

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 June 10, 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 Class I, Red Robin Gourmet Burgers at Wiregrass (IPR10-013), Variance Request-Red Robin International, Inc.-Relief from LDC Section 617.4.H.1.b to allow reduction in building perimeter landscaping width. Location: On the north side of S.R. 56 and south side of Willet Way, approximately 1,300 feet east of Bruce B. Downs Boulevard and 300 feet east of Paseo Drive; Section 30, Twn 26 S, Rng 20 E
Memorandum ZN10-212
Recommendation: Approval with conditions
Comm. Dist. 2
- P2 Class II, Grand Trinity Plaza Addition (IIPR08-016), Variance Request from Ordinance 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 ZN10-232
Recommendation: Denial of Variance
Comm. Dist. 4

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

NON-VARIANCE PETITIONS

OTHERS

- P3 Class III, Tender Care Center Commercial Subdivision (SDU09-004); Preliminary/Construction Site Plan, Stormwater Management Plan and Report-Philip Mazzuco and K & M Properties of Florida, LLC-Location: On the south side of County Line Road North (CR 578), approximately 1 and 1/4 miles west of the Suncoast Parkway; Section 04, Twn 24 S, Rng 18 E
Memorandum ZN10-206
Recommendation: Approval with conditions
Comm. Dist. 2

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

REGULAR

OTHERS

- R1 Gateway Commerce Park MPUD Master Planned Unit Development-James & Justina Cracchiolo-The applicants are requesting to rezone 18.93 acres from A -R to MPUD in conjunction with a land use amendment to PD. Located on the east side of Eiland Boulevard approximately one-quarter mile north of S.R. 54, Section 18, Township 26 South, Range 21 East
Memorandum ZN10-217
Recommendation: Approval with conditions
Comm. Dist. 2
- R2 Stony Brook Commerce Park MPUD Master Planned Unit Development-Gotthold E. Gerber Irrevocable Trust & Gerber Family LLLP, & Mathilda Berber Revocable Trust-The applicants are requesting to rezone 39.88 acres from R-2 and C-1 to MPUD in conjunction with a land use amendment to PD. Located on the north side of S.R. 54, approximately one mile east of I-75 opposite Saddlebrook Way and abutting Tupper Road to the east. Section 08, Township 26 South, Range 20 East
Memorandum ZN10-218
Recommendation: Continuance Requested
Comm. Dist. 1
- R3 Class II, Pasco County Sunwest Park, (IIPR07-093) - Preliminary/Construction Site Plan and Stormwater Management Plan and Report -Pasco County Facilities Management Department-Location: At the intersection of Old Dixie Highway and Race Track Road; Sections 10, 11, and 14, Twn 24 S, Rng 16 E
Memorandum ZN10-231
Recommendation: Approval with conditions

Comm. Dist. 5

- R4 Martin Marietta MPUD Master Planned Unit Development-Martin Marietta Materials-Location: On the north side of Pasco-Hillsborough County Line Road, Crystal Springs, approximately 800 feet east of S.R. 39 and County Line Road South,Rezone approximately 88 acres from an A C Agricultural Zoning District to an MPUD Master Planned Unit Development District to allow development of an aggregate transfer facility, asphalt plant, and ancillary industrial uses.

Memorandum ZN10-237

Recommendation: Continuance Requested

Comm. Dist. 1

- R5 Cannon Ranch DRI/Development Agreement Amendment-New Cities Land Company, Inc.; Bates Properties, Inc; DAD Properties, LLC; Cannon Ranch, LLC; Bella Verde East CDD; Bella Verde Lake CDD; Bella Verde Golf CDD; and Cannon Ranch Co-Tenancy-Location: East Pasco County, one mile east of I-75, on the south side of S.R. 52 with Curley Road on the east boundary and Tyndall Road on the south boundary, in Sections 09, 10, 11, 14, 15, and 16, Twn 25 S, Rng 20 E

Memorandum PGM10-188

Recommendation: Approval with conditions

Comm. Dist. 1

- R6 Wiregrass DRI Comprehensive Plan Amendment-Locust Branch, LLC-South Central Pasco in Sections 7, 17, 18, 19, 20, 21, 22, 27, 28, 29, and 30; Township 26 S; Range 20E

Memorandum PGM10-205

Recommendation: Approve

Comm. Dist. 1

- R7 NOTED ITEM: Class I, RaceTrac #862 (IPR09-022); Preliminary/Construction Site Plan, Stormwater Management Plan and Report-Del Lago Ventures, Inc.- Location: On the southwest corner of S.R. 52 and Silver Palm Boulevard; Section 12, Twn 25 S, Rng 17 E

Memorandum ZN10-210

Recommendation: Not Applicable

Comm. Dist. 4

**** END OF REGULAR ****