

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 29, 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

January 14, 2010

January 28, 2010

February 11, 2010

[Please refer to next page]

MINUTES

- M1 January 14, 2010 - DRC Minutes-DRC-DRC Minutes for Approval
Memorandum ZN10-185
Recommendation: Approve
Comm. Dist. All
- M2 January 28, 2010 - DRC Minutes-DRC-DRC Minutes for Approval
Memorandum ZN10-186
Recommendation: Approve
Comm. Dist. All
- M3 February 11, 2010 - DRC Minutes-DRC-DRC Minutes for Approval
Memorandum ZN10-187
Recommendation: Approve
Comm. Dist. All

**** END OF MINUTES ****

PUBLIC HEARINGS

VARIANCE PETITIONS

OTHERS

- P1 Zoning Petition - Variance Request-Ramona K. Migliore-Cowan-Location: On the southeast corner of the intersection of Sea Ranch Drive and Allyn Drive
Memorandum ZN10-2010
Recommendation: Approval with conditions
Comm. Dist. 5
- P2 Zoning Petition - Variance Request-Tampa Bay Community Development-Location: On the west side of 21st Street (Powerline Road), at the intersection of Sol Vista Drive and 21st Street
Memorandum ZN10-2011
Recommendation: Partial Deny
Comm. Dist. 1
- P3 Class III, 3600 Commercial, (SDU10-002), Preliminary/Construction Plan, Stormwater Management Plan and Report with Variance -Bad Lands,LLC, and We Shelter America, Inc.-Location: On the east side of U.S. 41 and approximately 357' north of Swan Landing; Section 24,Twn 26 S, Rng 18 E
Memorandum ZN10-161
Recommendation: Approval with conditions
Comm. Dist. 2
- P4 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 S.R. 581, at the southwest corner of S.R. 54 and SR 581; Section 07, Twn 26 S, Rng 20 E
Memorandum ZN10-173
Recommendation: Approval with conditions
Comm. Dist. 2

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

NON-VARIANCE PETITIONS

OTHERS

- P5 Class III, Sunlake Northwest Commercial Subdivision (SDU10-003), Mass Grading Plan, Stormwater Management Plan and Report and Lift Station with Preliminary/Construction Site Plan for One Commercial Lot-Sunlake Equity One, LLC-Location: North side of S.R. 54 and west side of Sunlake Boulevard; Section 28, Twn 26 S, Rng 18 E
Memorandum ZN10-175
Recommendation: Approval with conditions

Comm. Dist. 2

P6 Class II, Project Transcript Phases 1 & 2 (IIPR10-006), Preliminary/Construction Site Plan, Stormwater Mangement Plan and Report-Ryan Companies US, Inc.-Location: North side of S.R. 54, approximately 800 feet west of Sunlake Boulevard; Section 28, Twn 26 S, Rng 18 E
Memorandum ZN10-176
Recommendation: Approval with conditions
Comm. Dist. 2

P7 Class II, Pasco County Sheriff's Hangar (IIPR10-010), Preliminary/Construction Site Plan, Stormwater Management Plan and Report-Pasco County Sheriff's Department-Location: On the north side of Central Boulevard, approximately 600 feet east of Land O' Lakes Boulevard; Section 15, Twn 25 S, Rng 18 E
Memorandum ZN10-174
Recommendation: Approval with conditions
Comm. Dist. 2

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

REGULAR

OTHERS

R1 FCI MPUD Master Planned Unit Development-Florida Citrus Investors, Inc.- Applicant is requesting a 60-day continuance of the hearing of their MPUD rezoning request. 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, Section(s) 8, 16, and 17, Town ship 25 South, Range 18 East.
Memorandum ZN10-170
Recommendation: Continuance Requested
Comm. Dist. 2

**** END OF REGULAR ****