

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**

September 10, 2009

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

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.
Development Director
Richard Gehring
Growth Management Administrator
James C. Widman, P.E.
Engineering Services Director
Debra M. Zampetti
Zoning/Code Compliance
Administrator
Ahsan Khalil - **Absent**
Transportation Planner II
Paul J. Montante - **Absent**
Technical Specialist II
Representative of the Clerk
of the Circuit Court
Frank Schlotter – **Absent**
Division Engineer
Michele Baker
Chief Assistant County Administrator

LEGAL COUNSEL

David A. Goldstein,
Senior Assistant County Attorney

CALL TO ORDER

Chairman Gallagher called the meeting to order at 1:29 p.m.

ROLL CALL

Ms. Vickie Perez, Deputy Clerk, called the roll. All Members were present. Ms. Perez swore in everyone who planned to present testimony.

The proof of publication was provided to the Clerk.

PUBLIC HEARINGS

VARIANCE PETITIONS

ZONING/CODE COMPLIANCE

**P1 Zoning Variance Petition –Mar-Go Interiors, Inc./Logan Outdoor Advertising, Inc. – Location: On the north side of S.R. 54, approximately 750 feet west of Pointe Pleasant Boulevard; Section 07, Twn 26 S, Rng 20 E
Memorandum: ZN09-2000
Recommendation: Denial
Comm. Dist. 1**

Ms. Cynthia Jolly, Development Director, requested the item be continued to September 24, 2009, 1:30 p.m., New Port Richey.

MR. NURRENBROCK MOVED to continue the item to September 24, 2009, 1:30 p.m., New Port Richey.

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

**P2 Zoning Variance Petition – Stack and Store of Florida, Inc./Logan Outdoor Advertising, Inc. – For an increase in the maximum-allowed distance for the relocation of a billboard sign from 1,320' to 3.8 miles.
Memorandum: ZN09-2001
Recommendation: Denial
Comm. Dist 2**

Ms. Jolly requested the item be continued to September 24, 2009, 1:30 p.m., New Port Richey.

MR. JOHNSON MOVED to continue the item to September 24, 2009, 1:30 p.m., New Port Richey.

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

DEVELOPMENT REVIEW SERVICES – DEVELOPMENT REVIEW

- P3 Class I, Cumberland Farms (CRD85-006), Variance Request from Section 603 – Alamo Construction Company – Location: On the north side of the apex of U.S. Hwy 301 and U.S. Hwy 98, approximately 3,000 feet south of Trilby Road; Section 26, Twn 23 S, Rng 21 E**
Memorandum: DR09-910
Recommendation: Approval with conditions
Comm. Dist. 1

Ms. Jolly gave a brief explanation of the item. Staff recommended approval of the Variance with conditions as listed in the packet.

Mr. Richard Riley spoke regarding the benefits of the project and was in agreement with Staff's recommendation.

MR. JOHNSON MOVED approval of Staff's recommendation.

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

- P4 Class I, Discovery Point #187-Terra Bella (IPR09-025), Variance Request from Section 306-K & B Flagship, LLC-Location: On the north side of Venezia Boulevard and approximately 325 feet north of S.R. 54; Section 29, Twn 26 S, Rng 19E**
Memorandum: DR09-933
Recommendation: Approval with conditions
Comm. Dist. 2

Ms. Jolly gave a brief explanation of the item. Staff recommended approval with conditions as listed to include a modification to Condition Number 2 to state "the developer acknowledges that" and delete "prior to issuance of the site development permit a revised site plan will be required" and add "the access drive for parcel 4K shall be in compliance with the subdivision conditions that speak to access management".

MR. NURRENBROCK MOVED approval of the changes to Condition Number 2 as noted.

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

Ms. Jolly explained Condition Number 3 should be changed from "prior to issuance of the first C.O., the parcel shall be platted" to "if the property is transferred prior to record platting, the new owner shall be required to join in and execute the plat for the Terra Bella commercial subdivision. If the property has not been platted prior to the certificate

of occupancy being issued, then the new owner shall also submit a written statement indicating its consent to join in the plat prior to the issuance of the Certificate of Occupancy". Staff was in agreement with the requested change as long as the Discovery Point Daycare did not hold up the finalization of the plat by refusing to sign the plat and requested that Discovery Point also execute the documents before the Board.

Discussion followed regarding what the hold ups were for the platting; and whether or not a deed would be needed if it were dedicated on a plat.

MR. NURRENBROCK MOVED approval of the changes to Condition Number 3 as noted.

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

NON-VARIANCE PETITIONS

DEVELOPMENT REVIEW SERVICES – DEVELOPMENT REVIEW

**P5 Class II, Edge Access (IIPR09-028), Preliminary/Construction Site Plan, Stormwater Management Plan and Report – Vecchio, LLC – Location: On Pine Creek Drive, west of Pet Lane and south of Wesley Chapel Boulevard; Section 14, Twn 26 S, Rng 19 E
Memorandum: DR09-919
Recommendation: Approval with conditions**

Ms. Jolly gave a brief explanation of the item. Staff recommended approval with conditions as listed and to delete Condition Number 4.

MR. NURRENBROCK MOVED approval to delete Condition Number 4.

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

Mr. Ray Gufstasen, Engineer for the project, was in agreement with Staff's recommendation.

MR. NURRENBROCK MOVED approval of the remainder of the item.

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

REGULAR

GROWTH MANAGEMENT

- R1 William R. Smith Elementary/Middle School-School Site Consistency Review-Location: Located in Southeast Pasco, on the west side of Smith Road, west of Meadow Pointe Boulevard and approximately one mile south of S.R. 54**
Memorandum: GM09-387
Recommendation: Approval with conditions

Ms. Justyna Buszewski, Growth Management, gave a brief presentation of the item utilizing the overhead projector. Staff recommended approval.

Mr. Terry Rom, representative for the School District, 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.

Mr. Vernon Aquirre, a concerned resident spoke regarding the traffic flow.

Chairman Gallagher directed Mr. Aquirre to provide his contact information to Mr. Chris Williams, School Board Representative, and he would answer any questions Mr. Aquirre had.

- R2 NOTED ITEM – Class I, ALDI, Inc. – Port Richey (IPR09-029), Preliminary/Construction Site Plan and Stormwater Management Plan and Report – ALDI, Inc. – Port Richey – Location: On the northwest corner of U.S. 19 and Cinema Drive; Section 16, Twn 25 S, Rng 16 E**
Memorandum: DR09-847
Recommendation: Not applicable

The item was noted.

- R3 NOTED ITEM – Class I, S.R. 54/Livingston Development (IPR05-004), Preliminary/Construction Site Plan and Concurrency Extension – JEM Investments, Ltd. – Location: On the southwest corner of S.R. 54 and Livingston Road; Section 32, Twn 26 S, Rng 19 E**
Memorandum: DR09-929
Recommendation: Not applicable

The item was noted.

- R4 NOTED ITEM – Class I, Hess FL – 188 (IPR07-098), Preliminary/Construction Site Plan Extension and Concurrency Extension Request – Hess Corporation - Location: On the northwest corner of S.R. 54 and Eiland Boulevard; Section 18, Twn 26 S, Rng 21 E
Memorandum: DR09-930
Recommendation: Not applicable.**

This item was noted.

- R5 NOTED ITEM – Class II, Lowe’s of Land O’ Lakes (IIPR07-094), Site Plan and Concurrency Extension – 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 18 E
Memorandum: DR09-934
Recommendation: Not applicable**

This item was noted.

- R6 NOTED ITEM – Class III, Asbel Estates, Phase 1 (IPR09-204), Preliminary/Construction Plan and Stormwater Management Plan and Report Amendment – MI Homes – Location: On the southeast corner of the intersection of U.S. 41 and Asbel Road; Section 22, Twn 25 S, Rng 18 E
Memorandum: DR09-942
Recommendation: Not applicable**

This item was noted.

- R7 NOTED ITEM – Class I, Meadow Pointe Fitness Center Addition (IPR09-035), Preliminary/Construction site Plan and Stormwater Management Plan and Report – Meadow Pointe Community Development District – Location: On the west side of County Line Road and south of Aronwood Boulevard; Section 31, Twn 26 S, Rng 20 E
Memorandum: DR09-945
Recommendation: Not applicable**

This item was noted.

**R8 NOTED ITEM – Class II, Viento (Terra Bella Apartments) IIPR07-100, Preliminary/Construction Site Plan Amendment-BSP/Pasco, LLC – Location: Approximately 300 feet northwest of the intersection of S.R. 54 and Terra Bella Boulevard, approximately 1,200 feet east of Twenty Mile Level Road; Section 29, Twn 26 S, Rng 19 E
Memorandum: DR09-974
Recommendation: Not applicable**

This item was noted.

ADJOURN

The Committee adjourned at 1:52 p.m.

(SEAL)

DEVELOPMENT REVIEW
COMMITTEE
REGULAR MEETING
September 10, 2009

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

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