

**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 28, 2010 1:30 p.m., New Port Richey



West Pasco Government Center, Board Room, First Floor  
7530 Little Road, New Port Richey, FL 34654-5598

**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**

December 3, 2009

**[Please refer to next page]**

## MINUTES

- M1 December 3, 2009 - DRC Minutes-DRC-DRC Minutes for Approval  
Memorandum ZN10-113  
Recommendation: Approve  
Comm. Dist. All

\*\*\*\* END OF MINUTES \*\*\*\*

## PUBLIC HEARINGS

### VARIANCE PETITIONS

#### OTHERS

- P1 Class I, ALDI, Inc - Holiday (IPR08-062), Variance Request-ALDI, Inc.-Section 602.7 to allow contribution to the tree fund in lieu of replacement; Section 603.11 to allow alternative design in lieu of masonry wall to screen service area; Section 603.12 to allow stormwater management swale to exceed maximum encroachment in buffer. Location: On the northwest side of Alternate U.S. 19, slightly west of its terminus with U.S. 19, at the southwest corner of Manton Lane and Alternate U.S. 19; Section 31, Twn 26 S, Rng 16 E.  
Memorandum ZN10-088  
Recommendation: Approval with conditions  
Comm. Dist. 3
- P2 Class II, Sonny's Real Pit Bar-B-Q (IPR97-080), Wesley Chapel - Variance Requests -A & M Bar-B-Q, Inc.-Location: On the east side of Bruce B. Downs Boulevard and south of Wesley Chapel Boulevard; Section 07, Twn 26 S, Rng 20 E  
Memorandum ZN10-089  
Recommendation: Approval with conditions  
Comm. Dist. 2

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

## REGULAR

### OTHERS

- R1 SunWest Harbourtowne Development of Regional Impact Application for Development Approval/Development Order-Sunwest Acquisition Corporation-Northwest Pasco County between the unincorporated communities of Hudson to the south and Aripeka to the north, in Sections 01, 02, 11, 12, and 13, Township 24 South, Range 16 East. The project is generally bounded by Aripeka Road to the north, U.S. Highway 19 to the east, coastal saltwater marsh lands to the west, and residential development to the south.  
Memorandum PGM10-105  
Recommendation: Approve  
Comm. Dist. 5
- R2 SunWest Harbourtowne Development of Regional Impact Development Agreement-Suwest Acquisition Corporation-Northwest Pasco County between the unincorporated communities of Hudson to the south and Aripeka to the north, in Sections 01, 02, 11, 12, and 13, Township 24 South, and Range 16 East. The project is generally bounded by Aripeka Road on the north; U.S. 19 on the east; coastal, saltwater marshlands on the west; and residential developments on the south.  
Memorandum PGM10-102  
Recommendation: Approve  
Comm. Dist. 5
- R3 Rezoning for SunWest Harbourtowne to an MPUD-Sun West Acquisition Corporation; Forest Properties, LLC; and Branford Investments, LLC-To rezone approximately 1,071.65 acres from varying zoning districts to an MPUD Master Planned Unit Development to allow 350 single-family detached, 2,150 single-family attached-multifamily, 250,000 square feet of commercial, 50,000 square feet of office, a 250-room hotel, an 18-hole golf course, and a marina; On the southwest corner of US 19 and Aripeka Road; Sections 01, 02, 07, 11, 12, 13, 14, 15, 22, Township 24 South, Range 16 East  
Memorandum ZN10-009

Recommendation: Approval with conditions  
Comm. Dist. 5

- R4 Pasco Commerce Center MPUD - Rezoning Request-Pasco Industrial, Inc.-To rezone approximately 168.4 acres from A-C Agricultural to an MPUD to allow 1,200,000 square feet of corporate business park, et.al. uses; On the east and west sides of Pasco Road, east of I-75, Sections 04, 05, 08, and 09, Twn 25 S, Rng 20 E

Memorandum ZN10-070

Recommendation: Approval with conditions  
Comm. Dist. 1

- R5 MPUD Non-Substantial Modification to Shoppes of Ballantrae Village-J.D.R. Commercial Real Estate, LLC-Non-substantial modification to amend conditions; On the northeast and northwest corners of the intersection of Ballantrae Boulevard and S.R. 54; Section 29, Twn 26 S, Rng 18 E

Memorandum ZN10-085

Recommendation: Approval with conditions  
Comm. Dist. 2

- R6 Class II, Bayonet Point Commercial Center, Preliminary Site Plan - IIPR09-031-BV Bayonet Point, LLC-Location: On the south side of S.R. 52 and the west side of U.S. 19; Section 09,Twn 25 S, Rng 16 E

Memorandum ZN10-103A

Recommendation: Continuance Requested  
Comm. Dist. 5

- R7 NOTED ITEM - Class II, Longleaf Workplace/Trinity Lutheran Church Nonsubstantial Amendment (IIPR03-022), Preliminary/Construction Site Plan - Longleaf Town Center, Inc.-Location: On the northeast corner of Starkey Boulevard, north of S.R. 54; Section 19, Twn 26 S, Rng 17 E

Memorandum ZN10-090

Recommendation: Not Applicable  
Comm. Dist. 3

\*\*\*\* END OF REGULAR \*\*\*\*