

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**

March 18, 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.
Assistant County Administrator
(Development Services)
Chris Williams
District School Board of Pasco County

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

LEGAL COUNSEL

David Goldstein
Chief Assistant County Attorney

CALL TO ORDER

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

ROLL CALL

Ms. Vickie Perez, Deputy Clerk, called the roll.

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

The proof of publication was provided to the Clerk.

MOMENT OF SILENCE

Chairman Gallagher requested a moment of silence in recognition of the recent passing of Mr. Ben Harrill.

MINUTES

None

PUBLIC HEARINGS

VARIANCE PETITIONS

OTHERS

**P1 Taco Bell Variance Requests, VAC 10-502-CW Hays Construction – Location: 22744 State Road 54; on the south side of SR 54, approximately 460 feet west of it’s intersection with Collier Parkway, Section 31, Twn 26 S, Rng 19E
Memorandum: AN10-146
Recommendation: Approval with conditions**

Ms. Zampetti read the item into the record and gave the location of the property. Staff recommended approval with conditions as listed in the packet.

Mr. John Walberg, representative, 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 Taco Bell Variance Requests, VAC 10-503-CW Hays Construction – Location: 5406 County Road 581; on the east side of Bruce B. Downs approximately 300 feet south of it’s intersection with State Road 54; Section 07, Twn 26, Rng 20 E
Memorandum: ZN10-147
Recommendation: Approval with conditions**

Ms. Zampetti read the item into the record and gave the location of the property. Staff recommended approval with conditions as listed in the packet.

Mr. John Walberg, representative, was in agreement with Staff's recommendation.

Chairman Gallagher confirmed what the applicant's intent was and what prompted the need for the variance.

MR. JOHNSON MOVED approval of Staff's recommendation.

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

NON-VARIANCE PETITIONS
OTHERS

**P3 Class II, Dollar General at Zephyrhills, Preliminary/Construction Site Plan, Stormwater Management Plan and Report (IIPR10-004)-Hanlex Development – Location: On the east side of Gall Boulevard (U.S. 301), approximately 750 feet north of the apex of Gall Boulevard and Paul S. Buchman Highway; Section 14, Twn 26 S, Rng 21 E
Memorandum: ZN10-138
Recommendation: Approval with conditions**

Ms. Zampetti read the item into the record and gave the location of the property. Staff recommended approval with conditions as listed in the packet.

Mr. Jeremy Anderson, representative, stated his name for the record.

Mr. Parikh confirmed Staff had reviewed the requirements for a right or left hand turn because it was a heavily traveled area.

Mr. Anderson explained the applicant had permitted the connection with FDOT and noted they were connecting to an additional lane on the right. He reviewed drawings of the project with Mr. Parikh.

Mr. Parikh noted after reviewing the drawings that his concerns were satisfied.

MR. PARIKH MOVED approval of Staff's recommendation.

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

REGULAR

OTHERS

- R1 FCI MPUD Master Planned Unit Development – Florida Citrus Investors, Inc.**
– The applicant is requesting to rezone 159.5 acres from an A-C Agricultural District to MPUD Master Planned Unit Development. Located on the west side of U.S. 41, at the terminus of Keene Road which is approximately one-half mile south of the intersection of U.S. 41 and S.R. 52, Sections 8, 16, and 17, Twn 25 S, Rng 18 E
Memorandum: ZN10-005
Recommendation: Approve

Ms. Zampetti read the item into the record and gave the location of the property. She gave a brief history of the item and noted that one of the issues was density. Staff recommended approval.

Mr. Clayton Brickleyer, representative, spoke regarding the density on the wetland front; his understanding of what had been agreed upon with Staff; and if the applicant had a wetland delineation approved by SWFTMD whether it would be accepted by Staff.

Discussion followed regarding what the time constraints were; what types of conditions could be placed on the item; why the applicant was reluctant to obtain a wetland delineation; possible options available to the applicant; whether or not the applicant had made reasonable offers on the surrounding land to allow for access; the width of the existing pavement; and the need to know what would be the maximum cap.

Chairman Gallagher spoke regarding the need for the applicant to make reasonable offers to the property owners. He noted that he wanted the applicant to obtain a contract contingent upon the zoning. Once the zoning was approved, the applicant would execute the contract and pay the property owner in order for the item to move forward.

Mr. Brickleyer requested 45 days to accomplish Chairman Gallagher's request.

MR. NURRENBROCK MOVED to continue the item to April 29, 2010, 1:30 p.m., New Port Richey.

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

- R2 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

Ms. Zampetti read the item into the record and gave the location of the property.

Chairman Gallagher gave a brief history of the item and how it came before the DRC.

Mr. Steve Booth, representative, gave a brief history of the item. He explained the project further through a map utilizing the overhead projector and noted there were SWFTMUD permits in place for the project. He explained what the applicant was proposing to do; the applicant's desire to build the road in phases; and the projected start dates for each phase.

Discussion followed regarding when the County was scheduled to build the Zephyrhills Bypass; the benefits of building the roads; how the impact credits would be affected and when they would be issued; whether or not the SWFTMUD permits could be extended; the cost to do the project; what type of project it was; what could be built on the land surrounding the roads once they were built; what would be best for the County; and entitlements.

Chairman Gallagher suggested that all parties meet and discuss the item further.

Mr. Goldstein noted his concern was where the funding would come from if the County were to do the project.

Discussion followed regarding the timeline of other projects in the area, and how the public would feel about placing a road that would dead-end.

MR. PARIKH MOVED to set the item aside and have all parties meet to discuss it further.

Mr. Booth requested the meeting be scheduled expeditiously.

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

**R3 NOTED ITEM – Class I, HMT Offices, LLC (IPR09-020), Preliminary/Construction Site Plan, Stormwater Management Plan and Report – HMT Office, LLC – Location: On the southwest corner of the intersection of Little Road and Photonics Drive; Section 26, Twn 26 S, Rng 16 E
Memorandum: ZN10-110
Recommendation: Not Applicable**

The item was noted.

MR. KENNEDY MOVED to adjourn.

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

ADJOURN

The Committee adjourned at 3:21 p.m.

(SEAL)

DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
March 18, 2010

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

Prepared By: _____
Vickie Perez, Board Clerk
Board Records Department