

**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 February 11, 2010 1:30 p.m., Dade City



Historic Pasco County Courthouse, Board Room, 2<sup>nd</sup> 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**

**[Please refer to next page]**

## PUBLIC HEARINGS

### VARIANCE PETITIONS

#### OTHERS

- P1 S.R. 54 Medical Variance Request (VAC10-106)-Joe and Berna Cracium-  
Location: On the north side of S.R. 54 and east of I-75 Section 07, Twn 26 S,  
Rng 20 E  
Memorandum ZN10-106  
Recommendation: Approval with conditions  
Comm. Dist. 1
- P2 Class II, Dollar General @ Zephyrhills (IIPR10-004), Variance Request-Hanlex  
Development-On the east side of Gall Blvd. (U.S. 301), approximately 750 feet  
north of the apex of Gall Blvd. and Paul S. Buchman Hwy (S.R. 39), south of  
the Zephyrhills city limits; Section 14; Twn 26 S; Rng 21 E  
Memorandum ZN10-116  
Recommendation: Approval with conditions  
Comm. Dist. 1

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

### NON-VARIANCE PETITIONS

#### OTHERS

- P3 Class II, Cypress Creek Town Center North Phases 1 and 2 Infrastructure  
Improvements and Cypress Creek Town Center North Bike and Pedestrian  
Plan (IIPR09-029)-Pasco Ranch, Inc.-Preliminary/Construction Site Plan,  
Stormwater Management Plan and Report, and Bike and Pedestrian Plan  
Location: Northeast corner of CR 54/Wesley Chapel Boulevard and State  
Road 56; Section 27, Twn 26 S, Rng 19 E  
Memorandum ZN10-099  
Recommendation: Continuance Requested  
Comm. Dist. 2

\*\*\*\* END OF NON-VARIANCE PETITIONS \*\*\*\*

## REGULAR

#### OTHERS

- R1 SunWest Harbourtowne Development of Regional Impact Development  
Agreement-Sunwest Acquisition Corporation-DRC: 2/11/10, 1:30 p.m., DC  
Recommendation: Continuance  
Memorandum PGM10-102A  
Recommendation: Continuance Requested  
Comm. Dist. 5
- R2 Livingston MPUD Master Planned Unit Development-Robert F. & Frances F.  
Grimsley/Mercantile Bank-The applicant is requesting to rezone 580 acres from  
varying zoning districts to MPUD to develop 1,800 residential units and a 22  
acre school site/ The property is directly abutting the south Pasco County Line,  
approximately one-quarter mile east of Meadow Pointe Boulevard and three-  
quarter mile south of future S.R. 56, Sections 35 and 36, Township 28 South,  
Range 20 East  
Memorandum ZN10-111  
Recommendation: Approval with conditions  
Comm. Dist. 2
- R3 Class I, ALDI, Inc - Holiday (IPR08-062), Manton Lane Access Discussion-  
ALDI, Inc.-Staff initiated discussion of the elimination of the proposed Manton  
Lane entrance. 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 ZN10-126  
Recommendation: Other  
Comm. Dist. 3
- R4 Discussion-Land Development Code ReWrite-Processing of Applications - To  
Be Distributed

Memorandum PD10-054  
Recommendation: Not Applicable  
Comm. Dist. All

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