

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 July 15, 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

May 13, 2010

[Please refer to next page]

MINUTES

- M1 May 13, 2010 - DRC Minutes-DRC-DRC Minutes for Approval
Memorandum ZN10-274
Recommendation: Approve
Comm. Dist. All

**** END OF MINUTES ****

REGULAR

OTHERS

- R1 Martin Marietta MPUD Master Planned Unit Development-Martin Marietta Materials-Rezoning - 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;
Memorandum ZN10-229
Recommendation: Approval with conditions
Comm. Dist. 1
- R2 FCI MPUD Master Planned Unit Development -Florida Citrus Investors, Inc.- The applicant is requesting to rezone 159.5 acres from an A-C Agricultural District to an MPUD Master Planned Unit Development District to develop 4 residential parcels consisting of 317 single family detached dwelling units and townhomes. Located on 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, Township 25 South, Range 18 East.
Memorandum ZN10-256
Recommendation: Continuance Requested
Comm. Dist. 2
- R3 CPAS10 (03) Schaper Small Scale Comprehensive Plan Amendment - Applicant: Schaper-From: CON To: RES-1 Location: Southeast Pasco Recommendation: Approval
Memorandum PGM10-194
Recommendation: Approve
Comm. Dist. 1
- R4 CPAS10 (04) Anmar Real Estate Small Scale Comprehensive Plan Amendment -Applicant: Anmar Real Estate -From: RES-3 To: COM Location: Northwest Pasco Recommendation: Approval
Memorandum PGM10-197
Recommendation: Approve
Comm. Dist. 4
- R5 CPAS10 (05) Small Scale Comprehensive Plan Amendment-CPAS10 (05) Small Scale Comprehensive Plan Amendment - Stone at Robel Way-From RES 9 to COM Location: Northeast corner of the intersection of Stone Road and Roble Way.
Memorandum PGM10-200
Recommendation: Approve
Comm. Dist. 4
- R6 CPAS10 (06) Small Scale Comprehensive Plan Amendment-CPAS10 (06) Small Scale Comprehensive Plan Amendment; Denton Ave. -ROR to IL
Memorandum PGM10-225
Recommendation: Approve
Comm. Dist. 5
- R7 CPAS10 (07) William & Pickens, Small Scale Comprehensive Plan Amendment-William & Pickens-Location: Southeast corner of U.S. 301 and Townsend Road
From: RES-3 To: COM
Memorandum PGM10-228
Recommendation: Approve
Comm. Dist. 1

- R8 Cannon Ranch 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-Amendment to the Development Agreement - Continuance
Memorandum PGM10-250
Recommendation: Continuance Requested
Comm. Dist. 1
- R9 NOTED ITEM - Class I, Summertree Water Treatment Facilities (IPR09-019), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Utilities, Inc. of Florida-Location: On the west side of Paradise Pointe Way and south of S.R. 52; Section 08, Twn 25 S, Rng 17 E
Memorandum ZN10-234
Recommendation: Not Applicable
Comm. Dist. 4
- R10 NOTED ITEM - Class I, Red Robin Gourmet Burgers - Wiregrass (IPR10-013), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Red Robin International, Inc.-Location: Within The Shops at Wiregrass on the north side of S.R. 56 and south side of Willet Way, approximately 1,300 feet east of Bruce B. Downs Boulevard; Section 30, Twn 26 S, Rng 20 E
Memorandum ZN10-246
Recommendation: Not Applicable
Comm. Dist. 2

**** END OF REGULAR ****