

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 March 18, 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

[Please refer to next page]

PUBLIC HEARINGS

VARIANCE PETITIONS

OTHERS

- P1 Taco Bell Variance Requests, VAC 10-502-CW Hays Construction-Location: 22744 State Road 54; on the south side of SR 54, approximately 460 feet west of its intersection with Collier Parkway; Section 31, Twn 26 S, Rng 19 E
Memorandum ZN10-146
Recommendation: Approval with conditions
Comm. Dist. 2
- P2 Taco Bell Variance Requests, VAC 10-503-CW Hays Construction-Location: 5406 County Road 581; on east side of Bruce B. Downs approximately 300 feet south of its intersection with State Road 54; Section 07, Twn 26, Rng 20 E
Memorandum ZN10-147
Recommendation: Approval with conditions
Comm. Dist. 2

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

NON-VARIANCE PETITIONS

OTHERS

- P3 Class II, Dollar General at Zephyrhills, Preliminary/Construction Site Plan, Stormwater Management Plan and Report (IIPR10-004)-Hanlex Development-Location: On the east side of Gall Boulevard (U.S. 301), approximately 750 feet north of the apex of Gall Boulevard and Paul S. Buchman Highway; Section 14, Township 26 S, Range 21 E
Memorandum ZN10-138
Recommendation: Approval with conditions
Comm. Dist. 1

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

REGULAR

OTHERS

- R1 FCI MPUD Master Planned Unit Development-Florida Citrus Investors, Inc.-The applicant is requesting to rezone 159.5 acres from an A-C Agricultural District to MPUD Master Planned Unit Development. Located on the west side of U.S. 41, at the terminus of Keene Road which is approximately one-half mile south of the intersection of U.S. 41 and S.R. 52, Sections 8, 16, and 17, Township 25 South, Range 18 East
Memorandum ZN10-005
Recommendation: Denial
Comm. Dist. 2
- R2 Harrison-Bennett - Chapel Creek Crossings - Policy Direction Regarding Impact Fee Credits for Roadway-Discussion - David Freeman and Steve Booth -Policy Direction Regarding Impact Fee Credits for Roadway Improvements, Proposed DA - Chapel Creek Crossings
Memorandum ENA10-007
Recommendation: Other
Comm. Dist. 2
- R3 NOTED ITEM: Class I, HMT Offices, LLC (IPR09-020), Preliminary/Construction Site Plan, Stormwater Management Plan and Report-HMT Office, LLC-Location: On the southwest corner of the intersection of Little Road and Photonics Drive; Section 26, Twn 26 S, Rng 16 E
Memorandum ZN10-110
Recommendation: Not Applicable
Comm. Dist. 3

**** END OF REGULAR ****