

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

April 1, 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 17, 2009

[Please refer to next page]

MINUTES

M1 December 17, 2009 - DRC Minutes-DRC-DRC Minutes for Approval
Memorandum ZN10-164
Recommendation: Approve
Comm. Dist. All

**** END OF MINUTES ****

PUBLIC HEARINGS

VARIANCE PETITIONS

OTHERS

- P1 Zoning - Variance Request-Soares Family Trust-Reduction of required minimum east side setback from 5' to 4.2' for an existing detached garage in an A-R district
Memorandum ZN10-2007
Recommendation: Approval with conditions
Comm. Dist. 1
- P2 Zoning - Variance Request-Voncelia & Homer Amos, Jr.-Reduction in required minimum rear setback from 50' to 25.6' for a room addition in an A-R district
Memorandum ZN10-2008
Recommendation: Approval with conditions
Comm. Dist. 1
- P3 Zoning - Variance Request-Bryan A. & Melanie P. Weed-Increase in the maximum allowed projection into the required west side yard area from 3' to 4' for a heat pump and related pool equipment in a PUD district
Memorandum ZN10-2009
Recommendation: Approval with conditions
Comm. Dist. 1
- P4 Class I, ALDI, Inc - Holiday (IPR08-062), Variance Requests-ALDI, Inc.- 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 ZN10-155
Recommendation: Partial Approve
Comm. Dist. 3
- P5 Class II, Village Market of Wesley Chapel (DPR87-70), Variance requests- Christopher S. McNeal, McNeal Engineering-Relief from LDC Sections 603.7, 603.9, and 603.12 to allow reduction in building perimeter landscaping, buffer widths, and allow over stormwater to be 50% of buffer. Location: 5351 SR 581, at the southwest corner of SR 54 and SR 581; Sec 07, Twn 26 S, Rng 20 E
Memorandum ZN10-162
Recommendation: Approval with conditions
Comm. Dist. 2

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

NON-VARIANCE PETITIONS

OTHERS

- P6 Class II, Wal-Mart (Hudson), Driveway Amendment-Wal-Mart Stores East, Inc., (IIPR05-001)-Location: On the east side of US 19, north of Beacon Woods Drive and south of Di Paola Drive; Section 03, Twn 25 S, Rng 16 E
Memorandum ZN10-168
Recommendation: Approval with conditions
Comm. Dist. 5

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

REGULAR

OTHERS

R1

NOTED ITEM - Class I, Summit Medical, Phase IV (IPR10-011)
Preliminary/Construction Site Plan and Stormwater Management Plan and
Report-Summit Medical Partnership-Location: North side of S.R. 52,
approximately 475 feet east of Zimmerman Road, Section 03, Twn 25 S, Rng
16 E

Memorandum ZN10-154

Recommendation: Not Applicable

Comm. Dist. 5

**** END OF REGULAR ****