

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
Samuel P. Steffey II, Growth Management Administrator
James C. Widman, P.E, Engineering Services Director
Debra M. Zampetti, Zoning/ Code Compliance Administrator

Pasco County Development Review Committee Special Agenda April 17, 2008 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

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

- P1 Class IIIU, (SDU07-038) Bexley Tracts 1 and 2, Phase 1C, Preliminary Plan Only, Phase 1A, 1B, 2A and 2B, Preliminary/Construction Plan and Stormwater Management Plan and Report with Variance Requests and Alternative Standards Requests-NNP-Bexley, Ltd.-Approximately one-half mile north of S.R. 54 and approximately 1,000 ft. east of the Suncoast Parkway in Sections 07, 08, 16, 17, 18, 19, and 20, Twn 26 S, Rng 18 E
Memorandum DR08-1086
Recommendation: Approval with conditions
Comm. Dist. 2

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

REGULAR

GROWTH MANAGEMENT

- R1 Small-Scale Comprehensive Plan Amendment CPAS08(01)-Commercial South, Inc., Centers Commerce, Inc., Pdk Florida Alpha Lambda Chapter, Inc.-CPA/Southwest Pasco/From IH to COM (Continued from 03-27-08 and 04-10-08)
Memorandum GM08-257
Recommendation: Continuance Requested
Comm. Dist. 3

ZONING/CODE COMPLIANCE

- R2 Berry Hill Estates MPUD rezoning-Berry Hill Estates, Ltd., and Platt Road Farms, Ltd.-To rezone approximately 402.83 acres from A-R Agricultural-Residential and A-C Agricultural Zoning Districts to an MPUD Master Planned Unit Development to allow 266 single-family detached lots-On the west side of C.R. 41 (Blanton Road), south of and abutting Platt Road, and north of and abutting Ruffing Road, Sections 19 and 20, Twn 24 S, Rng 21 E.
Memorandum ZN08-519
Recommendation: Approval with conditions
Comm. Dist. 1

**** END OF REGULAR ****