

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

Legal Counsel Jeffrey N. Steinsnyder, County Attorney

Advisory Staff Cynthia M. Jolly, P.E, CFM, Development Director
Richard Gehring, Growth Management Administrator
James C. Widman, P.E, Engineering Services Director
Debra M. Zampetti, Zoning/Code Compliance Administrator

Pasco County Development Review Committee Agenda January 14, 2010 1:30 p.m., Dade City



Historic Pasco County Courthouse, Board Room, 2nd Floor
37918 Meridian Avenue, Dade City, FL. 33525

All cellular phones and pagers must be turned off while in the Board Room.

The Development Review Committee Agenda is comprised of two sections. Beginning at 1:30 p.m., the first section is called **PUBLIC HEARING**. Public Hearing items are advertised items for appeals, variances, preliminary plans/site plans and other final determinations by the DRC.

The Public Hearing section requires discussion, motions, and votes on an item-by-item basis. Comments by the public are allowed on Public Hearing items. Unless otherwise approved by the Development Review Committee, **each individual is limited to three minutes for such comments**. A timer will sound at two minutes to indicate that you have one minute remaining. Unless otherwise approved by the Development Review Committee, an individual is limited to one presentation per item.

The next section of the agenda is for **REGULAR**. Regular consists of Consent Items which may be publicly noticed items which are not requesting variances from the Land Development Code and ones where staff is not aware of any public opposition on the application. Prior to voting on a Consent Item, a Development Review Committee member, staff, developer, or a member of the public may request an item be removed from the Consent for discussion. All remaining items on Consent are approved by the Development Review Committee with a single motion and vote.

Regular also consists of items for consideration by the Development Review Committee that do not require public notice and upon which the Development Review Committee may have discussion.

With the exception of Discussion and Noted Items, regular items require motions, and votes on an item-by-item basis. Regular items include MPUDs, DRIs, Comprehensive Plan Amendments and Development Agreements (and amendments thereto) where the Development Review Committee makes recommendations to the Board of County Commissioners and non-substantial amendments to preliminary plans/site plans that fall under Section 306.18.F of the Land Development Code. Regular also allows for public comment with each individual limited to three minutes for such presentation per item, unless otherwise approved by the Development Review Committee.

Discussion allows the Development Review Committee an opportunity to discuss a policy matter in depth in a more informal manner and to receive lengthy presentations by staff or consultants. Noted Items contain a listing of those actions taken by staff in regard to matters not required to be presented to the Development Review Committee.

ANY PERSON DESIRING TO APPEAL ANY FINAL ACTION OF THE DEVELOPMENT REVIEW COMMITTEE WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE ENTIRE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. APPEALS OF SUCH FINAL ACTIONS ARE LIMITED TO THE TESTIMONY AND EVIDENCE IN THE RECORD, WHICH MEANS THAT NEW TESTIMONY AND EVIDENCE OUTSIDE THE RECORD CANNOT BE CONSIDERED DURING THE APPEAL PROCEEDING.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two working days of your receipt of this notice, please contact the Zoning/Code Compliance Division, West Pasco Government Center, 7530 Little Road, New Port Richey, FL 34654; (727) 847-8110 (v) in New Port Richey; (352) 521-4274, Ext. 8110 (v) in Dade City; and via 1-800-955-8771, if you are hearing impaired.

OPENING

A. ROLL CALL

MINUTES

October 22, 2009

[Please refer to next page]

MINUTES

- M1 October 22, 2009 - DRC Minutes-DRC -DRC Minutes for Approval
Memorandum ZN10-96
Recommendation: Approve
Comm. Dist. All

**** END OF MINUTES ****

PUBLIC HEARINGS

VARIANCE PETITIONS

OTHERS

- P1 Class III, Ashley Lakes Commercial Subdivision (SDU09-006),
Preliminary/Construction Stormwater Management Plan & Report w/Variance &
Alternative Standards Request-Nap Gunn 54, LLC-Location: Southeast corner
of S.R. 54 and Gunn Hwy; Section 27, Twn 26 S, Rng 17 E
Memorandum ZN10-047
Recommendation: Approval with conditions
Comm. Dist. 3
- P2 Class II, Bay Care Pasco, (f.k.a. Charter Medical Hospital) IIPR89-007,
Variance Request-Sunshine Holding, LLC-Location: On the south side of S.R.
54 and east of Land O' Lakes Boulevard; Section 25, Twn 26 S, Rng 18 E
Memorandum ZN10-081
Recommendation: Approval with conditions
Comm. Dist. 2

**** END OF VARIANCE PETITIONS ****

REGULAR

OTHERS

- R1 Rezoning Petition for Pasco Commerce Center MPUD-Pasco Industrial, Inc.-
Pasco Industrial is requesting to rezone approximately 168.4 acres from an A-
C Agricultural Zoning District to an MPUD to allow 1,200,000 square feet of
industrial/commercial; On the east and west sides of Pasco Road, east of I 75,
and approximately one-quarter mile north of S.R. 52, Sections 04, 05, 08, and
09, Twn 25 S, Rng 20 E
Memorandum ZN10-098
Recommendation: Continuance Requested
Comm. Dist. 1
- R2 CPAL10-1(07) Large Scale Comprehensive Plan Map Amendment-Mitchell
U.S. 41/S.R. 52 (f.k.a. CPAL09-1(03))-From AG/R and RES-1 to RES-3, OFF,
IL, and CON
Memorandum PGM10-65
Recommendation: Approve
Comm. Dist. 2
- R3 CPAL10-1(01) Staff Initiated Comprehensive Plan Amendments-Market Area
Package-DRC Review and Recommendation
Memorandum PGM10-69
Recommendation: Approve
Comm. Dist. All
- R4 CPAL10-1(04) Staff Initiated Comprehensive Plan Amendments -Planned
Development Open Space, Wetland Mitigation, and FLU Subarea-DRC Review
and Recommendation
Memorandum PGM10-72
Recommendation: Approve
Comm. Dist. All
- R5 CPAL10-1(09) Pasadena Hills Area Plan Amendment-DRC-DRC - January 14,
2010, 1:30 p.m., DC
Memorandum PGM10-81

- Recommendation: Approve
Comm. Dist. 1
- R6 CPAL10-1(03), Staff Initiated Comprehensive Plan Amendments - Transit Oriented Development-CPAL10-1(03) Staff Initiated -DRC: January 14, 2010, 1:30 p.m., New Port Richey
Memorandum PGM10-85
Recommendation: Approve
Comm. Dist. All
- R7 CPAL10-01(02) Comprehensive Plan Amendments - Urban Service Area Designation-DRC-Review staff recommendation and prepare recommendation to LPA
Memorandum PGM10-94
Recommendation: Approve
Comm. Dist. All
- R8 CPAL10-1(8) Comprehensive Plan Amendment -Mixed Use Western Hub Classification -CPAL10-1(8) Future Land Use Map Amendment for approximately 1,133 acres
Memorandum PGM10-98
Recommendation: Approve
Comm. Dist. 3
- R9 NOTED ITEM - Class I, Dobies Crematory Addition (IPR09-033), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Thomas B. Dobies-Location: On the southwest corner of Hudson Avenue and Hicks Road; Section 26, Twn 24 S, Rng 16 E
Memorandum ZN10-029
Recommendation: Not Applicable
Comm. Dist. 5
- R10 NOTED ITEM - Class I, Radiant Convenience Store (IPR09-036), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-The Radiant Group, LLC-Location: On the northeast corner of C.R. 54 (Wesley Chapel Boulevard) and Oakley Boulevard; Section 12, Twn 26 S, Rng 19 E
Memorandum ZN10-039
Recommendation: Not Applicable
Comm. Dist. 1
- R11 NOTED ITEM - Class III, Columns at Bear Creek, Phase II (SDU08-021), Subdivision Construction Plan and Stormwater Management Plan and Report-52 Associates, LLC-Location: On the south side of S.R. 52, approximately one-half mile east of Little Road; Section 07, Twn 25 S, Rng 17 E
Memorandum ZN10-069
Recommendation: Not Applicable
Comm. Dist. 4
- R12 NOTED ITEM - Class II, Hays Towne Center (IIPR09-019), Construction Plan and Stormwater Management Plan and Report -Dunphy Properties-Location: On the northwest corner of Hays Road and S.R. 52; Section 11, Twn 25 S, Rng 17 E
Memorandum ZN10-087
Recommendation: Not Applicable
Comm. Dist. 2

**** END OF REGULAR ****