

**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 November 5, 2009 1:30 p.m., Dade City



Historic Pasco County Courthouse, Board Room, 2<sup>nd</sup> 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**

September 24, 2009

**[Please refer to next page]**

## MINUTES

- M1 September 24, 2009 - DRC Minutes-DRC-DRC Minutes for Approval  
Memorandum ZN10-36  
Recommendation: Approve  
Comm. Dist. All

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

## PUBLIC HEARINGS

### VARIANCE PETITIONS

#### GROWTH MANAGEMENT

- P1 Cypress Creek Town Center DRI Notice of Proposed Change/Development Order Amendment and Variance Request-Pasco 54, Ltd.; Pasco Ranch, Inc.; and Pasco Properties of Tampa Bay, Inc.-South-central area of Pasco County, just west of I-75, between I-75 and Wesley Chapel Boulevard, spanning north and south of State Road 56.  
Memorandum PGM10-23  
Recommendation: Approve  
Comm. Dist. 1

#### ZONING/CODE COMPLIANCE

- P2 Zoning - Variance Request-CRF - Zephyrhills, LLC/Publix Store #1196-An increase in the maximum allowable sign structure area from 150 square feet to 181.3 square feet and an increase in the allowable number of wall signs from one to two on the south front building elevation. Location:  
On the west side of Eiland Boulevard, approximately 950' north of S.R. 54; Section 18, Twn 26 S, Rng 21 E  
Memorandum ZN10-2003  
Recommendation: Approval with conditions  
Comm. Dist. 2

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

## REGULAR

#### GROWTH MANAGEMENT

- R1 Cypress Creek Town Center Development of Regional Impact Development Agreement Amendment-Pasco 54, Ltd.; Pasco Ranch, Inc.; and Pasco Properties of Tampa Bay, Inc.-South-central area of Pasco County, just west of I-75, between I-75 and Wesley Chapel Boulevard, spanning north and south of State Road 56.  
Memorandum PGM10-24  
Recommendation: Approve  
Comm. Dist. 1

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