

**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 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**

May 27, 2010

**[Please refer to next page]**

## MINUTES

- M1 May 27, 2010 - DRC Minutes-DRC-DRC Minutes for Approval  
Memorandum ZN10-286  
Recommendation: Approve  
Comm. Dist. All

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

## PUBLIC HEARINGS

### VARIANCE PETITIONS

#### OTHERS

- P1 Zoning - Variance Petition-Debra K. Rickle and Brenda S. Adrian-Adjustment of Established Standards.  
Memorandum ZN10-2012  
Recommendation: Approval with conditions  
Comm. Dist. 2
- P2 Zoning - Variance Petition-George F. and Dolores K. Scanlon-A reduction in the required minimum rear setback from 15' to 7.5', for a room addition for a small lot of record; Section 14, Twn 25 S, Rng 16 E  
Memorandum ZN10-2015  
Recommendation: Denial  
Comm. Dist. 5
- P3 Zoning - Variance Petition-Adam Smith Enterprises, Inc./Evergreen at Trinity East-Location: On the southwest corner of the intersection of S.R. 54 and Community Drive; Section 28, Twn 26 S, Rng 17 E  
Memorandum ZN10-2017  
Recommendation: Approval with conditions  
Comm. Dist. 3
- P4 Mitchell Water Treatment (IPR10-025), Variance Requests-Florida Governmental Utility Authority-Location: On the north side of Mitchell Ranch Road and west of Little Road; Section 22, Twn 26 S, Rng 16 E  
Memorandum ZN10-251  
Recommendation: Approval with conditions  
Comm. Dist. 3
- P5 Class II, Starkey Self-Storage (IIPR10-002), Preliminary/Construction Site Plan, Stormwater Management Plan and Report, and Variance Requests -Tri County Development, Inc.-Location: On the southwest corner of Starkey Boulevard and DeCubellis Road, Section 01, Twn 26 S, Rng 16 E  
Memorandum ZN10-272  
Recommendation: Approval with conditions  
Comm. Dist. 4

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

## REGULAR

### OTHERS

- R1 Rezoning Petition - River Landing MPUD -Zephyr Egg Company-The applicant/developer is requesting to rezone approximately 825.47 acres from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to allow 1,999 dwelling units (single-family detached/single-family attached/multifamily). Location: On the west side of Morris Bridge Road, approximately one-half mile south of Chancey Road; Section 25, Twn 26 S, Rng 20 E; and Section 30, Twn 26 S, Rng 21 E  
Memorandum ZN10-220A  
Recommendation: Approval with conditions  
Comm. Dist. 2

R2

Wiregrass Ranch DRI, No. 260 - Notice of Proposed Change Development  
Order Amendment -Locust Branch, LLC -Location: South Central Pasco  
County, east of S.R. 581, south of S.R. 54 and approximately 3 miles west of  
Morris Bridge Road on + 5,118 acres

Memorandum PGM10-259

Recommendation: Approve

Comm. Dist. 2

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