

**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

May 27, 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**

April 1, 2010

**[Please refer to next page]**

## MINUTES

- M1 April 1, 2010 - DRC Minutes-DRC-DRC Minutes for Approval  
Memorandum ZN10-224  
Recommendation: Approve  
Comm. Dist. All

\*\*\*\* END OF MINUTES \*\*\*\*

## PUBLIC HEARINGS

### VARIANCE PETITIONS

#### OTHERS

- P1 Zoning - Variance Petition-Debra K. Rickel and Brenda S. Adrian-Adjustment of established standards.  
Memorandum ZN10-2012  
Recommendation: Approval with conditions  
Comm. Dist. 2
- P2 Class II, Grand Trinity Plaza Addition (IIPR08-016), Variance Request from Section 78-38 Transportation Impact Fees-Grand Trinity Plaza, LLC-Location: On the northeast corner of Little Road and Old C.R. 54; Section 13, Twn 26 S, Rng 16 E  
Memorandum ZN10-198  
Recommendation: Continuance Requested  
Comm. Dist. 4
- P3 Class I , Infinity Doctor Office (IPR09-037) Variance Request -Rohit K. Shah and Dipak Parekh-Location: On the west side of Thys Road and north of S.R. 54; Section 16, Twn 26 S, Rng 16 E  
Memorandum ZN10-211  
Recommendation: Approval with conditions  
Comm. Dist. 3

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

### NON-VARIANCE PETITIONS

#### OTHERS

- P4 Class II, Pasco County Sheriff's Helicopter 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 ZN10-202  
Recommendation: Approval with conditions  
Comm. Dist. 2
- P5 Class II, Pasco County Sunwest Park (IIPR07-093) Preliminary/Construction Site Plan, Stormwater Management Plan and Report-Pasco County Facilities Management Department-Location: At the intersection of Old Dixie Hwy and Race Track Road, east and west sides of Old Dixie Hwy and adjacent to the Sunwest Mines; Section 10,11 and 14, Twn 24 S, Rng 16 E  
Memorandum ZN10-209  
Recommendation: Continuance Requested  
Comm. Dist. 5

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

## REGULAR

### OTHERS

- R1 Villages of Pasadena Hills, Village C, Parcel C-1 - MPUD Master Planned Unit Development-Evans Properties, Inc.-Location: On the north side of Williams Cemetery Road, approximately one and one-quarter miles west of the intersection of Williams Cemetery Road and Prospect Road, Section 07, Township 25 South, Range 21 East. The applicant is requesting to rezone 63.8 acres from A-C to MPUD.  
Memorandum ZN10-221  
Recommendation: Approval with conditions  
Comm. Dist. 1
- R2 Villages of Pasadena Hills, Village F, Parcel F-1 - MPUD Master Planned Unit Development-Evans Properties, Inc.-Location: On the south side of Prospect Road, approximately 3/4 mile west of the intersection of Handcart Road and Prospect Road, Section 13, Township 25 South, Range 20 East. The applicant is requesting to rezone 219.1 acres from A-C to MPUD  
Memorandum ZN10-222  
Recommendation: Approval with conditions  
Comm. Dist. 1
- R3 Villages of Pasadena Hills, Village G, Parcel G-1 - MPUD Master Planned Unit Development-Evans Properties, Inc.-Location: On the east side of Handcart Road, approximately one mile south of the intersection of Handcart Road and Prospect Road, Section 19 and 30, Township 25 South, Range 21 East. The applicant is requesting to rezone 257.2 acres from A-C to MPUD.  
Memorandum ZN10-223  
Recommendation: Approval with conditions  
Comm. Dist. 1
- R4 NOTED ITEM - Class I, Dance and Gymnastics Studio, Lot 4J (Terra Bella Commercial - IPR10-010) - Preliminary/Construction Site Plan and Stormwater Management Plan and Report -K & B Flagship, LLC-Location: Venezia Drive and north of S.R. 54; Section 29, Twn 26 S, Rng 19 E  
Memorandum ZN10-191  
Recommendation: Not Applicable  
Comm. Dist. 2

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