

**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**

**MAY 13, 2010**

**1:30 P.M. – Historic Pasco County Courthouse, Board Room, 2<sup>nd</sup> Floor  
37918 Meridian Avenue, Dade City, FL 33525**

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DEVELOPMENT REVIEW COMMITTEE

ADVISORY STAFF

John J. Gallagher  
County Administrator  
Michael Nurrenbrock - **ABSENT**  
OMB Director  
Daniel R. Johnson - **ABSENT**  
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 - **ABSENT**  
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 - **ABSENT**  
Engineering Services Director  
Debra M. Zampetti  
Zoning/Code Compliance  
Administrator

LEGAL COUNSEL

David A. Goldstein  
County Attorney

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CALL TO ORDER

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

## **ROLL CALL**

Ms. Donalee Schmidt, Deputy Clerk, called the roll. Mr. Williams, Mr. Johnson and Mr. Nurrenbrock were absent. Chairman Gallagher stated the absences were excused.

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

The proof of publication was provided to the Clerk.

## **MINUTES**

**M1 February 25, 2010, - DRC Minutes-DRC – DRC Minutes for Approval  
Memorandum ZN10-207  
Recommendation: Approve  
Comm. Dist. All**

**M2 March 18, 2010 – DRC Minutes – DRC – DRC Minutes for Approval  
Memorandum ZN10-208  
Recommendation: Approve  
Comm. Dist. All**

**MR. KENNEDY MOVED** approval of the February 25, 2010, and the March 18, 2010, Minutes.

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

## **PUBLIC HEARINGS**

### **VARIANCE PETITIONS**

### **OTHERS**

**P1 Class I, Sweet Tomatoes (IPR10-020) Variance Request – VAC 10-505-Soni Plaza Associates, LLC C/O Assessment Advisors – Location: On the east side of U.S. 19 and south of Regency Park Blvd., Section 16, Twn 25 S, Rng 16 E  
Memorandum: ZN10-192  
Recommendation: Approval with conditions  
Comm. Dist. 4**

Ms. Debra Zampetti, Zoning/Code Compliance Administrator explained the item. Staff recommended approval.

Mr. Mark Collins, representative, and Mr. Azi Soni, owner, were present.

Discussion followed regarding the site; similar approvals for other projects; a phasing plan would be required to show how the remainder of the plaza would come into compliance with the Landscape Ordinance; the center was 60 percent vacant; the owner wanted to install the landscaping; economic concerns; and parking.

Chairman Gallagher suggested that the number of empty stores be determined and once half of those stores were rented, the owner would agree to bring the entire center into compliance.

Mr. Soni agreed with the suggested condition.

There was no public comment.

**MR. PARIKH MOVED** approval of Staff's recommendation and to include an additional condition that once half of the vacancies were full, the owner would bring the entire shopping center up to the current landscaping code.

Discussion followed regarding the parking requirements.

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

Ms. Zampetti stated the condition would read "once 50 percent of the existing vacancies as of May 12, 2010, have been rented, the applicant shall be required to comply with the Landscape Ordinance for the entire shopping center".

#### **NON-VARIANCE PETITIONS**

#### **OTHERS**

- P2 Enclave at Terra Bella Preliminary/Construction Plan Substantial Amendment to the Conditions of Approval – SLV Terrabella, LLC – To amend existing preliminary/construction plan conditions of approval DR09-574, as approved by the DRC on April 23, 2009. Located on the north side of S.R. 54, approximately 600 feet west of Foggy Ridge Parkway, Sections 28 and 29, Township 26 South, Range 19 East  
Memorandum ZN10-204  
Recommendation: Approval with conditions  
Comm. Dist. 2**

Ms. Debra Zampetti, Zoning/Code Compliance Administrator, explained the item. Staff recommended approval.

Ms. Barbara Wilhite, representative, agreed with Staff's recommendation.

Discussion followed regarding the possibility of reductions to impact fees; the proportionate share amounts; the Collier Parkway and 54 intersection; the new study had shown the project had reduced the intensity and density of the project; and the original study was for the entire project.

**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 NOTED ITEM - Class I, AutoZone No. 3818, (IPR10-009), Preliminary/Construction Site Plan and Stormwater Management Plan and Report - AutoZone, Inc. - Requesting simultaneous Preliminary/Construction site plan and Stormwater Management Plan and Report Approval  
Memorandum ZN10-180  
Recommendation: Not Applicable  
Comm. Dist. 4**

The item was noted.

**ADJOURN**

The Committee adjourned at 1:47 p.m.

(SEAL)

DEVELOPMENT REVIEW COMMITTEE  
REGULAR MEETING  
MAY 13, 2010

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

Prepared By: \_\_\_\_\_  
Donalee Schmidt, Lead Board Clerk  
Board Records Department