

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 27, 2010

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

DEVELOPMENT REVIEW COMMITTEE

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

ADVISORY STAFF

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, Chief Assistant County Attorney

CALL TO ORDER

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

ROLL CALL

Ms. Sandra Bader, Deputy Clerk, called the roll. All Committee members were present.

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

MINUTES

**M1 April 1, 2010 - DRC Minutes-DRC-DRC Minutes for Approval
Memorandum ZN10-224
Recommendation: Approve
Comm. Dist. All**

MR. NURRENBROCK MOVED approval of the April 1, 2010, minutes.

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

PUBLIC HEARINGS

VARIANCE PETITIONS

OTHERS

**P1 Zoning Petition - Variance Petition – Debra K. Rickel and Brenda S. Adrian
– Adjustment of established standards
Memorandum ZN10-2012
Recommendation: Approval with conditions
Comm. Dist. 2**

Ms. Zampetti requested the item be continued to July 29, 2010, 1:30 p.m., New Port Richey.

Mr. Rick Beletka, Stillwater Technologies, agreed to the continuance request.

There was no public comment.

MR. NURRENBROCK MOVED approval of Staff's recommendation to continue to July 29, 1:30 p.m., New Port Richey.

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

**P2 Class II, Grand Trinity Plaza Addition (IIPR08-016), Variance Request from Section 78-38 Transportation Impact Fees – Grand Trinity Plaza, LLC – Location: On the northeast corner of Little Road and Old C.R. 54; Section 13, Twn 26 S, Rng 16 E
Memorandum ZN10-198
Recommendation: Continuance Requested
Comm. Dist. 4**

Ms. Zampetti requested the item be continued to June 10, 2010, 1:30 p.m., Dade City.

There was no public comment.

MR. PARIKH MOVED approval of Staff's recommendation to continue to June 10, 2010, 1:30 p.m., Dade City.

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

**P3 Class I, Infinity Doctor Office (IPR09-037) Variance Request – Rohit K. Shah and Dipak Parekh – Location: On the west side of Thys Road and north of S.R. 54; Section 16, Twn 26 S, Rng 16 E
Memorandum ZN10-211
Recommendation: Approval with conditions
Comm. Dist. 3**

Ms. Zampetti read the item into the record and gave the location of the property. She explained the variance requests and recommended approval with conditions.

Mr. Matthew Carpo, the applicant's representative, agreed with Staff's recommendation.

Mr. Nurrenbrock inquired about the buffer distance due to the different property elevations. Brief discussion followed.

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

**P4 Class II, Pasco County Sheriff's Helicopter Hangar (IIPR10-010), Preliminary/Construction Site Plan, Stormwater Management Plan and Report – Pasco County Sheriff's Department - Location: On the north side of Central Boulevard, approximately 600 feet east of Land O'Lakes Boulevard; Section 15, Twn 25 S, Rng 18 E
Memorandum ZN10-202
Recommendation: Approval with conditions
Comm. Dist. 2**

Ms. Zampetti requested the item be continued to June 2, 2010, 8:00 a.m., New Port Richey due to a publishing error.

There was no public comment.

MR. NURRENBROCK MOVED approval of Staff's recommendation to continue to June 2, 2010, 8:00 a.m., New Port Richey.

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

**P5 Class II, Pasco County Sunwest Park (IIPR07-093) Preliminary/Construction Site Plan, Stormwater Management Plan and Report – Pasco County Facilities Management Department - Location: At the Intersection of Old Dixie Hwy and Race Track Road, east and west sides of Old Dixie Hwy and adjacent to the Sunwest Mines; Section 10, 11, and 14, Twn 24 S, Rng 16 E
Memorandum ZN10-209
Recommendation: Continuance Requested
Comm. Dist. 5**

Ms. Zampetti requested the item be continued to June 10, 2010, 1:30 p.m., Dade City.

There was no public comment.

MR. NURRENBROCK MOVED approval of Staff's recommendation to continue to June 10, 2010, 1:30 p.m., Dade City.

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

REGULAR

OTHERS

R1 Villages of Pasadena Hills, Village C, Parcel C-1 – MPUD Master Planned Unit Development – Evans Properties, Inc. – Location: On the north side of Williams Cemetery Road, approximately one and one-quarter mile west of the intersection of Williams Cemetery Road and Prospect Road, Section 07, Township 25 South, Range 21 East. The applicant is requesting to rezone 63.8 acres from A-C to MPUD.

Memorandum ZN10-221

**Recommendation: Approval with Conditions
Comm. Dist. 1**

Ms. Dianne Naeyaert, Planner I, Planning and Growth Management, explained the item and gave the location of the property. She distributed documentation regarding the Master Plan and explained it was disclaimer language for the Villages of Pasadena Hills Master Plans.

Discussion followed and topics included: notification of the various property owners; the meaning of the language; no entitlements until properties were rezoned; the school and the super park locations; and issues regarding the expansion of the transfer station.

Mr. Joel Tew, the applicant's representative, spoke regarding Village C and the process for the property owners of Pasadena Hills. He noted all of the property owners were notified each time there was additional information or changes. He did not object to the proposed addition of the disclaimer language.

Mr. Pat Gassaway, the applicant's representative, provided map and language documentation to the Committee. He explained the language was to identify in accordance with the Memorandum of Understanding that was jointly signed by all the property owners that the parcel listed in the language contained entitlements even though those entitlements would not be valid until the rezoning happened.

Further discussion followed regarding roads in the Village, substandard roads, and the Memorandum of Understanding.

MR. PARIKH MOVED approval of Staff's recommendation.

The motion was not called on.

Ms. Bader swore in those who planned to present testimony.

Mr. Leonard Johnson said he represented the owners of the parcels just south of the Evans property. He noted for the record that they were in discussions with the representatives of the Evans property.

MR. NURRENBROCK MOVED approval of Staff's recommendation to include the disclaimer language provided by Staff and the Memorandum of Understanding parcel language provided by Mr. Pat Gassaway.

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

R2 Villages of Pasadena Hills, Village F, Parcel F-1 – MPUD Master Planned Unit Development – Evans Properties, Inc. – Location: On the south side of Prospect Road, approximately 3/4 mile west of the intersection of Handcart Road and Prospect Road, Section 13, Township 25 South, Range 20 East. The applicant is requesting to rezone 219.1 acres from A-C to MPUD. Memorandum ZN10-222 Recommendation: Approval with Conditions Comm. Dist. 1

Ms. Naeyaert explained the item and gave the location of the property. She requested the same disclaimer language presented in R1 be included in this agenda item. She asked for the language to be added to each future master plan that was submitted.

Mr. Pat Gassaway, the applicant's representative, noted that a portion of Village F was part of the Village Center.

The Committee discussed the roads within Village F.

Mr. Joel Tew, the applicant's representative, stated he did not object to Staff adding a substandard road condition.

MR. NURRENBROCK MOVED to add a condition regarding substandard roads to Village F.

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

There was no public comment.

MR. NURRENBROCK MOVED approval of Staff's recommendation to include the disclaimer language provided by Staff.

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

R3 Villages of Pasadena Hills, Village G, Parcel G-1 – MPUD Master Planned Unit Development – Evans Properties, Inc. – Location: On the south side of Handcart Road, approximately one mile south of the intersection of Handcart Road and Prospect Road, Section 19 and 30, Township 25 South, Range 21 East. The applicant is requesting to rezone 257.2 acres from A-C to MPUD.

Memorandum ZN10-223

Recommendation: Approval with Conditions

Comm. Dist. 1

Ms. Naeyaert explained the item and gave the location of the property. Staff recommended approval to include the same disclaimer language as presented in R1.

Chairman Gallagher requested a motion for the substandard roads.

MR. NURRENBROCK MOVED to add a condition regarding substandard roads to Village G.

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

Discussion followed regarding what roads were in this parcel and it was determined that Handcart Road was the only road in Village G that would be affected by the added condition.

Mr. Gassaway distributed and reviewed a map of Village G.

The Committee, Staff, Mr. Tew and Mr. Gassaway held discussion. Topics included the following: a revised Master Plan; the super park location; appraised property values; development fees; the market for housing; and the alignment of Tyndall Road.

MR. NURRENBROCK MOVED to add a condition for right-of-way dedication for Tyndall Road if the alignment shifted.

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

There was no public comment.

MR. NURRENBROCK MOVED approval of Staff's recommendation to include the disclaimer language added by Staff, to include a standard condition regarding substandard roads to all of the MPUD's, and to include the revised map of Village G distributed by Mr. Pat Gassaway.

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

**R4 NOTED ITEM – Class I, Dance and Gymnastics Studio, Lot 4J (Terra Bella Commercial – IPR10-010) – Preliminary/Construction Site Plan and Stormwater Management Plan and Report – K & B Flagship, LLC–Location: Venezia Drive and north of S.R. 54; Section 29, Twn 26 S, Rng 19 E
Memorandum ZN10-191
Recommendation: Not Applicable
Comm. Dist. 2**

No action taken.

ADJOURN

The Committee adjourned 2:38 p.m.

DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
MAY 27, 2010

(SEAL)

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

Prepared By: _____
Sandra Bader, Board Clerk
Board Records Department