

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**

FEBRUARY 25, 2010

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

DEVELOPMENT REVIEW COMMITTEE

ADVISORY STAFF

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. - **ABSENT**
Assistant County Administrator
(Development Services)
Chris Williams
District School Board of Pasco County

Cynthia M. Jolly, P.E.
Development Director
Richard Gehring
Growth Management Administrator
James C. Widman, P.E.
Engineering Services Director
Debra M. Zampetti
Zoning/Code Compliance
Administrator

LEGAL COUNSEL

David A. Goldstein
Chief Assistant County Attorney

CALL TO ORDER

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

ROLL CALL

Ms. Beverly Beeson, Deputy Clerk, called the roll. Mr. Bipin Parikh was absent.

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

The proof of publication was provided to the Clerk.

Mr. Richard Gehring introduced to the DRC his two new Staff members: Alberto Vargas and William Lamboy.

MINUTES

None

PUBLIC HEARINGS

VARIANCE PETITIONS

**P1 Class I, Summit Medical Phase IV, Variance Request – VAC10-501-Summit Medical Partnership-Location: On the north side of S.R. 52 and east of U.S. 19, Section 03, Twn 25 S, Rng 16 E.
Memorandum ZN10-129
Recommendation: Approval with conditions
Comm. Dist. 5**

Mr. Lee Millard, Assistant Zoning/Code Compliance Administrator, read the item into the record and gave a brief explanation utilizing the overhead projector. Staff recommended approval with conditions. Staff amended Condition One to add the phrase “or at another location acceptable to the County” to the end of the sentence.

Mr. John Brasher, representative for the applicant, agreed with the revision to Condition One.

There was no public comment.

Discussion followed regarding the hardship.

MR. KENNEDY MOVED approval of Staff’s recommendation as amended and read into the record.

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

**P2 Class III, Shoppes of Ballantrae Village Subdivision Preliminary/Construction Site Plan, Stormwater Management Report for Intent and Variance Request (SDU09-003)-Joseph V. Aprile, Daniel T. Aprile & Ronald D. Aprile-Location: On the east and west side of Ballantrae Boulevard on the north side of S.R. 54, Section 29, Twn 26 S, Rng 18E
Memorandum ZN10-130
Recommendation: Approval with conditions
Comm. Dist. 2**

Ms. Debra Zampetti, Zoning/Code Compliance Administrator, read the item into the record. Staff recommended approval with conditions.

Discussion followed regarding granting variances to the perimeter landscaping for the entire parcel; the reasoning behind recording plat acres into commercial parcels; and on reviewing for access management and common facilities.

Mr. Clarke Hobby, representative for the applicant, agreed with Staff's conditions. He asked for clarification on Condition 29 because there was a reference date of expiration on their TIS of December 31, 2010. He asked for the date to read "December 31, 2013."

MR. NURRENBROCK MOVED approval to change the date under Condition 29 to December 31, 2013.

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

Discussion followed regarding the variance distance between the buildings.

Mr. Russell Ottenburg, a representative of the applicant's team, explained the purpose of the variance and said he did not know the distance of separation between the buildings. He said the purpose of the buffer was to separate incompatible land uses; and the only exception of intensity was the gas/convenient store.

There was no public comment.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

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

**P3 Class II Preliminary Site Plan, Sun Toyota & Gulf Trace Blvd. Realignment and Variance Requests IPR08-062-Sun Automotive, Inc.-on the west side of US 19 & north of Gulf Terrace Blvd, Section 29, Twn 26 S, Rng 18 E
Memorandum ZN10-133
Recommendation: Approval with conditions
Comm. Dist. 3**

Ms. Zampetti read the item into the record. She said Ms. Burns would further explain the tree variance.

Ms. Corelynn Burns, Zoning/Compliance Planner I, explained the tree and parking space variances utilizing the overhead projector. Staff recommended approval of both variances. Staff recommended Conditions 25 and 26 regarding utilities be deleted.

MR. KENNEDY MOVED approval of Staff's recommendation to delete Conditions 25 and 26.

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

Staff recommended approval for the rest of the application.

Mr. Gregg Wagoner, representative for the applicant, agreed with Staff's conditions. He requested Condition 38 regarding sidewalks along US 19 be deleted.

Mr. Randall Prescott, FDOT Area Maintenance Engineer, said his office agreed that if the applicant did the grading FDOT would construct the sidewalk in the continuous right turn lanes. He noted that his office had an agreement with the developer and it was part of their permit condition.

Discussion followed regarding making FDOT's agreement a condition of the development; Condition 38 being eliminated; and the agreement between FDOT and the applicant.

MR. NURRENBROCK MOVED to strike Condition 38.

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

Mr. Wagoner requested a reduction to their contribution of \$15,567.50 into the Tree Mitigation Fund based on the fact they had to build Gulf Trace Boulevard.

Discussion followed regarding excluding the trees in the ROW of Gulf Trace Boulevard; the \$15,567.50 calculation was a mistake based on the "upset limit" that was put forth years ago which was based upon the \$500.00 per square foot of commercial; the

amount was capped by the Resolution; and the applicant was building a road to preserve the trees.

Mr. Nurrenbrock said the agenda item needed to be corrected to delete the other two parcel IDs that were never part of the property. The first ID was correct and the other two should be taken off. He spoke regarding the variance for the long row car display area with the island in the front and he did not want to deviate from treating everyone consistent with that variance.

Discussion followed regarding the dealership having multiple front areas; the site having no place for storage on the US 19 side; this parcel would have an unfair advantage that was required from other dealerships; and the maps with/without the variances for the double row parking islands facing US 19.

Mr. Nurrenbrock asked the applicant to comply with the row that was the double or triple row facing US 19 and to leave the rest as it was with the width variance.

Mr. Wagoner said he could live with the recommendation as stated by Mr. Nurrenbrock.

MR. NURRENBROCK MOVED approval of Staff's recommendation with the one change as read into the record.

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

MR. NURRENBROCK MOVED approval of Staff's original recommendation regarding the tree variance and the contribution of \$15,567.50 into the Tree Mitigation Fund.

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

There was no public comment.

Chairman Gallagher noted that he had spoken to the applicant's counsel who had requested a dedicated ROW. Chairman Gallagher recommended adding a Condition stating the Gulf Trace Boulevard ROW would be dedicated to the County and this action would be contingent upon the County receiving the ROW.

Discussion followed regarding the approval would be contingent upon receiving the ROW for Gulf Trace Boulevard; the approval would not be affective until it was conveyed; Staff would not issue any additional approvals until it was conveyed; and the need to change Finding of Fact Number 7 because it was different than what Chairman Gallagher had said.

Ms. Zampetti said she would remove Finding of Fact Number 7 and would add it as a condition.

Mr. Goldstein directed Staff to modify Condition Number 17 to an earlier deadline.

Ms. Zampetti said the correction to Finding of Fact Condition Number 7 was adding a condition on the ROW. Condition 17 was basically stating that the applicant shall provide the conveyance of the ROW design construction and conformance with the MPUD conditions, and it would go to Design and Construction.

Mr. Goldstein said that whatever condition Ms. Zampetti would be adding, it would need to say “notwithstanding Condition Number 17” because it would need to be done earlier.

MR. NURRENBROCK MOVED approval of the two corrections as read into the record by Mr. Goldstein and Ms. Zampetti.

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

**P4 SR 54 Medical Variance Request, VAC10-499-Joe and Verna Craciun-
Location: on the north side of S.R. 54 and east of I-75; Section 07, Twn 26
S, Rng 20 E
Memorandum ZN10-136
Recommendation: Approval with conditions
Comm. Dist. 1**

Ms. Zampetti read the item into the record. She noted the item came before the DRC a couple weeks ago and the applicant was not present at that time. Staff recommended approval.

Mr. Joseph Handretty, representative for the applicant, agreed with Staff’s recommendation.

There was no public comment.

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
OTHERS

**P5 Class II, Cypress Creek Town Center North Phases 1 and 2 Infrastructure Improvements and Cypress Creek Town Center North Bike and Pedestrian Plan (IIPR09-029)-Pasco Ranch, Inc.-Preliminary/Construction Site Plan, Stormwater Management Plan and Report, and Bike and Pedestrian Plan Location: Northeast corner of CR 54 /Wesley Chapel Boulevard and State Road 56; Section 27, Twn 26 S, Rng 19 E
Memorandum ZN10-137
Recommendation: Approval with conditions
Comm. Dist. 2**

Ms. Zampetti read the item into the record. Staff recommended approval with conditions.

Mr. Joe Simonal, representative for the applicant, agreed with Staff's recommendations.

There was no public comment.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

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

REGULAR
OTHERS

**R1 Class II, Bayonet Point Commercial Center Preliminary Site Plan (IIPR09-031)-BV Bayonet Point, LLC-Location: on the southwest corner of U.S. 19 and C.R. 52; Section 09, Twn 25 S, Rng 16 E
Memorandum ZN10-103
Recommendation: Approval with conditions
Comm. Dist. 5**

Ms. Zampetti read the item into the record. Staff recommended approval with conditions. Staff added one condition for a contribution for sidewalks in the amount of \$13,160.00.

Mr. Steve Henry, representative for the applicant, agreed with Staff's recommendation and the additional condition.

There was no public comment.

MR. NURRENBROCK MOVED approval for Staff's recommendation.

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

**R2 Class II, Walmart Hudson Driveway Amendment (IIPR05-001), Preliminary/Construction Site Plan-Walmart Stores East, Inc.-Location: on the east side of U.S. 19, north of Beacon Woods Drive and South of DI Paola Drive, Section 03, Twn 25 S , Rng 16E
Memorandum ZN10-114
Recommendation: Continuance Requested
Comm. Dist. 5**

Staff requested the item be continued to April 1, 2010, 1:30 p.m., New Port Richey.

Mr. Dave Walthough, representative for Walmart, agreed with the continuance.

Mr. Bob Sprinkle, representative for K-Mart, had no objection to the continuance. He said he was a stakeholder in the matter and would appreciate being included in any discussion between the County and Walmart.

MR. NURRENBROCK MOVED to continue the item to April 1, 2010, 1:30 p.m., New Port Richey.

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

**R3 Rezoning Petition for Orange State MPUD-Orange Sate Enterprises, Inc. - To rezone approximately 104.88 acres from A-R Agricultural-Residential Zoning to an MPUD Master Planned Unit Development to allow 206 single family attached units (townhouses or multifamily)
Memorandum ZN10-118
Recommendation: Approval with conditions
Comm. Dist. 2**

Ms. Zampetti read the item into the record. She noted a correction would need to be made to Parcel ID Sections 32. Staff recommended approval with conditions. A correction was added under the substandard roads Condition 24a. Staff recommended inserting "and SR 54 Commercial Site Frontage which is approximately .056 miles, unless previously built by others..." after "Reconstruct Livingston Road along the Orange State MPUD site frontage (approximately 0.424 miles)."

MR. NURRENBROCK MOVED approval of all revisions.

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

Mr. Joel Tew, representative for the applicant, agreed with Staff's recommendations and the additional conditions.

Mr. Alfred Van Broekhoven had concerns regarding the increased traffic on the road; the road not being wide enough; if the secondary access road entrance could be changed; and if the water and sewer would come in through the front.

Mr. Ashan Khalil, Zoning Department, spoke regarding the improvements the applicant had agreed to make to the road and to the traffic conditions on Livingston Road.

Mr. Ted Blommel spoke regarding drainage and flooding issues on Livingston Road.

Mr. Gary Van Broekhoven spoke regarding having trouble crossing the road to retrieve his mail; the area being too dense; the emergency access to SR 54 was on Livingston Road; and how their lifestyles would change.

Ms. Cherry Pruitt addressed her concerns of environmental issues: flooding; drainage; disruption of the land and home sites of the protected species of sand hill cranes and gopher turtles; dump trucks hauling fill without any permits or studies previously conducted; and she demanded a biological opinion be conducted by the Florida Fish and Wildlife Commission prior to any action taken on the property.

Mr. Eddy Scheid spoke to the road being dangerous because it was narrow and dropped off; the road was being used as a cut-through road; vehicles would speed through once the road was widened and improved; and he too had a hard time crossing the street to retrieve his mail.

Mr. Tew spoke to all of the issues raised by the residents.

Discussion followed regarding the 300 foot section of frontage that the County did not have ROW; the amount of money from SR 54 commercial project; and improvements could not be completed because the frontage belonged to Mr. Jimmy Bleach.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

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

**R4 SunWest Harbourtowne Development of Regional Impact Development Agreement-Sunwest Acquisition Corporation-The project is located in Northwest Pasco County between the unincorporated communities of Hudson to the south and Aripeka to the north, in Sections 01, 02, 11, 12, and 13, Township 24 South, Range 16 East.
Memorandum PGM10-102B
Recommendation: Approve
Comm. Dist. 5**

Ms. Cynthia Spidell, Growth Management Senior Planner, explained the item utilizing the over projector. She noted the item was continued from the January 28th DRC meeting. Staff recommended approval of the DA as amended with the inclusion of the additional clause regarding the agreed upon deadline date for commencement of US 19 on December 31, 2016.

Discussion followed regarding the effect of the habitat or mining on the document.

Mr. Ben Harrill, representative for the applicant, was in agreement with the language and the requested modifications.

Mr. Mac Davis spoke regarding the developer having no objection to a right turn-out lane onto Old Dixie as part of the road plan and he asked if it could be included in this document.

Discussion followed regarding the ROW from Aripeka out of the project to the north through the village; people using the road to access the big box shopping center in Hernando County; and the need for future discussion regarding Old Dixie Road.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

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

**R5 SunLake Center Development of Regional Impact (DRI) Application for Abandonment of a DRI-Sunlake-Equity Joint Venture-Southcentral Pasco on the north side of State Road 54, about 2 ½ miles west of U.S. Highway 41
Memorandum PGM10-165
Recommendation: Approve
Comm. Dist. 2**

Ms. Cynthia Spidell explained the item utilizing the over projector. Staff recommended approval of the DRI abandonment.

Mr. Goldstein asked when would he see the revised MPUD, because he did not want the DRI to be abandoned until the conditions were moved into the MPUD.

Ms. Donna Feldman, representative for the applicant, further explained the DRI abandonment and the MPUD amendment. She noted the DRI abandonment would not be presented before the BOCC until April 27, 2010, and that both conditions would be effective on the same day.

There was no public comment.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

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

**R6 CPAL10-2(5) ELAMP-CPAI10-2(5) ELAMP-DRC: February 25, 2010, 1:30 p.m., NPR.
Recommendation: Approval
Memorandum PGM10-123
Recommendation: Approve
Comm. Dist 2, 3, 5**

Ms. Carol Clarke, Growth Management Executive Planner, presented the Cycle Two Comprehensive Plan Amendments utilizing the overhead projector. The first group of amendments were called Comprehensive Plan Mining, the second group was called Vision for Critical Locations Within the County, and the third group was called Adding Mix of Uses in Areas that Were Primarily Residential. There was also a series of amendments that were for clean-up/fix-up and implementation.

Mr. Bill Lamboy, Growth Management, explained the item and recommended approval of Alternative One.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

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

**R7 CPAL10-2(4) CL to Conservation-CPAL10-2(4) CL to Conservation-DRC Review and Recommendation, February 25, 2010, 1:30 p.m., NPR
Memorandum PGM10-125
Recommendation: Approve
Comm. Dist. 5**

Ms. Carol Clarke explained the item and recommended approval of Alternative One.

Mr. Goldstein questioned the last sentence in the description and conditions regarding the donation site and directed Staff to revise it for clarification before it went to the Board.

Mr. Mac Davis said he had two problems with the item: 1) was regarding the units that would be applied to the Sun West DRI to offset the 100 additional permanent residential units. He noted that Ms. Clarke had said those units would be moved outside the velocity zone; he thought the developer had not agreed to that and he wanted clarification; and 2) how would taking public owned land and give a benefit to a private developer help the citizens of the Counties.

Ms. Clarke and Mr. Goldstein addressed the issues.

Mr. Ben Harrill, representative for the applicant, stated that he was in agreement with Staff.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

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

R8 CPAL10-2(12) Publicly Owned Parcels – DRC Review and Recommendation, February 25, 2010, 1:30 p.m., NPR Memorandum PGM10-143 Recommendation: Approve Comm. Dist. All

Ms. Michelle Masumian, Growth Management Planner II, explained the item utilizing the overhead projector. Staff recommended approval of the proposed amendments subject to further review.

Discussion followed regarding who would receive the benefit of the mined units; possibly creating a system for using the units; new rules would need to be established for the needs study; the over allocation analysis argument; and amending the Comp Plan to remove the units from the map book.

Further discussion followed regarding trading the units to a private developer; transferring development rights; some of the public lands were owned by utilities; should the County be competing with the private sector; and reserving the County's rights to incorporate them into the TDR program.

Mr. Nurrenbrock noted there was not enough information to proceed with the item.

Chairman Gallagher asked if Staff would have enough time to meet with the consultants regarding the issue and how it related to the transfer of development rights.

Ms. Clarke said she would meet with the consultants, but recommended the item be approved.

There was no public comment.

MR. NURRENBROCK MOVED approval of Staff's recommendation with the understanding that there was a lot more investigation that was needed.

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

R9 CPAL10-2(1) New Port Corners FLU Classification-Staff Initiated Owner: DCH East LLC, DCH West LLC and OJ Harvey Partnership Limited – DRC: February 25, 2010, 1:30 p.m., NPR Memorandum PGM10-156 Recommendation: Approve Comm. Dist. 4

The item was discussed with Agenda Item R10.

Ms. Justyna Buszewski, Growth Management Planner II, explained the item utilizing the overhead projector. Staff recommended approval of New Port Corners Future Land Use classification along with recommendation of the Future Land Use Map Amendment.

Discussion followed regarding if there would be service roads parallel on Little Road; who would be conducting the public facility analysis for the item; and who would be conducting the traffic analysis studies for all of the amendments.

R10 CPAL10-2(1)A New Port Corners FLU Map Amendment-Staff Initiated CPAL10-2(1)A New Port Corners FLU Map-DRC Review and Recommendation; February 25, 2010, 1:30 p.m., NPR Memorandum PGM10-159 Recommendation: Approve Comm. Dist. 4

The item was discussed with Agenda Item R9.

Mr. Alberto Vargas, Growth Management Senior Planner, explained the item utilizing the overhead projector.

Discussion followed regarding the amount of units on the east side of Little Road; access roads to downtown New Port Richey; adding the roads to the vision map as part of the plan amendment; if the property owner bought into the conceptual plan; and tying the conceptual plan into the Land Use Amendments.

Ms. Barbara Wilhite, representative for the property owner, explained how she was working with Staff on the framework and vision of an opportunity site.

Discussion followed regarding if the land use map would be amended to show a cluster at the intersection; if heavy density would be encompassed; the creation of a new future land use category; policies associated with the amendment; the guiding principles to establish the framework; whether or not this plan would be one MPUD; separate land uses; the property would be receiving extra value added to it; Mr. Goldstein's objection to an unlimited amount of MPUDs; and residential and non-residential transportation capacity issues.

Further discussion followed regarding creating a conceptual plan incorporating more visual aids to provide a framework for analysis showing land use change and increased density; limited financial resources; a financial plan would be required to pay for the increased density; if TBARTA would extend their line on Little Road; and the timeframe and schedule involved to go forward with the item.

Mr. King Helie, representative for the owner, spoke regarding how plans like this stimulate people to do things, the need for a vision, and he would like to go forward on the plan.

Ms. Diane Wellington and Ms. Joyce Grady, concerned residents, spoke regarding the notifications received; their properties were within the proposed plan; and requested that they would be notified when the plan went into effect.

Mr. Bill Ellis, a concerned resident, spoke regarding the notification he received and that his property joined the property in the proposed plan. His other concerns were: the property behind his was considered wetlands and a conservation area; the property line on the map showed the proposed plan would go through the middle of his house; where would the County get the money to support the project; and the 3,397 proposed residential units.

MR. JOHNSON MOVED the item forward, but before proceeding to the LPA/Zoning it would come back before the DRC.

Discussion followed regarding clarification of the screening process; conceptual approval of the item; the item was scheduled to go to the LPA in March and to the Board in April for transmittal; not moving the item forward the way it was; and having a special DRC meeting for the item.

MR. NURRENBROCK MOVED the item forward with the understanding that between the LPA and the BOCC meeting, the DRC would either hear it at a DRC meeting or a special DRC meeting would be scheduled.

MR. JOHNSON WITHDREW his motion.

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

MR. NURRENBROCK AMENDED his motion to include the item would be sent forward with concerns, that it would come back to the DRC, between going to the BOCC as the LPA, and then to the BOCC as the BOCC, as a Regular meeting or a Special DRC meeting.

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

**R11 CPAL10-2(8) Wildcat; From RES -6 to PD (Planned Development) – CPAL10-2(8) Wildcat; Applicant: King Helie & Clarke Hobby – DRC Approval; CPAL10—2(8) Wildcat; South Market Area, north side of S.R. 54 at Tupper Road
Memorandum PGM10-131
Recommendation: Approve
Comm. Dist. 1**

Mr. William Lamboy explained the item. Staff recommended approval.

Discussion followed regarding if URS had been contacted for potential need of ROW on the east side of the interchange; phase one entitlements; and traffic analysis for Overpass Road.

Mr. Joel Tew, representative for the property owner, explained further the entitlements and traffic analysis for Phase One.

Discussion followed regarding retail being too close to the town center; the need to minimize the retail incorporated within the project; the structure of the plan amendment; the approved MPUD plan; the deeded ROW parcel; and phase two would not be built until the interchange was built.

There was no public comment.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

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

**R12 CPAL10-2(6A & 6B) Gateway HUB FLU Text and Map Amendment-CPAL10-2(6A & 6B) Gateway Hub FLU Text and Map Amendment-DRC Review and Recommendation, February 25, 2010, 1:30 p.m., NPR
Memorandum PGM10-128
Recommendation: Approve
Comm. Dist. 1**

Ms. Carol Clarke explained the item utilizing the overhead projector. Staff recommended approval.

Discussion followed regarding the boundaries; the property owners; land uses needed to be identified on the map with greater detail; EC light and impact fees; more flexibility with EC; policies for reserving transportation capacity for non-residential uses; and if schools would be permitted in the plan.

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

There was no public comment.

Further discussion followed regarding the general concept of the plan; a reverse frontage road to provide access to parcels adjacent to SR 52; utilizing the underpass under the interstate; urban cores; and the conceptual road should be placed on the map.

MR. KENNEDY MOVED approval of Staff's recommendation.

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

**R13 Large Scale Comprehensive Plan Amendment CPAL10-2(9) Cracchiolo
From: RES-6 to: PD (Planned Development) Location: South Market Area;
on the East side of Eiland, north of S.R. 54 – CPAL10-2(9) Cracchiolo
Applicant: King Helie & Clarke Hobby-From RES-6 To: PD (Planned
Development) Location: South Market Area; on the East side of Eiland,
north of S.R. 54; DRC Approval
Memorandum PGM10-134
Recommendation: Approve
Comm. Dist. 2**

Ms. Michelle Masumian explained the item utilizing the overhead projector. Staff recommended approval subject to subarea policies for the amendment.

Mr. Clarke Hobby and Mr. King Helie, representatives for the applicant, further explained the history of the item and the conceptual plan for Gateway Commerce Center utilizing the overhead projector.

There was no public comment.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

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

**R14 CPAL10-1(C) Gerber; From: RES-6 to: PD (Planned Development) – CPAL10-1(C) Gerber, Applicant: King Helie & Clarke Hobby Large Scale Applicant: King Helie & Clarke Hobby – DRC Approval; From: RES-6 to: PD (Planned Development) South Market Area, north side of S.R. 54 at Tupper Road, DRC Approval
Memorandum PGM10-119
Recommendation: Approve
Comm. Dist. 2**

Mr. William Lamboy explained the item utilizing the overhead projector. Staff recommended approval.

Discussion followed regarding the realignment of 581; adding the road to the vision map; the owners of the property; and approval was needed from Saddlebrook and Wiregrass.

Mr. Clarke Hobby, representative for the applicant, further explained the item utilizing the overhead projector.

Mr. Daniel Bade, a concerned resident, voiced his concerns regarding the realignment of Bruce B. Downs, the light at Saddlebrook, the affect of the other 40 acres owned by Hopkins, the wetland along the road in The Villages of Wesley Chapel, if any of the 5 east-west streets would be included into Tupper Road, and what type of commercial would be built there.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

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

**R15 CPAL10-2(10) Martin-Marietta-From RES-1 (Residential -1 du/ga) to PD (Planned Development)-DRC Review and Recommendation, February 25, 2010, 1:30 p.m., NPR
Memorandum PGM10-137
Recommendation: Approve
Comm. Dist. 1**

Ms. Michelle Masumian explained the item utilizing the overhead projector. Staff recommended approval subject to the subarea policies and the concurrent MPUD.

Mr. Clark Hobby, representative for the applicant, explained the item further utilizing the overhead projector.

There was no public comment.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

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

**R16 CPAL10-2(1) Trilby/Lacoochee IH to – CPAL10-2(1) Trilby/Lacoochee IH to COM-DRC Review and Recommendation DRC: February 25, 2010, 1:30 p.m., NPR
Memorandum PGM10-121
Recommendation: Approve
Comm. Dist. 1**

Ms. Masumian explained the item utilizing the overhead projector. Staff recommended approval.

Discussion followed regarding applying for grants to build the infrastructure; the need to move forward with the pre-application process; public-private partnerships; Federal dollars; and the item should be noted as Staff initiated.

There was no public comment.

MR. KENNEDY MOVED approval of Staff's recommendation.

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

R17 CPAL10-2(3) Trilby/Lacoochee ROR to RES – CPAL10-2(3) Trilby/Lacoochee ROR to RES – DRC Review and Recommendation, February 25, 2010, 1:30 pm., NPR Memorandum PGM10-122 Recommendation: Approve Comm. Dist. 1

Ms. Michelle Masumian explained the item utilizing the overhead projector. Staff recommended approval.

There was no public comment.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

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

R18 CPAL10-2(14) New River OD – CPAL10-2(14) New River PD-DRC Review and Recommendation, February 25, 2010, 1:30 p.m., NPR Memorandum PGM10-162 Recommendation: Approve Comm. Dist. 1

Ms. Justyna Buszewski explained the item utilizing the overhead projector. Staff recommended approval.

Mr. Ben Harrill, representative for the applicant, further explained the item.

Discussion followed regarding if the item would affect the town center; the town center boundary; the Zephyrhills By-pass; entitlements; PD zoning category; if the alignment was in the ROW; and the hold-up was at the Harty-Huntley section which needed to be resolved.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

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

R19 CPAL10-2(13) Aldermar Arabians-CPAL10-2(13) Aldermar Arabians-DRC Review and Recommendation, February 25, 2010, 1:30 p.m., NPR Memorandum PGM10-120 Recommendation: Approve Comm. Dist. 1

Ms. Michelle Masumian explained the item utilizing the overhead projector. Staff recommended approval with modifications.

Discussion followed regarding if the property owners were notified and the property being designated CON.

There was no public comment.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

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

R20 CPAL10-2(11) Hayes EC Corporation-CPAL10-2(11) Hayes EC Correction-DRC Review and Recommendation, February 25, 2010, 1:30 p.m., NPR Memorandum PGM10-140 Recommendation: Approve Comm. Dist. 2

Ms. Michelle Masumian explained the item utilizing the overhead projector. Staff recommended approval of the amendment with the exception of the corridor preservation width.

There was no public comment.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

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

R21 CPAL10-2(15) Staff Initiated Comprehensive Plan Text Amendment, Public Schools Facility Element, CIE – CPAL10-2(15) – Staff Initiated Comprehensive Plan Text Amendments, Public Schools Facility Element, CIE – DRC Review and Recommendation, February 25, 2010, 1:30 p.m., NPR Memorandum PGM10-166 Recommendation: Approve Comm. Dist. All

Ms. Carol Clarke explained the item utilizing the overhead projector. Staff recommended approval.

Discussion followed regarding the status of the School District working with the municipalities and proposed changes to the ILA.

Mr. Chris Williams, School Board representative, asked Staff to amend the Public School Facility Element PSF 1.1.2. A long term school concurrency management system language was no longer needed and to use the language from last year.

There was no public comment.

MR. NURRENBROCK MOVED approval of Staff's recommendation as amended by Mr. Williams.

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

**R22 CPAL10-2(17) Miscellaneous Amendments-CPAL10-2(17) Miscellaneous Amendments-DRC Review and Recommendation, February 25, 2010, 1:30 p.m., NPR
Memorandum PGM10-171
Recommendation: Approve
Comm. Dist. All**

Ms. Carol Clarke explained the item. Staff recommended approval.

There was no public comment.

MR. NURRENBROCK MOVED approval of Staff's recommendation.

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

Mr. Jerry Figurski, representative for the applicant, agreed with Staff's recommendation.

Discussion followed regarding the amendments for the TDR program; enhancing the amendments; and creating an incentive for conversion in TDR to residential from commercial.

**R23 Harrison-Bennett – Chapel Creek Crossings – Policy Direction Regarding Impact Fee Credits for Roadway-Discussion – David Freeman and Steve Booth – Policy Direction Regarding Impact Fee Credits for Roadway Improvements, Proposed DA – Chapel Creek Crossings
Memorandum ENA10-007
Recommendation: Other
Comm. Dist. 2**

MR. NURRENBROCK MOVED to continue the item.

Chairman Gallagher said he would rather have the item be withdrawn because there was no information and when it was ready to place it back on the agenda.

MR. NURRENBROCK MOVED to withdraw the item.

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

**R24 NOTED ITEM – Class I, Marathon Expansion – Old C.R. 54 (IPR08-068), Preliminary/Construction Site Plan Stormwater Management Plan and Report – Substantial Modification-Marathon Expansion – Old C.R. 54- Location: On the northeast corner of Old C.R. 54 and Wood Tail Boulevard; Section 14, Twn 26 S, Rng 16 E
Memorandum ZN10-72
Recommendation: Not Applicable
Comm. Dist. 4**

The item was noted.

**R25 NOTED ITEM – Class II, Lowe’s Land O’Lakes (IIPR08-064), Construction Site Plan, Stormwater Management Plan and Report – Lowe’s Home Centers, Inc. – Location: On the south side of S.R. 54, approximately 600 feet east of U.S. 41; Sections 25 and 36; Twn 26 S, Rng 18E
Memorandum ZN10-104
Recommendation: Not Applicable
Comm. Dist. 2**

The item was noted.

**R26 NOTED ITEM – Class II, Grand Trinity Plaza Addition (IIPR08-016), Non-Substantial Amendment-Grand Trinity Plaza, LLC-Location: On the north east corner of Little Road and Old C.R. 54; Section 13, Twn 26 S; Rng 16 E
Memorandum ZN10-117
Recommendation: Not Applicable
Comm. Dist. 4**

The item was noted.

**R27 NOTED ITEM – Class II, Ridge Plaza Addition (DPR87-094), Non-Substantial Amendment-Benerson Development Company, LLC-Location: On the west side of Little Road, and the north side of Ridge Road; Section 26, Twn 25 S; Rng 16 E
Memorandum ZN10-121
Recommendation: Not Applicable
Comm. Dist. 4**

The item was noted.

**R28 NOTED ITEM – Class II, Longleaf Downtown IV (IIPR00-017) – Preliminary/Construction Site Plan Non-substantial Amendment-Longleaf Downtown IV-Location: On the northwest corner of Starkey Boulevard, north of S.R. 54; Section 19, Twn 26 S, Rng 17E
Memorandum ZN10-122
Recommendation: Not Applicable
Comm. Dist. 3**

The item was noted.

**R29 NOTED ITEM – Class I, Michael’s Deli (PR08-041), Preliminary Site/Construction Site Plan Stormwater Management Plan and Report, and Alternative Standards Request-Pavlov Ventzislav-Location: At the southeast corner of Grand Boulevard and Dove Drive, approximately 640 feet north of Moog Road; Section 20, Twn 26 S, Rng 16 E
Memorandum ZN10-127
Recommendation: Not Applicable
Comm. Dist. 3**

The item was noted.

ADJOURN

The Committee adjourned at 6:06 p.m.

(SEAL)

DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
FEBRUARY 25, 2010

Office of Paula S. O'Neil, Clerk and Comptroller

Prepared By: _____
Beverly Beeson, Board Clerk
Board Records Department