

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA

MINUTES

**THE MINUTES WERE PREPARED
IN AGENDA ORDER AS
PUBLISHED AND NOT IN THE
ORDER THE ITEMS WERE HEARD**

AUGUST 28, 2008

**1:30 P.M. – West Pasco Government Center, Board Room, First Floor
7530 Little Road, New Port Richey, FL 34654-5598**

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

ADVISORY STAFF

Cynthia M. Jolly, P.E.
Development Director
Samuel P. Steffey II
Growth Management Administrator
James C. Widman, P.E.
Engineering Services Director
Debra M. Zampetti
Zoning/Code Compliance
Administrator
Frank Schlotter
Division Engineer
Representative of the Clerk
of the Circuit Court

LEGAL COUNSEL

David A. Goldstein,
Senior Assistant County Attorney

OPENING

Chairman Gallagher called the meeting to order at 1:30 p.m.

ROLL CALL

Ms. Elaine Hicks, Deputy Clerk, called the roll. All members were present.

Ms. Hicks swore in everyone who planned to present testimony.

MINUTES

**M1 February 28, 2008, DRC Minutes-DRC-Minutes for Approval
Memorandum DR08-1819
Recommendation: Approve**

**M2 March 13, 2008, DRC–DRC Minutes for Approval.
Memorandum DR08-1820
Recommendation: Approve**

MR. NURRENBROCK MOVED approval of the Minutes of February 28, 2008 and March 13, 2008.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

PUBLIC HEARINGS

VARIANCE PETITIONS **GROWTH MANAGEMENT**

**PUBLIC HEARINGS
VARIANCE PETITIONS
ZONING/CODE COMPLIANCE**

**P1 Zoning Variance Review Report-Ora L. Dalseg-for a reduction in the required minimum rear setback from 15 feet to 8 feet from the mean high water line for a screened pool enclosure on the west side of Allyn Drive, approx. 70 feet south of Sea Ranch Drive. DRC: 8-28-08, 1:30 p.m., NPR
Memorandum ZN08-1969A
Recommendation: Approval with conditions
Comm. Dist. 5**

Mr. Lee Millard explained the variance request and gave the location of the property. Staff recommended approval with conditions.

Ms. Ora L. Dalsey, the applicant, was in agreement with Staff's recommendation.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

**P2 Zoning Variance Review Report-1408 South, LLC/AT&T-For an increase in the maximum-allowed number of wall signs from one to two, to allow a wall sign on the south building elevation not facing a public street. Location: On the east side of Dale Mabry Highway, approximately 2,200 feet north of Pasco-Hillsborough County Line Road; Section 35, Twn 26 S, Rng 18 E
Memorandum ZN08-1971
Recommendation: Denial
Comm. Dist. 2**

Mr. Lee Millard explained the variance request and gave the location of the property. Staff recommended denial.

Mr. Todd Pressman, representing the applicant, stated as Staff had indicated this was a variance that the Board could approve which would result in less square footage than what was allowed by Code. He showed and explained the location of the AT&T building and what he was requesting.

There was general discussion regarding the location of the present AT&T sign; other monument signs on Dale Mabry; visibility of the proposed sign; and the interconnect roadway to the project.

MR. NURRENBROCK MOVED approval of Staff's recommendation for denial of the variance.

Chairman Gallagher called on the motion; the motion carried with Chairman Gallagher voting nay.

ENGINEERING SERVICES - PROJECT MANAGEMENT

**P3 Meadow Pointe Tract 8 Retail - Variance Request from LDC 319-OPC Retail Partners, LLC-Location: SE corner of County Line Road and Mansfield Boulevard; Section 33, Twn 26 S, Rng 20 E
Memorandum PMA08-191
Recommendation: Approval of Variance
Comm. Dist. 2**

Mr. Millard explained the variance request and gave the location of the property. Staff recommended approval.

The applicant's representative was present and in agreement with Staff's recommendation.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

P4 Class I, Lakeview Storage (IPR07-108), Variance Request, VAC-08-418-West Pasco Properties-Location: On the northeast corner of Lakeview Drive and Moon Lake Road; Section 17, Twn 25 S, Rng 17 E Memorandum DR08-1571 Recommendation: Approval with conditions Comm. Dist. 4

Mr. Frank Schlotter, Division Engineer, made a correction to the location on the memorandum. The location stated "on the northeast corner of Lakeview Drive;" it should be "southwest corner of Lakeview Drive."

MR. PARIKH MOVED approval of the correction.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

Mr. Schlotter explained the variance request and gave the location of the property. Staff recommended approval subject to conditions.

Mr. Ray Bussman, the applicant's representative, was in agreement with Staff's recommendation.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

Mr. Gallagher called on the motion; the vote was unanimous and the motion carried.

P5 Class III, River Glen Boulevard (1st Extension) [SDU06-118], Variance Request, Preliminary/Construction Plan and Stormwater Management Plan and Report-NRD, LLC, c/o Windward Homes, Inc.-Location: In Eastern Pasco County, north of S.R. 54, approximately 1.5 miles east of Meadow Pointe Boulevard. This project is a continuation of the existing New River Lakes Boulevard; Sections 11 and 12, Twn 26 S, Rng 20 E Memorandum DR08-1729 Recommendation: Approval with conditions Comm. Dist. 2

Mr. Schlotter explained the variance request and gave the location of the property. Staff recommended approval with conditions.

Mr. Bill Bahlke, representing the applicant, was in agreement with Staff's recommendation.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

**P6 Class I, Blackwell Commercial (IPR08-003), Variance Request (VAC08-421)- Gary Blackwell-Location: On the south side of County Line Road, approximately 1.5 miles east of U.S. 19 (Northwest Pasco); Section 04, Twn 24 S, Rng 17 E
Memorandum DR08-1756
Recommendation: Denial
Comm. Dist. 5**

Mr. Schlotter recommended the item be continued to September 11, 2008, at 1:30 p.m. in New Port Richey.

MR. NURRENBROCK MOVED to continue the item to September 11, 2008, at 1:30 p.m. in New Port Richey.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

**P7 Class II, Grand Valley MHP Extension (IIPR08-006), Variance Request (VAC08-426)-Grand Valley, Inc.-Location: On the east side of Osteen Road, approximately 600 feet north of Massachusetts Avenue; Section 35, Twn 25 S, Rng 16 E
Memorandum DR08-1763
Recommendation: Approval with conditions
Comm. Dist. 4**

Mr. Schlotter explained the variance request and gave the location of the property. Staff recommended approval with conditions.

Mr. Jon Moody, representing the applicant, was in agreement with Staff's recommendation.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

NON-VARIANCE PETITIONS
ENGINEERING SERVICES - PROJECT MANAGEMENT

**P8 S.R. 56, Preliminary/Construction Site Plan Change of Construction Hours Meadow Pointe IV, CDD & Locust Branch, LLC-Modification of conditions of approval number 3. Location: S.R. 581 to Meadow Pointe Boulevard Sections 20, 21, 27, 28, 29, and 30, Twn 26 S, Rng 20 E
Memorandum PMA08-192
Recommendation: Approval with conditions
Comm. Dist. 2**

Mr. Jim Widman, Engineering Services Director, explained the project request and gave the location of the property. The applicant requested a modification to condition number three, which basically restrained construction activities to occur on daylight hours between 7:00 a.m. to 7:00 p.m. only. Staff recommended approval of the applicant's request with the deletion of condition number three; an added condition that stated "the applicants shall be in strict compliance with all requirement of the Pasco County Noise Ordinance, Section 66-91 thru 97, and the applicants shall insure that reasonable efforts were made to minimize any sounds from the banging of truck gates, including assigning a person who shall be charged with the responsibility of minimizing such sounds at the time of truck unloading."

MR. NURRENBROCK MOVED approval of the additional language read into the record by Staff.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

Mr. Widman recommended approval with the revised condition.

Mr. Vince Nuccio, representing Locust Branch, LLC, explained to the Board that they were expected to work approximately ten days, in the evening, in the area that was within "ear shot" of Williamsburg.

Mr. Kurt Keith, Project Manager for WDG Construction, said they would do everything possible to make sure they kept the sound down to a minimum.

MR. JOHNSON MOVED approval of Staff's recommendation.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

DEVELOPMENT REVIEW SERVICES - DEVELOPMENT REVIEW

**P9 Class II, Park at Wellington Apartments (IIPR07-066), Preliminary/Construction Site Plan-Holiday Park Land, LLC-Location: Approximately 300 feet west of U.S. 19 and approximately 180 feet north of Sunray Drive; Section 30, Twn 26 S, Rng 16 E
Memorandum DR08-1547
Recommendation: Approval with conditions
Comm. Dist. 3**

Mr. Schlotter explained the request and gave the location of the property. Staff recommended approval of the preliminary/construction site plan with conditions.

Mr. Robert Williams, representing the applicant, gave a brief history of the request and stated they were in agreement with Staff's recommendation with the exception of one issue. That issue dealt with the offsite improvements caused by the proportionate fair share. He said condition number 23.a.(1) and condition number 23.b.(2), (3), (4), and (5) were improvements that were part of the proportionate fair share on U.S. 19. They had no problem with paying the proportionate share that they owed, which was approximately \$.5 million toward those improvements; they did not have a problem doing those before the first CO (Certificate of Occupancy) was issued. Also, the other improvements would be done before the first CO. He said they would make the improvements on condition number 23 a.(2) and condition number 23 b. (1) prior to the first CO. The remainder of that proportionate share would be paid prior to the first CO.

There was general discussion regarding:

- The applicant completing the proportionate share for the intersection improvements if there were no other timing issues involved.
- The applicant paying FDOT (Florida Department of Transportation) to close the existing median and opening at U.S. 19 and Plaza Drive to create a right turn in and right turn out only on Plaza Drive.

MR. NURRENBROCK MOVED approval of the modification to condition number 23.a.(1), and the applicant would pay FDOT the full amount to close the existing median prior to the issuance of the CO.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

The Board and Staff discussed in length the applicant paying FDOT and when FDOT would start the improvements; and modifying the motion to include building permits.

MR. NURRENBROCK MOVED to amend the motion to state "at the time of building permit, the applicant shall make the payment to FDOT for condition number 23.a.(1)."

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

Mr. Williams said condition numbers 23.a.(2) and 23.b.(1) would be done before the first CO was issued. They had the same issue with condition number 23.b. (2), (3), (4), and (5).

Mr. Nurrenbrock asked Mr. Williams if they would be paying 100% of the cost for the improvements or just a portion of the cost for the improvements.

Mr. Williams said they would be paying a portion.

Mr. Robert Progalizzi, Gulf Coast Consulting, said the proportionate share calculations were done in November. The total proportionate share was \$506,971.00. They were funding 100% of the median modifications bill; this was included in the proportionate share. The intersection improvement at U.S. 19 and Moor Road was \$36,307.00; this was 11% of the improvements. At U.S. 19 and Mile Stretch it was \$30,341.00; this was 11% of the improvements. For the continuous right turn lane that FDOT got a project to construct in their work program, was 6.62% of the total, which was approximately \$100,000.00. Based on FDOT's cost estimate, the total construction cost for the improvements were approximately \$2 million. The developer would be constructing all of the improvement at U.S. 19 and Sunray Drive which a permit had been submitted to FDOT.

Mr. Nurrenbrock asked if the \$500,000.00 included A2 and B1.

Mr. Progalizzi said no, it did not. The developer would be constructing 23.a.(2) one hundred percent.

There was general discussion between the Board, Staff, and Mr. Progalizzi regarding the total construction cost; whether or not the proportionate share was done under the County's old rules or new rules; and there not being an impact fee creditable for the proportionate share.

Mr. Ahsan Khalil, Transportation Planner, said on condition number 23.a. the applicant would be paying 100%. He explained that the applicant wanted to pay the money to FDOT. Since they did not know when FDOT was going to do the improvements, he felt the money should go into the U.S. 19 fund and when there was enough money they would do the improvements.

Mr. Progalizzi stated they wanted to give the money to the County.

MR. JOHNSON MOVED to reconsider condition number 23.a.(1).

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

Mr. Goldstein informed the Board that the U.S. 19 Fund could be used for multi purposes, including transit.

MR. PARIKH MOVED approval for payment to be made to the County and it had to be 100% of the improvements prior to the building permit, and it would be restricted for the improvements.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

The Board and Staff discussed various dollar amounts for condition numbers 23.b.(2),(3), (4), and (5), and 23.b.(1)., and a time frame for payment for the above condition.

MR. NURRENBROCK MOVED that the applicant shall pay for 23.b.(2),(3),(4), and (5); the \$434,523.00, which was not impact fee creditable, and it would be indexed at the time of building permit; and those dollars which were directly related to U.S. 19 would be placed in the U.S. 19 fund.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

There was discussion regarding how much they had to budget for the four projects; the projects that were included in an FDOT improvement that was funded for construction; the applicant paying a proportionate share to Pasco County that would be used for improvements along U.S. 19 and the intersections therein; the total cost of the improvements on U.S. 19 was in excess of \$2.5 million; and the applicant adding a sidewalk plan for Sunray Drive.

MR. NURRENBROCK MOVED approval to have a sidewalk constructed from the apartment complex to Sunray Drive.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

MR. JOHNSON MOVED approval for the remainder of the agenda item.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

P10 Class IIIU, Ranch Side Acres (SDU08-016), Preliminary/Construction Plan and Stormwater Management Plan and Report –Darla Schwendeman- Location: On the southside of Fulton Avenue, approximately 3,000 feet east of U.S. Hwy 19; Section 13, Twn 24 S, Rng 16 E Memorandum DR08-1747 Recommendation: Approval with conditions Comm. Dist. 5

Mr. Schlotter explained the request and gave the location of the property. On page 4, item 25 the wordings were changed to read “prior to the issuance of final certificate of capacity or record plat approval, the developer shall pay the County \$25,279.00.” He requested the words “Fulton Avenue” be deleted at the end of the next sentence.

MR. PARIKH MOVED approval of the correction to the amount and the deletion of “Fulton Avenue as read into the record.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

Mr. Goldstein assumed the payments were all for substandard roads.

Mr. Schlotter said yes, the payments were substandard road improvement.

Mr. Goldstein said everywhere it stated “proportionate share” should be changed to say “fair share.”

MR. NURRENBROCK AND MR. PARIKH MOVED approval to global change the “proportionate share” to “fair share” in the document.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

MR. NURRENBROCK MOVED approval to global delete “Fulton Avenue” in the document.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

Mr. Schlotter requested on page 123, which was page 7, item 48 of the memorandum, where it stated “Lot 1 thru 12 shall plant 10 trees” be corrected to say “Lot 1 thru 12 shall plant 12 trees,” and “Lots 13 and 14” should be corrected to “10 trees;” not “12 trees.”

MR. NURRENBROCK MOVED approval of the corrections.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

Ms. Sheila Basher, Galen Engineering, representing the applicant stated they were in agreement with Staff's recommendation.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

**P11 Class II, River Glen Boulevard Bridge (1st Extension) [IIPR07-087], Bridge Plan -NRD, LLC, c/o Windward Homes, Inc.-Location: In Eastern Pasco County, north of S.R. 54, approximately 1.5 miles east of Meadow Pointe Boulevard, Sections 11 and 12, Twn 26 S, Rng 20 E
Memorandum DR08-1787
Recommendation: Approval with conditions
Comm. Dist. 2**

Mr. Schlotter explained the request and gave the location of the property. Staff recommended approval with conditions.

Mr. Bill Bahlke, representing the applicant, stated he was in agreement with Staff's recommendation.

COMMISSIONER NURRENBROCK MOVED approval of Staff's recommendation.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

REGULAR
GROWTH MANAGEMENT

**R1 Small-Scale Comprehensive Plan Amendment CPAS08(05)-Thomas B. Dobies-FLU map amendment from RES-3 to COM. Location: In northwest Pasco County at the southwest corner intersection of Hudson Avenue and Hicks Road; Section 31, Twn 24 S, Rng 17 E
Memorandum GM08-425
Recommendation: Continuance Requested
Comm. Dist. 5**

Mr. Schlotter recommended the item be continued to September 11, 2008, at 1:30 p.m. in New Port Richey.

Mr. Jon Moody, the applicant's representative, was in agreement with the continuance.

MR. NURRENBROCK MOVED to continue the item to September 11, 2008, at 1:30 p.m. in New Port Richey.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

R2 TO BE DISTRIBUTED - Seven Oaks Development of Regional Impact (DRI No. 129) -SB Associates-Amendment to the existing Development Agreement to extend deadline for construction of C.R. 581 and revise proportionate share amount for roadway construction. Location: In South Central Pasco County in the vicinity of I-75/S.R. 56 and C.R. 581; Section 07, TwN 26 S, Rng 20 E; and Sections 13, 23, 24, and 25, TwN 26 S, Rng 19 E Memorandum GM08-455 Recommendation: Approval with conditions Comm. Dist. 2

Mr. Schlotter recommended the item be continued to September 11, 2008, at 1:30 p.m. in New Port Richey.

Mr. Ben Harrill, the applicant's representative was in agreement with the continuance.

MR. NURRENBROCK MOVED to continue the item to September 11, 2008, at 1:30 p.m. in New Port Richey.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

R3 Pasco Town Centre Development of Regional Impact (DRI No. 257)-The Shailendra Group, LLC-Application for Development Approval. Location: In Central Pasco County at the south east corner of the I-75/SR 52 intersection; Sections 08, 09, 16, 17, 20, and 21, TwN 25 S, Rng 20 E Memorandum GM08-456 Recommendation: Continuance Requested Comm. Dist. 1

Mr. Schlotter recommended the item be continued to September 11, 2008, at 1:30 p.m. in New Port Richey.

Ms. Donna Feldman, representing the applicant, was in agreement with the continuance.

Mr. Steffey indicated there was a typographical error on the item. Under Alternatives and Analysis, Item number two, it referenced today's date; it should be September 11, 2008.

MR. NURRENBROCK MOVED to continue the item to September 11, 2008, at 1:30 p.m. in New Port Richey.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

**R4 Pasco Town Centre MPUD, Master Planned Unit Development-The Shailendra Group, LLC-Rezoning to the Master Planned Unit Development (MPUD). Located at the southeast corner of the intersection of I-75 and S.R.52, and lying immediately west of McKendree Road; Sections 08, 09, 16, 17, 20, and 21, Twn 25 S, Rng 20 E
Memorandum GM08-457
Recommendation: Continuance Requested
Comm. Dist. 1**

Mr. Schlotter recommended the item be continued to September 11, 2008, at 1:30 p.m. in New Port Richey.

Ms. Donna Feldman, representing the applicant, was in agreement with the continuance.

MR. NURRENBROCK MOVED to continue the item to September 11, 2008, at 1:30 p.m. in New Port Richey.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

ZONING/CODE COMPLIANCE

**R5 County Line Crossings MPUD Master Planned Unit Development-Maconi-Crosland County Line, LLC-Applicant is requesting to rezone 48.86 acres from an A-C Agricultural District to an MPUD Master Planned Unit Development District for a mixed use development. Location in Northwest Pasco County, in the southeast quadrant of the intersection of Suncoast Parkway and County Line Road.
Memorandum ZN08-535
Recommendation: Approval with conditions
Comm. Dist. 2**

Ms. Debra Zampetti, Zoning/Code Compliance Administrator, explained the request and gave the location of the property. Staff recommended approval with conditions.

Mr. Ben Harrill, representing the applicant, gave a brief history on the project and was in agreement with all of the conditions with the exception of condition number 44.r.; this was the condition where Staff wanted to limit drive-throughs to no more than three for the fast-food restaurant. He said they would like to have a limitation of no more than two fast food restaurants on the entire site and leave the drive-through issue.

Ms. Zampetti said a lot of drive-throughs would complicate pedestrian's access. The use itself was not the issue, it was trying to create a walkable environment with a lot of drive-throughs.

There was general discussion between the Board, Staff, and Mr. Harrill regarding no regional commercial uses; what was planned for Phase Two; Staff wanted to limit any drive-throughs and the applicant wanting to limit fast food drive-throughs to two; uses in a retail component; light-industrial and corporate type offices in Phase Two; the pedestrian plans and site plan being subject to DRC approval; condition #44.n. regarding retail plaza; what was allowed in commercial site; Provision for Utility Services; whether or not the applicant needed to obtain permits from Hernando County to build the Countyline Road; traffic studies; build-out date; expert management analysis; proportionate share and prop share; and additional mitigations that would be done in the future.

Mr. Goldstein thought condition number 29 was limiting the traffic study to certain particular entitlements.

Ms. Zampetti said Phase II was 552,000 square feet of office and 556,400 square feet of light industrial. She said she could add those two into condition number 29.

Mr. Goldstein said it was his understanding that they were going to issue a Concurrence Certificate for the entire Employment Center, but the Concurrence Certificate attached to this item did not do that.

Ms. Zampetti said it could be rewritten to put all of those uses in there.

Mr. Khalil explained the Traffic Impact Studies (TIS) and Access Management Analysis that was required of the Developer; discussion followed.

MR. PARIKH MOVED to modify condition number 29 to add Phase II land uses assume 552,000 square feet of office and 656,400 square feet of light industrial.

Mr. Harrill suggested condition number 29 be worded such as 29.a.would be Phase I and 29.b would be Phase II.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

Mr. Goldstein suggested they modify the Concurrence Certificate to reflect the Phase II Entitlements and the proportionate share associated with Phase II.

Ms. Zampetti said that would be done.

Mr. Nurrenbrock asked Mr. Goldstein if he wanted it broken down between Phase I and Phase II.

Mr. Goldstein said yes, it needed to be broken down so that the applicant would not be responsible for the Phase II mitigation. There should be a Phase I condition and Phase II basically would have a prop share that would be imposed on those developers whenever they came in.

MR. PARIKH MOVED to modify the Concurrence Certificate to reflect the Phase II entitlements and the proportionate share associated with Phase II.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

Mr. Goldstein said it appeared that Hernando County had issued an objection letter.

Mr. Harrill did not think Hernando County had any objection with what they were presently showing. Hernando County's concern was on the long term basis.

Mr. Goldstein asked if Hernando County had to issue any the permits for the applicant to build near the Countyline Road; and if so, were they willing to do so.

Mr. Harrill thought they had to get a right-of-way use permit from Hernando County.

Mr. Charles Mixon, County Engineer for Hernando County, said they had looked at the overall traffic study. He said on their side of the County, they had a large development about the same size as the development that was before this Board. Their concerns were the realignment of Countyline Road and what the immediate future was for both developments. He explained the studies that were done in the area of question; how they were going to work with the applicant; and the diagram for the four-laning of Countyline Road. He submitted a letter to the Board to be received and filed (the letter was not given to the Clerk's representative).

There was general discussion regarding an agreement about splitting the Countyline Road cost 60/40.

MR. NURRENBROCK MOVED to receive and file the letter that was submitted by Mr. Charles Mixon, Hernando County's Engineer.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

On Page 2 of 8, where it mentioned the “retail plaza”, Ms. Zampetti suggested a sentence be added that would read: a concept site plan shall be required illustrating layout and walkability to be approved by the DRC prior to submittal of the preliminary site plan.

Mr. Harrill explained to the Board what had become problematic in the retail industry and the Master Roadway Plan.

Mr. Goldstein explained condition numbers 24 and 25, which referenced a potential proportionate share payment if approved by DRC or the Board of County Commissioners; discussion followed.

Mr. Roy Chapman, Florida Design Consultant, explained the two offsite improvements that resulted through this project, which were: 1) Countyline Road and Shady Hills Road; the proportionate share amount was \$8,559.00, and 2) US. 41 at Bowman Road.

MR. PARIKH MOVED approval of the proportionate share which there will be no impact fee credit given for the proportionate-share payment.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

Ms. Zampetti stated she would add that to condition number 25. She added the following language to condition number 30; “prior to the first preliminary plan/site plan submittal, the developer shall submit a Master Roadway Plan and a Bicycle/Pedestrian Plan, which will include a conceptual layout of the retail center to, to the Zoning/Code Compliance Department for review.”

MR. PARIKH MOVED approval of the revised condition number 25.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

MR. PARIKH MOVED approval for the remainder of the agenda item.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

- R6 Country Walk MPUD, Master Planned Unit Development Amendment - LDC Section 522.6, Modifications-Standard Pacific Homes-The applicant is requesting a reduction in side setbacks in Increment F, from 7.5 feet to five feet to allow 27 lots within Increment F to construct larger homes and retain the existing character of the neighborhood. Location on the west side of Meadow Point Boulevard, approximately 4,800 feet south of S.R. 54 and approximately three miles east of I-75, extending northerly to Augustine Drive; Section 16,
Twn 26 S, Rng 20 E
Memorandum ZN08-836
Recommendation: Approval with conditions
Comm. Dist. 2**

Ms. Zampetti explained the request and gave the location of the property. Staff recommended approval.

Mr. Ben Harrill, representing the applicant, was in agreement with Staff's recommendation.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

DEVELOPMENT REVIEW SERVICES

Agenda items R7 and R12 were noted.

- R7 NOTED ITEM - Class I, Hess FL-188 (IPR07-098), Preliminary/Construction Site Plan-Hess Corporation-Location: On the northwest corner of S.R. 54 and Eiland Boulevard; Section 18, Twn 26 S, Rng 21 E Memorandum DR08-814
Recommendation: Not Applicable
Comm. Dist. 2**
- R8 NOTED ITEM - Class I, AmSouth Bank-S.R. 54 and Northpointe Parkway (IPR07-050), Preliminary/Construction Site Plan -Regions-Location: At the southwest corner of the intersection of S.R. 54 and Northpointe Parkway, approximately one-third mile east of the Suncoast Parkway; Section 30, Twn 26 S, Rng 18 E
Memorandum DR08-988
Recommendation: Not Applicable
Comm. Dist. 2**

- R9 NOTED ITEM - Hope Lutheran Church Addition (IPR08-036), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Hope Evangelical Lutheran Church of Bayonet Point-Location: On the southwest corner of Canton Avenue and Scot Street; Section 01, Twn 25 S, Rng 16 E
Memorandum DR08-1739
Recommendation: Not Applicable
Comm. Dist. 5**
- R10 NOTED ITEM - Marlin CNG Services (IPR08-029), Preliminary/Construction Site Plan-Marlin CNG Services-Location: On the south side of Hudson Avenue, west of Hayes Road and east of the Florida Power right-of-way; Section 36, Twn 24 S, Rng 17 E
Memorandum DR08-1781
Recommendation: Not Applicable
Comm. Dist. 2**
- R11 NOTED ITEM - Class I, Zephyrhills North Substation Addition (IPR07-124), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Florida Power Corporation, a Subsidiary of Progress Energy-Location: At the southwest corner of the intersection of Daughtery and Wire Roads, approximately one-half mile north of C.R. 54; Section 02, Twn 26 S, Rng 21 E
Memorandum DR08-1791
Recommendation: Not Applicable
Comm. Dist. 1**
- R12 NOTED ITEM - Class III, Wesley Chapel Outback Plaza and Outback Steakhouse, Phase 1, Parcel 2 (SDU05-120), Preliminary/Construction Plan and Preliminary/Construction Site Plan Nonsubstantial Amendment-OSI Restaurant Partners-Location: On the northeast corner of the intersection of C.R. 581 and Aronwood Boulevard; Section 31, Twn 26 S, Rng 20 E
Memorandum DR08-1806
Recommendation: Not Applicable
Comm. Dist. 2**

ADJOURN

The Committee adjourned at 3:22 p.m.

DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
AUGUST 8, 2008

(SEAL)

Prepared By: _____
Elaine H. Hicks, Deputy Clerk