizen Center, LLC  
Commissioner: The Honorable Michael Cox, CFP®  
Location: On the north side of Citizen Drive, approximately 300 feet east of Little Road (C.R. 1), Section 35, Township 25 South, Range 16 East.
- Acreage: 4.86 Acres, m.o.l.  
Present Zoning: C-1 Neighborhood Commercial  
Land Use: ROR (Retail/Office/Residential)  
Requested: A variance for an increase in the maximum-allowed building height from 35 feet to 55 feet.
- RECOMMENDATION: Approval with conditions.
- d. Petition No.: V1949 (Memorandum No. ZN08-1949)  
Applicant: Billy L. Smith  
Commissioner: The Honorable Jack Mariano  
Location: On the west side of Coxswain Court, approximately 800 feet north of Tower Drive, Section 33, Township 24 South, Range 16 East.
- Acreage: .14 Acre, m.o.l.  
Present Zoning: R-MH Mobile Home  
Land Use: RES-9 (Residential - 9 du/ga)  
Requested: A variance for a reduction in the required minimum north-side setback from 5 feet to 1.3 feet for a screened, room addition.
- RECOMMENDATION: Approval with conditions.

- e. Petition No.: V1950 (Memorandum No. ZN08-1950)  
 Applicants: Frank J. and Angela M. Ambrogio  
 Commissioner: The Honorable Michael Cox, CFP®  
 Location: On the northeast corner of the intersection of Lake Drive and Midvale Avenue, Section 16, Township 25 South, Range 17 East.
- Acreage: .37 Acre, m.o.l.  
 Present Zoning: A-R Agricultural-Residential  
 Land Use: RES-3 (Residential - 3 du/ga)  
 Requested: A variance for a reduction in the required minimum west-front setback from 25 feet to 18.3 feet for an attached garage on a small lot of record.
- RECOMMENDATION: Approval with conditions.
- f. Petition No.: V1951 (Memorandum No. ZN08-1951)  
 Applicant: Anthony J. Verzi, Jr.  
 Commissioner: The Honorable Ann Hildebrand  
 Location: On the northeast corner of the intersection of Sutters Mill Road and Thys Road, Section 16, Township 26 South, Range 16 East.
- Acreage: .14 Acre, m.o.l.  
 Present Zoning: R-1MH Single-Family/Mobile Home  
 Land Use: RES-6 (Residential - 6 du/ga)  
 Requested: A variance for a reduction in the required minimum east-front setback from 10 feet to 5.5 feet for an attached garage.
- RECOMMENDATION: Approval with conditions.

2. Development Plans

- a. Memorandum No.: DR08-283  
 Project Name: Badcock Furniture Addition  
 (Continued from the September 27, 2007, Development Review Committee Meeting)  
 Commissioner: The Honorable Jack Mariano  
 Applicant: Michael L. Scott  
 Location: On the north side of S.R. 52, four-tenths mile east of Chicago Avenue, Section 01, Township 25 South, Range 16 East.
- Acreage: 1.87 Acres, m.o.l.  
 Proposed Development: Warehouse addition for Badcock Furniture.  
 Requested: To eliminate the required 24-foot interconnection to the east and west sides of the property, Section 618.12.
- RECOMMENDATION: Approval with conditions.
- b. Memorandum No.: DR08-312  
 Project Name: Publix at Summertree Plaza  
 Commissioner: The Honorable Pat Mulieri, Ed.D.  
 Applicant: Century Companies  
 Location: On the northwest corner of S.R. 54 and Eiland Boulevard, Section 18, Township 26 South, Range 21 East.
- Acreage: 13.66 Acres, m.o.l.  
 Proposed Development: Grocery/retail center  
 Requested: Relief from the Land Development Code, Section 618.12, Cross-access/Frontage/Reverse Frontage Road.
- RECOMMENDATION: Withdrawn by applicant.

c. Memorandum No.: PMA08-061  
 Project Name: Pickert Lane Gate  
 Commissioner: The Honorable Pat Mulieri, Ed.D.  
 Applicant: Pickert Lane Subdivision Homeowners' Association  
 Location: On the north side of County Line Road, approximately 700 feet west of Land O' Lakes Boulevard (U.S. 41), Section 36, Township 26 South, Range 18 East.

Proposed Development: Construction of entrance gate.  
 Requested: A variance from Section 618.7.C to install a gate less than the required 75 feet from the right-of-way line.

RECOMMENDATION: Approval with conditions.

VI. TRANSPORTATION CORRIDOR MANAGEMENT

A. Dedication Waiver

None Scheduled

B. Dedication Variance

1. Memorandum No.: PMA08-062  
 Project Name: Kossik Road Extension  
 Commissioner: The Honorable Ted Schrader  
 Applicant: Primerica Group One  
 Location: East of U.S. 301, one-half mile north of Pretty Pond Road, Sections 26 and 35, Township 25 South, Range 21 East.  
 Proposed Development: Construction of Kossik Road.  
 Requested: Variances from Sections 319.8 and 618.7.  
 RECOMMENDATION: Withdrawal of the variance from Section 319.8 and approval of the variance from Section 618.7.
  
2. Memorandum No.: PMA08-063  
 Project Name: Bexley/Tower Road  
 Commissioner: The Honorable Pat Mulieri, Ed.D.  
 Applicant: NNP-Bexley  
 Location: North of S.R. 54 within the Bexley Ranch Development, Sections 07, 08, 16, 17, 18, 19, and 20, Township 26 South, Range 18 East.  
 Proposed Development: Construction of Tower Road.  
 Requested: A variance from Section 319.8.  
 RECOMMENDATION: Approval.
  
3. Memorandum No.: PMA08-064  
 Project Name: Commonwealth Center II  
 Commissioner: The Honorable Pat Mulieri, Ed.D.  
 Applicant: Commonwealth Center II, LLC  
 Location: On the southwest corner of U.S. 41 and Wisteria Loop, Section 02, Township 26 South, Range 18 East.  
 Acreage: 5.75 Acres, m.o.i.  
 Proposed Development: 15,275-square-foot retail building.  
 Requested: A variance from Section 319.8.  
 RECOMMENDATION: Denial.

VII. 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

VIII. PUBLIC NOTICE AGENDA

A. Class II

1. Memorandum No.: DR08-286  
Project Name: C.R. 54/I-75 Commercial Site  
(Continued from the November 8, 2007, Development Review Committee Meeting)  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: On the northwest corner of Wesley Chapel Boulevard and I-75, Section 12, Township 26 South, Range 19 East.  
Acreage: 8.27 Acres, m.o.l.  
Proposed Development: Redetail/restaurants.  
RECOMMENDATION: Approval with conditions.
2. Memorandum No.: DR08-210  
Project Name: Columns at Cypress Pointe Amendment  
(Continued from the October 25, 2007, Development Review Committee Meeting)  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: On the north side of S.R. 54, approximately 1,470 feet west of Eiland Boulevard, Section 18, Township 26 South, Range 21 East.  
Acreage: 70.93 Acres, m.o.l.  
Proposed Development: To amend Condition of Approval No. 44.  
RECOMMENDATION: Denial.
3. Memorandum No.: DR08-224  
Project Name: Dirt Riding Track  
Commissioner: The Honorable Ted Schrader  
Location: On the east side of Auton Road, approximately three-quarters mile north of Enterprise Road, Section 05, Township 25 South, Range 22 East.  
Acreage: 40 Acres Total, m.o.l. (8-Acre Project Site)  
Proposed Development: Dirt motorcycle track.  
RECOMMENDATION: Approval with conditions.
4. Memorandum No.: DR08-148  
Project Name: Millpond Professional Center  
Commissioner: The Honorable Michael Cox, CFP®  
Location: On the north side of Cita Lane, east of the S.R. 54 and old Millpond intersection, Section 15, Township 26 South, Range 16 East.  
Acreage: 11.74 Acres, m.o.l. (2.75-Acre Project Site)  
Proposed Development: Preliminary/construction site plan approval for 10 one-story office buildings totaling 24,200 square feet on a 2.75-acre project site.  
  
Variances: 1) Section 603.9.D.2, Buffer Types, to reduce the 15-foot Type B landscape buffer to a minimum of seven feet on the northeast corner due to wetland buffer constraints as it is abutting the wetland/lake/drainage area of Millpond Estates; and 2) Section 603.9.D.2, Buffer Types, to reduce the 15-foot Type B landscape buffer along the east to nine feet due to the landscape buffer abutting the wetland/lake/drainage area of Millpond Estates.  
  
RECOMMENDATION: Approval with conditions.

5. Memorandum No.: DR08-183  
 Project Name: Validus-S.R. 54 Commercial Development  
 Commissioner: The Honorable Pat Mulieri, Ed.D.  
 Location: On the north side of S.R. 54, approximately 1,850 feet west of Wilson Road, Section 26, Township 26 South, Range 18 East.  
 Acreage: 4.43 Acres, m.o.l.  
 Proposed Development: 13,500 square feet of office buildings.  
 RECOMMENDATION: Approval.

B. Class III

1. Memorandum No.: DR08-257  
 Project Name: Lake Padgett Reserve Subdivision  
 Commissioner: The Honorable Pat Mulieri, Ed.D.  
 Location: On the north side of Carson Road, approximately one-half mile east of U.S. 41, Section 25, Township 26 South, Range 18 East.  
 Acreage: 7.84 Acres, m.o.l.  
 Proposed Development: The applicant is requesting approval of a preliminary/construction plan and Stormwater Management Plan and Report to subdivide 7.84 acres into five single-family detached lots.  
 RECOMMENDATION: Continue to the December 20, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey due to the public notice requirements of a new variance request.

2. Memorandum No.: DR08-258  
 Project Name: Tucker Woods Subdivision  
 Commissioner: The Honorable Ted Schrader  
 Location: On the southwest corner of the intersection of Tucker Road and Michelle Lane, Section 22, Township 26 South, Range 21 East.  
 Acreage: 14.03 Acres, m.o.l.  
 Proposed Development: The applicant is requesting approval of a preliminary/construction plan and Stormwater Management Plan and Report to subdivide 14.03 acres into 14 single-family detached lots, with a variance request from Section 602.7, Tree Plan, which, if approved, would allow for a monetary contribution to the Tree Mitigation Fund for all required trees unable to be replaced due to area constraints.  
 RECOMMENDATION: Approval with conditions.

3. Memorandum No.: ZN08-208  
 Project Name: Hillcrest Preserve MPUD Master Planned Unit Development  
 Commissioner: The Honorable Ted Schrader  
 Location: In Central Pasco County, at the northeast corner of the intersection of S.R. 52 and C.R. 581, Sections 06 and 07, Township 25 South, Range 20 East.  
 Acreage: 667.61 Acres, m.o.l.  
 Proposed Development: The Zoning/Code Compliance Department has received a formal request from the applicant, Hillcrest Property, LLP, to amend the existing Hillcrest Preserve Conditions of Approval to extend the build-out date as provided for in Condition of Approval No. 32 from December 31, 2007, to December 31, 2008.  
 RECOMMENDATION: Approval with conditions.

IX. REGULAR AGENDA

A. Class II

1. Petition No.: GM08-105  
Applicant: District School Board of Pasco County  
(Continued from the November 8, 2007, Development Review Committee Meeting)  
Commissioner: The Honorable Ted Schrader  
Location: On the north side of Otis Allen Road, approximately two miles east of U.S. 301, Section 30, Township 25 South, Range 22 East.  
Acreage: 20 Acres, m.o.l.  
Present Zoning: A-C Agricultural  
Land Use: RES-1 (Residential - 1 du/ga)  
Proposed Development: Elementary School "T"  
Requested: Consistency Determination  
RECOMMENDATION: Approval.

B. Class III

1. Memorandum No.: ZN08-221  
Project Name: Triple J MPUD Master Planned Unit Development Amendment and Alternative Standards Request  
(Continued from the November 8, 2007, Development Review Committee Meeting)  
Commissioner: The Honorable Ted Schrader  
Location: On the south side of U.S. 98, approximately 2,000 feet west of Old Lakeland Highway (C.R. 35A), Sections 13, 18, 19, and 24, Township 25 South, Ranges 21 and 22 East.  
Acreage: 243.05 Acres, m.o.l.  
Proposed Development: The developer is requesting a reduction in the total number of units, elimination of attached units, and a reduction of the right-of-way width of the main access road.  
RECOMMENDATION: Approval with conditions.

C. Class IV

None Scheduled

X. DEVELOPMENT ISSUES DISCUSSION

A. Discussion of Policy Issues

None Scheduled

B. Project Discussion

1. Memorandum No.: ZN08-179  
Project Name: Sandy Lane Cell Tower

XI. INFORMATION

None Scheduled

XII. NOTED ITEMS

A. Class I Development Actions from September 26, 2007, to November 29, 2007:

1. Memorandum No.: DR07-2349  
Project Name: Pasco County Fire Station No. 16  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Applicant: Pasco County Facilities Management Department  
Location: Between the northeast corner of Geiger Cemetery Road and S.R. 54 and the southeast corner of Geiger Cemetery Road and Buehholz Lane, Section 08, Township 26 South, Range 21 East.  
Acreage: 2 Acres, m.o.l.  
Proposed Development: A 7,123-square-foot fire station.  
Type of Action: Approved.  
Date of Action: September 26, 2007

2. Memorandum No.: DR08-235  
 Project Name: Holiday Free Methodist Church Family Life Center  
 Commissioner: The Honorable Ann Hildebrand  
 Applicant: Holiday Free Methodist Church, Inc.  
 Location: On the north side of Darlington Road, south of Sunray Drive, approximately one-half mile east of U.S. 19, Section 29, Township 26 South, Range 16 East.  
 Acreage: 8.17 Acres, m.o.l.  
 Proposed Development: A one-story, 7,429-square-foot multipurpose/gymnasium with food-preparation room, restrooms, and storage to the 8.17-acre site.  
 Type of Action: Approved with conditions.  
 Date of Action: November 19, 2007

3. Memorandum No.: DR08-250  
 Project Name: Pumpco  
 Commissioner: The Honorable Pat Mulieri  
 Applicant: K & L Holdings, LLC  
 Location: On Wild Fern Circle, off of Pet Lane, and south of Wesley Chapel Boulevard, Section 14, Township 26 South, Range 19 East.  
 Acreage: 19.13 Acres, m.o.l.  
 Proposed Development: One-story 8,100-square-foot office/warehouse.  
 Type of Action: Approved with conditions.  
 Date of Action: November 20, 2007

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