

**PASCO COUNTY**  
**DEVELOPMENT REVIEW DIVISION**  
**ALTERNATIVE STANDARDS APPLICATION**  
**SECTION 316, ALTERNATIVE STANDARDS REQUESTS,**  
**LAND DEVELOPMENT CODE**

**ALTERNATIVE STANDARDS REVIEW**

The Development Review Committee (DRC) shall have the authority to grant alternative standards requests in the following circumstances:

1. Where compliance with a substantive standard in a land development regulation or Board of County Commissioners (BCC) approved development order, permit, or approval is permissive rather than mandatory, use of the words "may" or "unless otherwise approved" shall mean that compliance is permissive rather than mandatory. The DRC shall grant such alternative standards request if it determines, based on the written application and substantial competent evidence presented at the public hearing, that the alternative standards criteria in Section 316 have been satisfied for the alternative standards request.
2. Where a land development regulation or BCC approved development order, permit, or approval specifically allows for deviation by alternative standards. The DRC shall grant such alternative standards if it determines, based on the written application and substantial competent evidence presented at the public hearing: 1) that the substantive criteria for the alternative standards in the land development regulation have been satisfied, or 2) that the alternative standards criteria in Section 316 have been satisfied for the alternative standards request.

Alternative standards requests must be processed in connection with a request for a development order, permit, or approval required by the County's land development regulations. Alternative standards requests do not require separate public notice, but shall be noted in the Planning Commission, DRC, and/or BCC agenda memorandum for the proposed development order, permit, or approval seeking the alternative standards. If the alternative standards request is being sought in connection with a development order, permit, or approval that is not publicly noticed, public notice for the request shall be provided in accordance with the requirements of the Land Development Code (LDC), Section 316.

PROJECT NAME: Tender Care Center

PROJECT NO. (FROM DEVELOPMENT REVIEW DIVISION): IPR09 - 005

OWNER: Phillip Mazzuco

NAME: \_\_\_\_\_

ADDRESS: 18824 County Line, Spring Hill, FL 34610

TELEPHONE NO.: (352 ) 666-3502

E-MAIL ADDRESS: phillip@linusalarmcorp.com

DEVELOPER: Phillip Mazzuco

NAME: 18824 County Line, Spring Hill, FL 34610

ADDRESS: \_\_\_\_\_

TELEPHONE NO.: (352 ) 666-3502

E-MAIL ADDRESS: phillip@linusalarmcorp.com

AUTHORIZED AGENT: Dave Schmitt, P.E., Dave Schmitt Engineering, Inc.  
AGENT ADDRESS: 3680 Avalon Park E Blvd, Suite 310, Orlando, FL 32832

TELEPHONE NO.: (407) 207-9088  
E-MAIL ADDRESS: dave.schmitt@dseorl.com

ENGINEER: Dave Schmitt, P.E., Dave Schmitt Engineering, Inc.  
NAME: 3680 Avalon Park E Blvd, Suite 310, Orlando, FL 32832  
ADDRESS: \_\_\_\_\_

TELEPHONE NO.: (407) 207-9088  
E-MAIL ADDRESS: dave.schmitt@dseorl.com

**APPLICATION**

The application for alternative standards shall include all written justification, conceptual plans, site plans, citations to applicable authority, and other evidence that is necessary for the DRC to determine compliance with the requirements for granting an alternative standard.


1. Location Description (Parcel ID No.): Section 04, Township 24 South, Range 18 East, Subdivision 0000-00800, Block 0010
  
2. Nature of Request. Describe generally the nature of the request and specific section(s) of the Pasco County LDC from which alternative standards are requested and the title of the section:  
Construction of hammerhead end of roadway to serve the two adjacent  
lots.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
3. Demonstrate compliance with one or more of the following:
  - a. The strict application of the land development regulation creates an unreasonable or unfair non-economic hardship or an inordinate burden that was not created by the alternative standards applicant.
  - b. The specific application of the land development regulation conflicts with an important goal, objective, or policy of the Comprehensive Plan or with the intent and purpose of another recently adopted land development regulation that serves a greater public purpose.
  - c. The granting of the alternative standards will provide a net economic benefit to the taxpayers of Pasco County and is not in conflict with important Goals, Objectives, and Policies of the Comprehensive Plan.
  - d. The granting of the alternative standards is necessary to achieve an innovative site or building design that furthers the Goals, Objectives, and Policies of the Comprehensive Plan.
  - e. The intent and purpose of the land development regulation and related land development regulations and Comprehensive Plan provisions is met or exceeded through an improved or alternate technology or design.
  - f. The granting of the alternative standards is necessary to protect the public health, safety, or welfare.
  - g. The alternative standards are necessary to comply with State or Federal law.
  - h. The alternative standards satisfy alternative standards criteria set forth in the specific County land development regulation that is the basis for the alternative standards request.
  
4. Application Fee: 100

**ADDITIONAL ITEMS REQUIRED FOR ALTERNATIVE STANDARDS:**

1. Two signed and sealed legal descriptions and sketches to be supplied at time of application.
2. Copy of Warranty Deed \_\_\_\_\_
3. Copy of Last Year's Tax Bill \_\_\_\_\_
4. Notarized Agent of Record Letter (if applicable) Previously submitted
5. Is this application the result of a Notice of Violation? No If so, please attach a copy of the notice.
6. Alternative Standards Fee: \$200.00 (each alternative standards request with project).  
Check made payable to: Pasco County Board of County Commissioners.

I certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

I consent to the entry in or upon the premises described in this application by any authorized official of Pasco County for the purpose of posting, maintaining, and removing such notices as may be required by law.

DATE: 7-6-09  
APPLICANT'S SIGNATURE:   
APPLICANT'S REPRESENTATIVE: Dave Schmitt, P.E.  
ADDRESS: 3680 Avalon Park E Blvd, Suite 310  
CITY: Orlando STATE: FL ZIP CODE: 32828

## Alternative Standards Request

### Requirement:

Land Development Code Section 610.3.M, Cul-de-sacs, at time of preliminary plan approval, cul-de-sacs shall be provided on all dead-end streets except those planned for future extension.

### Request:

The developer is requesting to install a hammer head design (T-type turnaround) in lieu of a 50-foot-radius cul-de-sac at the east end of Mazzuco Drive to service commercial lots 2 and 4.

### Justification:

- a. The strict application of the land development regulation creates an unreasonable or unfair non-economic hardship or an inordinate burden that was not crated by the alternative standards applicant.
  1. Mazzuco Drive is a 50-foot access easement to be dedicated as a public street. There are no plans to extend Mazzuco Drive and the requirement per Section 618.12 of the LDC for a 24-foot cross-access drive to abutting parcels on the east and west is being provided with the installation of Blanket Road to the south of the proposed development.
  2. The proposed development is for a seven lot commercial subdivision and each individual lot will be required to provide vehicular use areas to include: internal access drives, parking spaces and loading zones. The vehicular use areas internal to each lot are required for employees, patrons; refuse pick-up and service delivery's to support the day to day operations of a commercial development. Mazzuco Drives' function is to provide access to Lots 2 and 4 with the hammer head design also serving as a turn around area as required for emergency service vehicles on dead end roadways within a commercial development.