OPENING

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

I. ROLL CALL

Ms. Katie McCormick, Deputy Clerk, called the roll. All members were present.
II. MINUTES

June 7, 2007

MR. NURREN BROCK AND MR. JOHNSON MOVED approval of the June 7, 2007 minutes.

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

III. PROOFS

A. Proof of Publication

Ms. McCormick noted proof of publication.

B. Proof of Public Notice

Ms. McCormick noted proof of publication.

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

IV. VARIANCE PETITIONS

1. Zoning

   a. Petition No.: V1937
      Applicants: Helen and Nathaniel Crawford, Jr.
      Commissioner: The Honorable Ted Schrader
      Location: On the east side of Pasco Road, approximately 750 feet north of S.R. 52, Section 09, Township 25 South, Range 20 East.
      Acreage: .26 Acre, m.o.l.
      Present Zoning: R-1MH Single-Family/Mobile Home
      Land Use: MU (Mixed Use)
      Requested: A variance for reduction in the required minimum 1) lot area from 20,000 square feet to 11,470 square feet, 2) lot width from 100 feet to 62 feet, and 3) side setbacks from 15 feet to 7.5 feet.

      RECOMMENDATION: Denial.
Ms. Jolly explained the request and gave the location of the property. Staff recommended approval with conditions.

Mr. and Mrs. Crawford were present and agreed with the conditions.

**MR. NURRENBROCK MOVED** approval of Staff’s recommendation.

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

2. **Development Plans**

   a. **Memorandum No.:** DR07-2173  
      **Project Name:** ISPC Building  
      **Commissioner:** The Honorable Ann Hildebrand  
      **Applicant:** The Independent Savings Plan Company, d/b/a ISPC  
      **Location:** On the southwest corner of Gunn Highway (C.R. 587) and Byrd Drive, Section 34, Township 26 South, Range 17 East.  
      **Acreage:** 3.58 Acres, m.o.l.  
      **Proposed Development:** A 41,369-square-foot office (corporate headquarters).  
      **Requested:** Preliminary/construction site plan approval for 41,369 square feet with a variance from Section 602.7.  
      **RECOMMENDATION:** Approval with conditions.

Ms. Jolly explained the request and gave the location of the property. Staff recommended approval with conditions. The variance request was related to tree mitigation. Ms. Jolly changed one condition regarding the additional trees for which the developer would be responsible.

Mr. Roy Gustafson, Gustafson Engineering, agreed with the conditions.

**MR. NURRENBROCK MOVED** approval of Staff’s recommendation with the revised condition.

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

   b. **Memorandum No.:** DR07-2225  
      **Project Name:** Cypress Creek Town Center  
      **Commissioner:** The Honorable Pat Mulieri, Ed.D.  
      **Applicants:** Pasco 54, Ltd.; Pasco Ranches, Inc.; and Pasco Properties of Tampa Bay,
Inc.

Location: On the southeast corner of S.R. 56 and the proposed C.R. 54 Extension, Sections 27 and 34, Township 26 South, Range 19 East.

Acreage: 100 Acres, m.o.l.

Proposed Development: Retail, restaurants, and cinema.

Requested: Relief from Sections 306.10.F and 306.6.E.2 to allow the issuance of Building Permits prior to final plat approval.

RECOMMENDATION: Approval with conditions.

Ms. Jolly explained the request and gave the location of the property. Staff recommended approval with conditions. The applicants requested relief from Section 306.10.f and from Section 306.e.2 of the Land Development Code which dealt with recording of record plats. She gave the history of the development and what had been approved thus far. Each lot had to come back before the DRC to verify compliance with regulations. Discussion followed regarding protection of wetlands.

Ms. Georgianne Ratliff, representing the applicant, explained the status and the upcoming timing issues.

Ms. Denise Lane, with the Sierra Club, felt the development had already violated the County’s original conditions, the Army Corps permit, and the SWFWMD permit. She cautioned the County to monitor the development closely.

MR. NURREN BROCK MOVED to receive and file documents from Ms. Lane.

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

Mr. Clay Colson, Citizens for Sanity, spoke about the violations.

Discussion followed regarding timing, stormwater, wetlands, and violations.

MR. NURREN BROCK MOVED approval of Staff recommendations.

Chairman Gallagher wanted assurances added to the motion. Discussion followed regarding possible violations.

MR. NURREN BROCK AMENDED his motion to include indemnification or hold harmless language for the County.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.
Ms. Jolly explained the request and gave the location of the property. Staff recommended approval with conditions. She mentioned easements, landscaping, and buffers.

Mr. Chris Weddle, applicant, agreed to the conditions.

**MR. NURREN BROCK MOVED** approval of Staff’s recommendation.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.
Landscape Buffers, to allow a reduction from 15 feet to 10 feet for the Type B buffer along the west property line, to allow a 10-foot Type A buffer in lieu of the 15-foot Type B buffer along the east property line, and to allow a reduction of the 15-foot buffer to 4 feet after the corridor is taken; Section 319.6, Interim Use, to allow 11 feet of the 15-foot-wide buffer to be located in the S.R. 52 Transportation Corridor.

RECOMMENDATION: Approval of Variance Request Nos. 1, 2, and 3 and denial of Variance No. 4.

Ms. Jolly explained the request and gave the location of the property. She described the requested reduction in the width and types of buffers. She explained Staff’s recommendations regarding the specific buffers required according to zoning and adjacent land use. Staff recommended approval of variance request numbers 1 and 2; denial of variance request numbers 3 and 4.

Mr. Ralph Hanson, Lewis and Associates, addressed the issues of adjacent land use, traffic, right-of-way, and proposed road work.

Discussion followed regarding right-of-way, parking, buffers, size of building, and alternative ideas.

**MR. NURREN BROCK MOVED** approval of Staff’s recommendation.

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

e. Memorandum No.: DR07-2272
 Project Name: Tampa Bay Water Central Pasco Improvements Project - U.S. 41 Point of Connection (Continued from the August 9, 2007, Development Review Committee Meeting)
 Commissioner: The Honorable Pat Mulieri, Ed.D.
 Applicant: Tampa Bay Water
 Location: On the west side of Land O’Lakes Boulevard (U.S. 41), approximately 700 feet north of Little Lake Thomas Road, across from Caliente Boulevard, Section 01, Township 26 South, Range 18 East.
 Acreage: 1.62 Acres, m.o.l.
Proposed Development: Potable water booster station.
Requested: Relief from Section 618.12, Cross-Access/Frontage/Reverse-Frontage Roads, and Section 603.9, Landscape Buffering and Screening; and alternative standards from Section 610.3, Standard Roadway Typical Sections for Collector and Arterial Roadways.

RECOMMENDATION: Approval with conditions.

Ms. Jolly explained the request and gave the location of the property. Staff recommended approval with conditions. She mentioned access, landscape buffers, the sidewalk, and interconnectivity.

Ms. Mandy Rice, with Tampa Bay Water, agreed with the conditions.

Discussion followed regarding interconnection.

MR. KENNEDY MOVED approval of Staff’s recommendation.

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

f. Memorandum No.: GM07-1274
   Project Name: Greenlaw Office Center
   Commissioner: The Honorable Pat Mulieri, Ed.D.
   Applicant: Gordon Greenlaw
   Location: On the east side of S.R. 54, approximately 340 feet south of Stagecoach Village Boulevard, Section 22, Township 26 South, Range 19 East.
   Acreage: 5.31 Acres
   Proposed Development: Two office buildings totaling 9,000 square feet.
   Requested: The developer is requesting a variance from Section 402.5.D.6, which, if granted, would allow the developer to pay impact fees in lieu of proportionate share.

   RECOMMENDATION: Approval.

Ms. Jolly said this item was withdrawn and no action was required.
Mr. Jim Widman, Engineering Services, explained the petition and gave the location of the property. He mentioned cross-access, interconnect, wetlands, and compliance with the Comprehensive Plan. Staff recommended approval with conditions.

Mr. Ray Gustafson, Gustafson Engineering, agreed with the conditions.

**MR. NURREN BROCK AND MR. KENNEDY MOVED** approval of Staff’s recommendation.

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

V. **TRANSPORTATION CORRIDOR MANAGEMENT**

A. **Dedication Waiver**

None Scheduled

B. **Dedication Variance**

None Scheduled

VI. **APPEALS**

A. **Class I**

None Scheduled
B. **Class II**
None Scheduled

C. **Class III**
None Scheduled

D. **Class IV**
None Scheduled

E. **Consistency**
None Scheduled

**VII. PUBLIC NOTICE AGENDA**

A. **Class II**

1. **Memorandum No.:** DR07-2245  
   **Project Name:** AAA Self-Storage  
   **Commissioner:** The Honorable Jack Mariano  
   **Location:** On the south side of Fulton Avenue, between U.S. 19 and Little Road, Section 13, Township 24 South, Range 16 East.  
   **Acreage:** 9.01 Acres, m.o.l.  
   **Proposed Development:** Preliminary/construction site plan approval for five self-storage units with a two-story office/residence totaling 81,132 square feet.  

   **RECOMMENDATION:** Approval with conditions.

Ms. Jolly explained the petition and gave the location of the property. Staff recommended approval with conditions.

Mr. Jon Moody asked for relief from Section 2.I.3 which dealt with the future sanitary sewer stub-out from the proposed septic tank drain field. While he did not object to the stub-out, he could not determine exactly what was required.

Mr. Kennedy said his department would work the details out with Mr. Moody.

Staff agreed.

**MR. NURREN BROCK MOVED** approval of Staff’s recommendation.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.
2. Memorandum No.: DR07-2290  
Project Name: Bonterra Northwood Apartments  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: On the southeast corner of S.R. 56 and the proposed Northwood Palms Boulevard, Section 36, Township 26 South, Range 19 East.  
Acreage: 26.52 Acres, m.o.l.  
Proposed Development: The developer is requesting preliminary/construction plan approval for an apartment complex of 311 units along with a variance request to eliminate the 24-foot cross-access to the south and east abutting properties.  
RECOMMENDATION: Approval with conditions.

Ms. Jolly explained the request and gave the location of the property. The applicant requested a variance regarding cross-access frontage. Staff recommended approval of the variance and recommended approval with modifications to the conditions. She explained further.

MR. NURREN BROCK MOVED approval of Staff’s recommendation regarding Condition 2.k.

Ms. Jolly modified condition number 40 and left in condition number 41.

Discussion followed regarding the timing, the bond, access management, and right-of-way.

Mr. Michael Brooks explained the request to modify several of the conditions.

Mr. Hardy Gillespie, with the Spanos Corporation, discussed road building in this project.

Ms. Barbara Cruz, president of the local homeowners’ association, mentioned interconnection, traffic, and traffic calming devices.

MR. NURREN BROCK MOVED to accept documents from Ms. Cruz.

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

Mr. Williams mentioned the schools in the area.

MR. NURREN BROCK MOVED approval of Staff’s recommendation with the condition that the developer be allowed to pull a clearing and grubbing permit but not “go vertical” until the bid had been awarded for the construction of the road, Northwood Palms Boulevard.

Discussion followed regarding vesting of the development.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.
3. Memorandum No.: DR07-2197
   Project Name: Chancey Road Facility Preliminary/Construction Amendment
   Commissioner: The Honorable Ted Schrader
   Location: On the east side of Chancey Road and Tucker Road, Section 18, Township 26 South, Range 22 East.
   Acreage: 12.53 Acres
   Proposed Development: An amendment to Memorandum No. DR07-1744, previously approved 16,800-square-foot office and manufacturing building and one 1,600-square-foot storage building. A variance from Section 618.12 to eliminate the 24-foot interconnection to the abutting properties.
   RECOMMENDATION: Approval of project with conditions and denial of variance request.

Ms. Jolly noted that this project had already been heard and approved but there was an error on the drawings so this was being reheard to note the change. She explained further.

Mr. Brian Mescetto agreed to the changes and the conditions.

**MR. NURREN BROCK MOVED** approval of Staff’s recommendation.

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

4. Memorandum No.: DR07-2251
   Project Name: Dayflower Road Commercial Site Mass Grading and Road Improvement
   Commissioner: The Honorable Ted Schrader
   Location: On the southwest corner of the intersection of I-75 and Overpass Road, Sections 07 and 12, Township 26 South, Ranges 19 and 20 East.
   Acreage: 25.23 Acres, m.o.l.
   Proposed Development: The developer is requesting preliminary/construction plan and Stormwater Management Plan and Report approval with a mass-grading plan to install the stormwater improvements and construct the proposed Dayflower Road improvements.
   RECOMMENDATION: Continue to the September 27, 2007, 1:30 p.m., Development Review Committee meeting in Dade City to allow for public notice for an additional variance request.
Ms. Jolly said this was to be continued to September 27, 2007, 1:30 p.m., in Dade City.

Mr. Ben Harrill, representing the applicant, agreed with the continuance.

**MR. NURRENBROCK MOVED** to continue to September 27, 2007, in Dade City.

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

5. **Memorandum No.**: DR07-2257  
   **Project Name**: Dirt Riding Track  
   **Commissioner**: The Honorable Ted Schrader  
   **Location**: On the east side of Auton Road, Section 05, Township 25 South, Range 22 East.  
   **Acreage**: 20.01 (8.0 Project Only) Acres, m.o.l.  
   **Proposed Development**: Dirt motorcycle track.  
   **RECOMMENDATION**: Continue to the September 27, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.

Ms. Jolly said this was to be continued to September 27, 2007, 1:30 p.m., in Dade City.

Mr. Bob Whidden, applicant, agreed with the continuance.

**MR. NURRENBROCK MOVED** to continue to September 27, 2007, in Dade City.

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

6. **Memorandum No.**: DR07-2186  
   **Project Name**: Dr. Kumar's Medical Office  
   **Commissioner**: The Honorable Ann Hildebrand  
   **Location**: On the southeast corner of Old C.R. 54 and Erin Brooke Drive, Section 23, Township 26 South, Range 16 East.  
   **Acreage**: 7.6 Acres, m.o.l.  
   **Proposed Development**: Two 1-story medical office buildings totaling 27,250 square feet with a variance request from the Land Development Code, Section 602.7.C.2.e, Tree Removal/Replacement.  
   **RECOMMENDATION**: Approval with conditions.

Ms. Jolly explained the petition and gave the location of the property. The variance request related to tree removal/replacement. Staff recommended approval with conditions.
Mr. Raleigh Dove, Spring Engineering, agreed to the conditions.

Speakers included Mr. Griff, Mr. Robert Miller, Mr. Arthur Olds Mr. Lawrence Hicks, and Mr. Larry Caples. Topics included the entranceway of the project, access, the school bus stop, privacy, buffers, traffic, the sidewalk, wildlife in the area, setbacks, and the trees that were to be removed and replaced.

In-depth discussion followed.

**MR. PARIKH MOVED** to continue the item for two weeks.

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

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<th>7.</th>
<th>Memorandum No.:</th>
<th>DR07-1987</th>
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<tbody>
<tr>
<td>Project Name:</td>
<td>Hagman Townhouses (Condominiums)</td>
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<td>Commissioner:</td>
<td>The Honorable Pat Mulieri, Ed.D.</td>
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<tr>
<td>Location:</td>
<td>On the south side of the proposed Signal Point Road, approximately 700 feet east of U.S. 41 (Land O’ Lakes Boulevard), adjoining north of, but not connecting to, Carson Drive, Section 25, Township 26 South, Range 18 East.</td>
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<td>Acreage:</td>
<td>13.09 Acres, m.o.l.</td>
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<td>Proposed Development:</td>
<td>Eight 2-story buildings containing 48 units.</td>
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<td>RECOMMENDATION:</td>
<td>Approval with conditions.</td>
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Ms. Jolly explained the request and gave the location of the property. She discussed the single family subdivision, DR07-2250, at the same time. She mentioned approval of the construction plan and stormwater management plan. Staff recommended approval with conditions on both petitions.

Mr. Josh Bradley, with Johnson Engineering, agreed with the conditions.

Ms. Lynn Bacoup asked about the conditions regarding roads, access, cut-throughs, wetlands, buffers, and the wastewater treatment system.

**MR. NURREN BROCK MOVED** to add the condition that there be no construction traffic on Carson Drive.

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

Ms. Judith Jay asked about signage and drainage.

Ms. Jolly responded.

**MR. NURREN BROCK MOVED** approval of Staff’s recommendation on both agenda items.
Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

8. Memorandum No.: DR07-2256  
   Project Name: Heritage Nob Apartments, Phase II  
   Commissioner: The Honorable Pat Mulieri, Ed.D.  
   Location: On the east side of Old Dixie Highway, Sections 14, 22, and 23, Township 24 South, Range 16 East.  
   Acreage: 21.4 Acres, m.o.l.  
   Proposed Development: The applicant is requesting preliminary site plan approval for 14 buildings with 154 apartments plus amenities.  
   RECOMMENDATION: Approval with conditions.

Ms. Jolly said this was to be continued to October 25, 2007, 1:30 p.m., in New Port Richey.

Mr. Steve Booth, representing the applicant, agreed to the continuance.

MR. NURREN BROCK MOVED to continue to October 25, 2007, in New Port Richey.

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

9. Memorandum No.: DR07-2187  
   Project Name: Hudson Commercial  
   Commissioner: The Honorable Jack Mariano  
   Location: At the northwest intersection of Hudson Avenue and Little Road, Section 35, Township 24 South, Range 16 East.  
   Acreage: 6.93 Acres, m.o.l.  
   Proposed Development: Three 1-story buildings consisting of a 10,800-square-foot retail building, a 6,840-square-foot auto repair building, and a 3,660-square-foot drive-through restaurant, for a total of 21,300 square feet on 6.93 acres.  
   RECOMMENDATION: Approval with conditions.

Ms. Jolly noted that she had distributed revised proposed conditions to the Committee. She explained the request and gave the location. Staff recommended approval and the removal of condition number two which related to the zoning on the property. She explained further.

Ms. Jolly said that the applicant had asked to delete condition number nine, but Staff would like to see that condition remain. Staff was willing to add certain language to the condition to make
it consistent with other approvals. Also, there was a request to modify the language of condition number 16. Staff had no objection.

Ms. Shelley Johnson, representing the applicant, said there had been numerous meetings to try to rework the site but with the existing topography, the layout was somewhat limited. This would be a retail tire store, a fast food facility, and a strip center. She felt this property met all the technical requirements for the proposed development and she asked to submit a letter from Mr. Fred Lowndes regarding the permitted uses on the property.

**MR. NURRENBROCK AND MR. PARIKH MOVED** to receive and file the document submitted by Ms. Johnson.

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

There was discussion regarding location of the various buildings on the site; noise; buffering; hours of operation; grading and retention; the master stormwater plan for the entire DRI; cross-drainage easement; the location of the retention pond; zoning and permitted uses in the area; and the history of the project.

Mr. Gordon Underdonk, engineer of record for the Hudson Commercial project, said the site grading made relocating the pond difficult. Discussion followed regarding drainage and grading.

Public speakers included Mr. Edward Balkam, Mr. Stan Mermelstein, Ms. Marian Jorgenson, Mr. John Wall, Mr. Alexander Mikel, Mr. Richard Hillman, Ms. Sandy Barkin, Ms. Marian Schnuer, and Mr. David Albass.

They mentioned pollution; noise; property value; cross drainage; buffers; store hours; cross easement; zoning; the validity of the legal documents and representation; potential variances or zoning conditions; safety; privacy; traffic; and buffers.

**MR. NURRENBROCK MOVED** to receive and file a document submitted by Mr. Balkam.

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

The document presented by Mr. Balkam was unsigned. After signature, it was resubmitted.

**MR. PARIKH MOVED** to receive and file a document submitted by Mr. Hillman.

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

A representative from Goodyear brought a compressor similar to the ones that would be used in the facility and operated it for several minutes to demonstrate how loud it actually was.

Mr. Goldstein asked about the decibels of the compressor while it was running. He also noted the potential to violate the Noise Ordinance so the DRC could require noise buffers.
Ms. Ysavia Fink, property owner, discussed buffering.

**MR. NURRENBROCK MOVED** to eliminate condition number two.

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

**MR. NURRENBROCK MOVED** to add the language *if the County prevails*... at the end of condition number nine.

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

**MR. NURRENBROCK MOVED** to add the language *unless otherwise approved* at the beginning of condition number 16.

**MR. NURRENBROCK AMENDED THE MOTION** to add the language *unless otherwise approved by the Pasco County Engineering Services Director* at the beginning of condition number 16.

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

Chairman Gallagher pointed out that the DRC did not have any flexibility in the zoning and this was a commercial piece of property so the owner could put anything on the property listed under the C-2 zoning classification. The only thing the DRC could do was to try to add conditions to the property and the petition to handle the neighbors’ concerns. DRC decisions could be appealed to the Board of County Commissioners.

**MR. NURRENBROCK MOVED** to include a condition that required an 8 foot wall along the northern and western sides of the planned development; **MR. JOHNSON SECONDED.**

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

There was discussion regarding parcel identification and site drainage ideas.

**MR. NURRENBROCK MOVED** approval of the balance of the petition.

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

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10. Memorandum No.: DR07-2253  
   Project Name: Huntington Townhomes  
   Commissioner: The Honorable Jack Mariano  
   Location: On the east side of U.S. 19, approximately 1,000 feet south of the south end of Old Dixie Highway, Section 34, Township 24 South, Range 16 East.  
   Acreage: 8.23 Acres, m.o.l.  

DRC  09/13/2007  
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Proposed Development: Requesting preliminary/construction site plan and stormwater approval for 57 townhouses plus amenities to be completed in ten phases.

RECOMMENDATION: Continue to the October 25, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey.

Ms. Jolly said this was to be continued to October 25, 2007, 1:30 p.m., in New Port Richey.

Mr. Ralph Hinson, representing the applicant, was unsure of why the item was being continued.

Ms. Jolly explained the issues still unresolved.

Mr. Hinson agreed to the continuance.

Mr. Keith Collindale, said they had done ground penetrating borings before purchasing the site and felt the issue could be cleared up in just a few seconds.

Ms. Jolly disagreed. She asked the applicant to bring the engineer to the September 27th meeting in case there were questions.

**MR. NURRENBROCK MOVED** to continue to September 27, 2007, in Dade City.

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

11. Memorandum No.: DR07-2243

   Project Name: Terraces at Longleaf

   (Continued from the August 23, 2007, Development Review Committee Meeting)

   Commissioner: The Honorable Ann Hildebrand

   Location: On the west side of Starkey Boulevard, approximately one mile north of S.R. 54, Section 19, Township 26 South, Range 17 East.

   Acreage: 4.3 Acres, m.o.l.

   Proposed Development: An apartment complex with a total of 87 units.

   RECOMMENDATION: Approval with conditions.

Ms. Jolly explained the request and gave the location of the property. The alternative standards request dealt with landscaping. Staff recommended approval with condition. She mentioned parking, buffers, walls, and fencing.

Mr. Scott Lay and Mr. Dean Barberry, both with Crossland Developer, spoke regarding buffer walls and fences; turn lanes; parking spaces; and building relocation.

Mr. Steve Booth, representing the applicant, explained further.
Mr. Jonathon Brewer spoke about the petition.

**MR. NURREN BROCK MOVED** to add Marcia Drive and Starkey Boulevard to the traffic study if the distance criterion was met.

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

**MR. NURREN BROCK MOVED** approval a fence for the variance.

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

**MR. JOHNSON MOVED** to approve the relocation of the building if a parking variance was granted.

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

**MR. NURREN BROCK MOVED** approval of the elimination of condition number 12.

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

**MR. NURREN BROCK MOVED** approval of the remainder of the agenda item based on Staff’s recommendation.

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

12. Memorandum No.: DR07-2188
    Project Name: Trinity Oaks Commerce Park Mass Grading
    Commissioner: The Honorable Ann Hildebrand
    Location: On the north and south sides of Photonics Drive, north of Mitchell Boulevard and approximately 1,000 feet west of the intersection of Photonics Drive and Wellbilt Boulevard, Section 27, Township 26 South, Range 16 East.
    Acreage: 17.25 Acres, m.o.l.
    Proposed Development: Mass grading plan.
    RECOMMENDATION: Approval with conditions.

Ms. Jolly explained the item and gave the location of the property. Staff recommended approval with conditions.

Mr. Pat Rehiser, Genesis Group, agreed with the conditions.

**MR. JOHNSON MOVED** approval of Staff’s recommendation.
Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.

B. Class III

1. Memorandum No.: DR07-2247  
   Project Name: Beacon Park Subdivision  
   (Continued from the April 21, 2007, and June 21, 2007, Development Review Committee Meetings)

   Commissioner: The Honorable Jack Mariano  
   Location: North of Hudson Avenue, east of U.S. 19, and west of Little Road, Section 26, Township 24 South, Range 16 East.
   Acreage: 83.75 Acres, m.o.l.
   Proposed Development: The developer of Beacon Park Subdivision is requesting preliminary/construction plan and Stormwater Management Plan and Report approval with variance requests and alternative standards request to subdivide 83.75 acres into 43 single-family detached lots and 201 attached lots (67 triplex buildings).

   RECOMMENDATION: Approval with conditions.

Ms. Jolly explained this petition and gave the location of the property. The variance requests dealt with Dedication, which would allow for privately maintained roads, and Tree Mitigation. The alternative standards request dealt with frontage and street right-of-way. Staff had no objection to private roadways as long as public pedestrian connection was given. There were other requirements from Staff regarding access. She explained the tree mitigation issue and said Staff recommended approval of that particular variance request and approval of the alternative standards requests.

Discussion followed regarding access, roadways, construction traffic, boring tests and the service road.

**MR. NURREN BROCK MOVED** to revise condition number 14 to add the language *if the County* prevails at the end of the condition.

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

**MR. NURREN BROCK MOVED** to revise condition number 25 to add the language *unless otherwise approved by the Engineering Services Director.*

Chairman Gallagher called on the motion; the motion carried with Chairman Gallagher voting nay.
MR. NURREN BROCK MOVED to revise the language in condition number 29 to conform to the Land Development Code regarding T-type turnarounds.

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

Speakers included Mr. Richard Hillman, Mr. Albert Michael, Mr. Ken Bonnan, Mr. Ed Balkam, Ms. June Drum, Mr. John Goodavitch, Mr. Dominick Scanavino, Mr. Stan Mermelstein, Mr. John Wall, Ms. Marian Jorgensen, and Ms. Lydia Vanucci. They spoke of construction vehicles; sinkholes; bus stops; safety; water; sewage issues; storm drains; buffers; and tree mitigation.

MR. NURREN BROCK MOVED to receive and file a document from Mr. Bonnan.

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

MR. NURREN BROCK AND MR. PARIKH MOVED that the construction traffic use Buffalo Drive and that the County contribute up to $15,000.00 toward the stabilization of Buffalo Drive.

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

MR. JOHNSON MOVED approval of alternative standard number one down to 16 feet.

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

Mr. Johnson clarified the alternative standard that reduced the right-of-way from 50 feet down to 26 feet.

MR. NURREN BROCK MOVED approval of the remainder of the agenda item.

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

2. Memorandum No.: DR07-2268
   Project Name: Connerton, Village II, Parcel 213, a Portion of Phase 1C, Preliminary/Construction Substantial Amendment
   Commissioner: The Honorable Pat Mulieri, Ed.D.
   Location: In Central Pasco County, approximately one-half mile east of the intersection of U.S. 41 and Connerton Boulevard, and one-half mile east of the intersection of U.S. 41 and Pleasant Plains Parkway, Section 25, Township 25 South, Range 18 East.
   Acreage: 75.15 Acres, m.o.l.
   Proposed Development: The developer proposes to make the lots narrower (reducing the width from 55 feet to
45 feet), thus increasing the number of units in Parcel 213 from 144 to 176 units, and also to divide Phase 1C into three subphases.

RECOMMENDATION: Approval with conditions.

Ms. Jolly explained the petition and gave the location of the property. Staff recommended approval with conditions. She explained further.

Mr. Ben Harrill, representing the applicant, mentioned additional lots and additional retention provisions. He asked that condition number 19, which dealt with water issues, be updated to reflect current policy.

Staff agreed.

MR. NURRENBROCK MOVED approval of the change to condition number 19.

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

Mr. Harrill asked that condition number 46 be revised to include the CDD.

MR. NURRENBROCK MOVED to add the CDD to condition number 46.

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

MR. NURRENBROCK MOVED approval of the remainder of the agenda item.

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

3. Memorandum No.: DR07-2250
Project Name: Hagman Single-Family PUD Planned Unit Development
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: In Central Pasco County, on the north side of Carson Drive, approximately one-half mile east of U.S. 41, Section 25, Township 26 South, Range 18 East.
Acreage: 6.457 Acres, m.o.l.

RECOMMENDATION: Approval with conditions.

This item was discussed and approved along with Petition DR07-2987.
4. Memorandum No.: DR07-2248  
Project Name: Meadow Oaks Subdivision, Parcels O and K  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: On the north end of Knotty Lane, east of Fairwinds Road, approximately one-half mile south of Hudson Avenue, Section 34, Township 24 South, Range 17 East.  
Acreage: 40.9 Acres, m.o.l.  
Proposed Development: The developer of Meadow Oaks Subdivision, Parcels O and K, is requesting preliminary plan approval with variance requests and alternative standards requests to subdivide 40.9 acres into 77 single-family lots.  
RECOMMENDATION: Continue to the September 27, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.

Ms. Jolly said this was to be continued to September 27, 2007, 1:30 p.m., in Dade City.

**MR. NURREN BROCK MOVED** to continue to September 27, 2007, in Dade City.

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

5. Memorandum No.: DR07-2249  
Project Name: Stagecoach Village Subdivision, Parcel I  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: On the west side of C.R. 54 (Wesley Chapel Boulevard), approximately one mile north of S.R. 56, Section 22, Township 26 South, Range 19 East.  
Acreage: 11.02 Acres, m.o.l.  
Proposed Development: The developer of Stagecoach Village Subdivision, Parcel I, is requesting preliminary/construction plan and Stormwater Management Plan and Report approval with alternative standards requests to subdivide approximately 11.02 acres into 75 single-family attached townhouse lots and one commercial lot.  
RECOMMENDATION: Continue to the December 20, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey at the applicant's request.

Ms. Jolly said this was to be continued to December 20, 2007, 1:30 p.m., in New Port Richey.
Mr. Raleigh Dove, representing the applicant, agreed to the continuance.

**MR. NURRENBROCK MOVED** to continue to December 20, 2007, in New Port Richey.

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

6. **Memorandum No.:** DR07-2246  
**Project Name:** Tierra Del Sol Plaza Subdivision  
**Commissioner:** The Honorable Pat Mulieri, Ed.D.  
**Location:** On the west side of U.S. 41, approximately two miles south of S.R. 52, Section 22, Township 25 South, Range 18 East.  
**Acreage:** 23.37 Acres, m.o.l.  
**Proposed Development:** Preliminary/construction plan, Stormwater Management Plan and Report, and alternative standards request approval to subdivide approximately 23 acres into six commercial lots.  
**RECOMMENDATION:** Approval with conditions.

Ms. Jolly explained the petition and gave the location. She mentioned alternative standards regarding cul-de-sacs and pedestrian facilities. Staff recommended approval with conditions.

Discussion followed regarding sidewalks, wetlands, and interconnects.

Mr. Ben Harrill, representing the applicant, explained the reason for the variance request. He asked that condition number 27, which related to reclaimed water, be eliminated.

**MR. NURRENBROCK MOVED** to eliminate condition number 27.

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

**MR. NURRENBROCK MOVED** to approve the balance of the agenda item.

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

VIII. **REGULAR AGENDA**

A. **Class II**

None Scheduled

B. **Class III**
1. Memorandum No.: GM07-1240
Project Name: Ashley Glen Development of Regional Impact - Application for Development Approval
Commissioner: The Honorable Ted Schrader
Location: In South Central Pasco County, on the north side of S.R. 54 and approximately 1,300 feet east of the Suncoast Parkway, Sections 19 and 30, Township 26 South, Range 18 East.
Acreage: 1,742 Acres, m.o.l.
Proposed Development: Approval is being sought for 900 residential dwelling units, 450,000 square feet of retail, and 1,800,000 square feet of office.
RECOMMENDATION: Approval.

Mr. Sam Steffey, Growth Management Administrator, explained the petition and gave the location of the property. He mentioned some “housekeeping items,” replacement pages for the memorandum, duplicate pages, replacement of one of the tables in the document, and changes to certain specific language in the document.

Discussion followed regarding what specific improvements were required, the timing of the improvements, trip counts, and proportionate share payments.

Mr. Steve Booth, representing the applicant, submitted a list of all documents previously provided to Staff, resumés of all the experts involved in the project, and a map.

MR. NURRENBROCK AND MR. PARIKH MOVED to receive and file documents from Mr. Booth.

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

Mr. Booth spoke about the condition regarding trip generation and timing. In-depth discussion followed.

It was decided to revise the wording of the first sentence on Page 16, Item 4, to read Prior to October 1st, 2015, or prior to issuance of plat or construction plan approval or entitlements that generate 923 non-EC net external trips whichever occurs first, the applicant shall pay…

Mr. Booth was in agreement with the new language.

MR. PARIKH MOVED approval for Staff’s recommendation.

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

Further discussion followed regarding site access improvements, permitting, and right-of-way.

MR. NURRENBROCK MOVED approval of all other corrections to the petition.

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

**MR. NURREN BROCK MOVED** approval of the balance of the agenda item.

Mr. Williams noted that the schools were over capacity in that area.

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

2. Memorandum No.: GM07-1216
   Project Name: Epperson Ranch Development of Regional Impact/Application for Development Approval - Development Agreement
   Commissioner: The Honorable Ted Schrader
   Location: In Central Pasco County, approximately 1.5 miles east of I-75, west of and abutting C.R. 577, approximately two miles south of S.R. 52, and approximately two miles north of S.R. 54, Sections 22, 23, 26, 27, 28, 33, 34, and 35, Township 25 South, Range 20 East.
   Acreage: 1,742 Acres, m.o.l.
   Proposed Development: The Development Agreement sets the terms and conditions for the construction of Curley Road and other site-related transportation improvements in conjunction with the development order for 3,905 residential dwelling units, 209,000 square feet of retail, 50,000 square feet of office, 100 motel rooms, and one elementary school.
   RECOMMENDATION: Approval.

Ms. Jolly said this was to be continued to October 11, 2007, 1:30 p.m., in Dade City.

Mr. Ben Harrill, representing the applicant, agreed to the continuance.

**MR. NURREN BROCK MOVED** to continue to October 11, 2007, in Dade City.

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

3. Memorandum No.: GM07-1217
   Project Name: Epperson Ranch Development of Regional Impact/Application for Development Approval
   Commissioner: The Honorable Ted Schrader
   Location: In Central Pasco County, approximately 1.5 miles east of I-75, west of and abutting
C.R. 577, approximately two miles south of S.R. 52, and approximately two miles north of S.R. 54, Sections 22, 23, 26, 27, 28, 33, 34, and 35, Township 25 South, Range 20 East.

**Acreage:** 1,742 Acres, m.o.l.

**Proposed Development:** Approval is being sought for 3,905 residential dwelling units, 209,000 square feet of retail, 50,000 square feet of office, 100 motel rooms, and one elementary school.

**RECOMMENDATION:** Approval.

Ms. Jolly said this was to be continued to October 11, 2007, 1:30 p.m., in Dade City.

Mr. Ben Harrill, representing the applicant, agreed to the continuance.

**MR. NURRENBROCK MOVED** to continue to October 11, 2007, in Dade City.

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

4. **Memorandum No.:** GM07-1304
   **Project Name:** Pasco Town Centre Development of Regional Impact Future Land Use Map Amendment
   **Commissioner:** The Honorable Ted Schrader
   **Location:** In Central Pasco County, at the southeast corner of the intersection of I-75 and S.R. 52, Sections 08, 09, 16, 17, 20, and 21, Township 25 South, Range 20 East.
   **Acreage:** 945.2 Acres, m.o.l.
   **Proposed Development:** Future Land Use Classification change from MU (Mixed Use), RES-3 (Residential - 3 du/ga), and AG (Agricultural) to MU (Mixed Use) and RES-3 (Residential - 3 du/ga) on 945.2 acres.
   **RECOMMENDATION:** Continue to the September 27, 2007, 1:30 p.m., Development Review Committee meeting Dade City.

Ms. Jolly said this was to be continued to September 27, 2007, 1:30 p.m., in Dade City.

Discussion followed.

**MR. NURRENBROCK MOVED** to continue to November 8, 2007, in New Port Richey.

Chairman Gallagher called on the motion; the vote was unanimous and the motion carried.
5. Memorandum No.: GM07-1305
   Project Name: Pasco Town Centre
   Commissioner: The Honorable Ted Schrader
   Location: In Central Pasco County at the southeast corner of the intersection of I-75 and S.R. 52, Sections 08, 09, 16, 17, 20, and 21, Township 25 South, Range 20 East.
   Acreage: 945.2 Acres, m.o.l.
   Proposed Development: Approval is being sought for 800 apartment units, 800 townhouse units, and 150 single-family dwelling units along with 1,700,000 square feet of office entitlements, 2,000,000 square feet of retail entitlements, 1,700,000 square feet of industrial entitlements, and 640 hotel rooms.

   RECOMMENDATION: Continue to the September 27, 2007, 1:30 p.m., Development Review Committee meeting Dade City.

Ms. Jolly said this was to be continued to November 8, 2007, 1:30 p.m., in New Port Richey.

MR. NURREN BROCK MOVED to continue to November 8, 2007, in New Port Richey.

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

   C. Class IV
      None Scheduled

IX. DEVELOPMENT ISSUES DISCUSSION
   A. Discussion of Policy Issues
      None Scheduled

X. INFORMATION
   None Scheduled
XI. NOTED ITEMS

A. Class I Development Actions from August 15, 2007, to September 13, 2007:

1. Memorandum No.: DR07-2228
   Project Name: Arby’s Restaurant, Parcel E, Streetside at Little Ridge
   Commissioner: The Honorable Michael Cox, CFP®
   Applicant: Arby’s Restaurant Group
   Location: On the west side of Little Road, approximately 1,000 feet south of Ridge Road, north of King Helie Boulevard, Section 26, Township 25 South, Range 16 East.
   Acreage: .92 Acre, m.o.l.
   Proposed Development: A 3,000-square-foot, fast-food restaurant with a drive-through.
   Type of Action: Approved with conditions.
   Date of Action: August 27, 2007

B. Class IIIE Development Actions

None Scheduled

C. Class IIIR Development Actions

None Scheduled

D. Administrative Variance Actions

None Scheduled

E. Class II Construction Plan Actions

None Scheduled

F. Class III Construction Plan Actions

None Scheduled

RECESS

THE COMMITTEE RECESSED AT 3:46 P.M. AND RECONVENED AT 3:57 P.M. ALL COMMITTEE MEMBERS WERE PRESENT.
The Committee adjourned at 8:01 p.m.

Prepared By: ________________________________
Katie McCormick, Deputy Clerk