

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
November 8, 2007, Development Review Committee Meeting

DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA
A G E N D A
NOVEMBER 8, 2007

1:30 p.m. - West Pasco Government Center, Board Room,
7530 Little Road, New Port Richey, FL 34654-5598

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

LEGAL COUNSEL

Robert D. Sumner
County Attorney
*David A. Goldstein
Senior Assistant County
Attorney

ADVISORY STAFF

*Cynthia M. Jolly, P.E., CFM
Development Director
*Samuel P. Steffey II
Growth Management Administrator
*James C. Widman, P.E.
Engineering Services Director/
County Engineer
*Debra M. Zampetti
Zoning/Code Compliance
Administrator
*Ahsan Khalil
Transportation Planner II
*Paul J. Montante
Technical Specialist II
*Representative of the Clerk of the
Circuit Court
*Michele L. Baker
Chief Assistant County
Administrator
*Cynthia D. Spidell
Planner II

*In Attendance

ANY PERSON DESIRING TO APPEAL ANY DECISION MADE BY THE PLANNING COMMISSION, DEVELOPMENT REVIEW COMMITTEE, OR BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

OPENING

I. ROLL CALL

II. MINUTES

None Scheduled

III. PROOFS

A. Proof of Publication

B. Proof of Public Notice

IV. VARIANCE PETITIONS

The Development Review Committee may grant a variance from the terms of the Land Development Code when such variance will not be contrary to the public interest; where, owing to special conditions, a literal enforcement of the provisions of this code would result in unnecessary hardship or where improved or alternative technology would meet or exceed the development and construction standards set forth in this code. Such variance shall not be granted if it has the effect of nullifying the intent and purpose of this code. Furthermore, such variance shall not be granted by the Development Review Committee unless and until a variance application is submitted demonstrating compliance with one or more of the following:

- A. That special conditions and circumstances exist which are peculiar to the land, structures, or required subdivision improvements involved, and which are not applicable to other lands, structures, or required improvements.
- B. That a literal interpretation of the provisions of this code would deprive the applicant of rights commonly enjoyed by other properties with similar conditions.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
November 8, 2007, Development Review Committee Meeting

- C. That the actions of the applicant did not cause the special conditions and circumstances which necessitate the variance.
- D. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by this code to other lands, structures, or required improvements under similar conditions.
- E. Through improved or alternative technology, the development and construction standards set forth in this code are met or exceeded.
- F. The Development Review Committee finds that the requirements of this code have been met based upon the review and findings of the Development Review Services Department and information presented at a public hearing.
- G. The Development Review Committee further finds that the reasons set forth in the application justify the granting of the variance that would make possible the reasonable use of the land, buildings, or other improvements.
- H. The Development Review Committee finds that the granting of the variance would be in harmony with the general standards, purpose, and intent of this code and will not be injurious to the surrounding territory, or otherwise be detrimental to the public welfare.
- I. The Development Review Committee finds that the granting of the variance would not violate the Goals, Objectives, and Policies of the Comprehensive Plan.

1. Zoning
None Scheduled

2. Development Plans

a. Memorandum No.: DR08-103
Project Name: Regency Square
Commissioner: The Honorable Michael Cox, CFP®
Applicant: Regency Square CRP, LLC
Location: On the west side of Little Road, between San Miguel Road and Embassy Boulevard, Section 23, Township 25 South, Range 16 East.

Acreage: 13.78 Acres, m.o.l.
Proposed Development: Remodeling of the existing Regency Square Shopping Center.
Requested: The applicant is requesting relief from 1) Section 603.6, Landscaping Required for Vehicular Use Areas, for a reduction in the requirement for a parking island every ten spaces. The applicant is proposing 27 interior islands and in order to be in compliance, the code would require 81 islands, which would necessitate removing 54 parking spaces, thus violating existing tenant leases which set forth specific parking counts; 2) Section 603.7, Building Perimeter Landscaping, for a reduction in the required square footage due to existing fire lane, pavement, and Americans with Disabilities Act compliant sidewalks around the entire building by providing 13 planter pots to enhance the front facade in addition to the existing 1,635-square-foot planter area; 3) Section 603.9, Landscape Buffering and Screening, to not install a second row of staggered shrubs in the existing buffers due to existing trees, shrubs, and a steep slope established for drainage and erosion control purposes; and 4) Section 603.9, Landscape Buffering and Screening, to allow greater than 30 feet on center spacing between trees due to existing storm pipes and light poles.

RECOMMENDATION: Approval with conditions.

Approved staff recommendation with an additional condition.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
November 8, 2007, Development Review Committee Meeting

- b. Memorandum No.: DR08-109
Project Name: S.R. 52 Commercial Site
Commissioner: The Honorable Michael Cox, CFP®
Applicant: Gulf Coast Consulting, Inc.
Location: On the south side of S.R. 52, approximately 310 feet west of Faithful Way, Section 10, Township 25 South, Range 17 East.
Acreage: 2.23 Acres, m.o.l.
Proposed Development: A 3,000-square-foot bank and a 3,900-square foot office.
Requested: Relief from the Land Development Code, Section 603.2.c, Landscaping and Screening; and in accordance with Section 602.7.C.2.e, to allow contribution to the tree fund in lieu of tree replacement.
RECOMMENDATION: Denial of the variance from Section 603.2.C and approval of the variance from Section 602.7.C.2.e with conditions.

Continued to the December 6, 2007, 1:30 p.m. Development Review Committee meeting in Dade City.

- c. Memorandum No.: DR08-191
Project Name: Walgreen's U.S. 41 and Pleasant Plains Parkway/Roaches Run
Commissioner: The Honorable Pat Mulieri, Ed.D.
Applicant: R.K.M. Development Corporation
Location: On the northwest corner of U.S. 41/S.R. 45 (Land O' Lakes Boulevard) and Pleasant Plains Parkway/Roaches Run, Section 35, Township 25 South, Range 18 East.
Acreage: 2.49 Acre, m.o.l.
Proposed Development: Pharmacy.
Requested: Variance from Section 603.9.D, Landscape Buffering and Screening, to allow a reduction of the Type D landscape buffer from 15 feet to ten feet along the south project boundary adjacent to Pleasant Plains Parkway/Roaches Run.
RECOMMENDATION: Continue to the December 20, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.

Continued to the December 20, 2007, 1:30 p.m. Development Review Committee meeting in New Port Richey.

- d. Memorandum No.: DR08-194
Project Name: Bella Terra Subdivision
(Continued from the October 11, 2007, Development Review Committee Meeting)
Commissioner: The Honorable Pat Mulieri, Ed.D.
Applicant: Amberwood Development, LLC
Location: On the east side of East Road, approximately 1,200 feet south of Tyrone Street, Sections 10 and 11, Township 24 South, Range 17 East.
Acreage: 449.8 Acres, m.o.l.
Proposed Development: The applicant has received approval to subdivide 449.8 acres into 120 single-family detached lots.
Requested: The applicant is requesting a variance from Section 306.17, Dedication, which, if approved, would allow for privately maintained gated streets.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
November 8, 2007, Development Review Committee Meeting

e. Memorandum No.: PMA08-047
Project Name: Gator Transport Warehouse
Commissioner: The Honorable Ted Schrader
Applicant: Gator Transport and Setup, Inc.
Location: On the west side of Wire Road, southeast of U.S. 301, Section 23, Township 25 South, Range 21 East.
Acreage: 1.28 Acres, m.o.l.
Proposed Development: 3,200 square feet of warehouse.
Requested: The applicant is requesting variances from Section 618.12, Cross Access, to allow for the deletion of the required interconnection to the adjacent property.
RECOMMENDATION: Approval.

Approved staff recommendation with amendments.

f. Memorandum No.: PMA08-050
Project Name: Kelly's Lakeside Plaza
Commissioner: The Honorable Pat Mulieri, Ed.D.
Applicant: Gold Medallion Homes, Inc.
Location: On the west side of U.S. 41, north of Ehren Cutoff Road, Section 12, Township 26 South, Range 18 East.
Acreage: 9.73 Acres, m.o.l.
Proposed Development: 39,000 square feet of retail/office/restaurant.
Requested: The applicant is requesting variances from Section 618.12, Cross Access, to allow for the deletion of the required interconnection to the adjacent property.
RECOMMENDATION: Approval.

Continued to the December 20, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey.

V. TRANSPORTATION CORRIDOR MANAGEMENT

A. Dedication Variance

1. Memorandum No.: PMA08-049
Project Name: Commonwealth Office Park of Land O' Lakes
Commissioner: The Honorable Pat Mulieri, Ed.D.
Applicant: Commonwealth Development, LLC
Location: On the south side of Morgan Road, west of U.S. 41, Section 25, Township 26 South, Range 18 East.
Acreage: 21.04 Acres, m.o.l.
Proposed Development: A 125,388-square-foot office.
Requested: A variance for the Land Development Code, Section 618.12, Cross Access, to allow for the deletion of the required interconnection to adjacent property.
RECOMMENDATION: Denial.

Continued to the December 6, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.

2. Memorandum No.: PMA08-051
Project Name: S.R. 52 Commercial Site
(Continued from the October 25, 2007, 1:30 p.m., Development Review Committee Meeting)
Commissioner: The Honorable Michael Cox, CFP®
Applicant: Pine Ridge Partners
Location: On the south side of S.R. 52, approximately 2,000 feet east of Moon Lake Road, Section 10, Township 25 South, Range 17 East.
Acreage: 2.23 Acres, m.o.l.
Proposed Development: A 6,900-square-foot office/bank
Requested: A variance for the Land Development Code, Section 319.6.
RECOMMENDATION: Denial.

Continued to the December 6, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
November 8, 2007, Development Review Committee Meeting

VI. APPEALS

A. Class I
None Scheduled

B. Class II
None Scheduled

C. Class III
None Scheduled

D. Class IV
None Scheduled

E. Consistency

1. Petition No.: GM08-047
Applicant: District School Board of Pasco County
Commissioner: The Honorable Ted Schrader
Location: On the north side of Otis Allen Road, approximately two miles east of U.S. 301, Section 30, Township 25 South, Range 22 East.
Acreage: 20 Acres, m.o.l.
Present Zoning: A-C Agricultural
Land Use: RES-1 (Residential - 1 du/ga)
Proposed Development: Elementary School "T"
Requested: Consistency Determination
RECOMMENDATION: Approval.

Continued to the November 29, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.

VII. PUBLIC NOTICE AGENDA

A. Class II

1. Memorandum No.: DR08-008
Project Name: CR 54/I-75 Commercial Site
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: On the northwest corner of Wesley Chapel Boulevard, and I-75, Section 12, Township 26 South, Range 19 East.
Acreage: 8.27 Acres, m.o.l.
Proposed Development: Preliminary/construction site plan for a retail/restaurant center.
RECOMMENDATION: Continue to the November 29, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.

Continued to the November 29, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
November 8, 2007, Development Review Committee Meeting

2. Memorandum No.: DR08-211
Project Name: First Christian Church
(Continued to the October 25, 2007, 1:30 p.m., Development Review Committee Meeting)
Commissioner: The Honorable Ann Hildebrand
Location: On the northeast corner of Little Road and Chittamwood Boulevard, approximately 1,000 feet north of Trinity Boulevard, Section 36, Township 26 South, Range 16 East.
Acreage: 28.69 Acres, m.o.l.
Proposed Development: Request for preliminary/construction site plan approval for Phases 1 and 1A, consisting of a two-story church, a one-story welcome center/office, and a one-story school totaling 69,950 square feet; and preliminary site plan approval for Phases 3-10, consisting of 8 one-story buildings (chapel, office, administrative, school, and maintenance) totaling 36,858 square feet on 28.69 acres. The developer is also requesting a variance from Section 603.9, Landscape Buffering and Screening, to change the requirement for a 15-foot Type B landscape buffer along the northern boundary to a 10-foot Type A landscape buffer.
RECOMMENDATION: Continue to the February 28, 2008, 1:30 p.m., Development Review Committee meeting in New Port Richey.

Continued to the December 20, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey.

3. Memorandum No.: DR08-007
Project Name: Harley Davidson - Wesley Chapel
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: On the west side of Wesley Chapel Boulevard, approximately one-half mile north of S.R. 56, Section 27, Township 26 South, Range 19 East.
Acreage: 14.59 Acres, m.o.l.
Proposed Development: Preliminary/construction site plan for a motorcycle dealership with service.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation with the deletion of Condition No. 2.i.(1) and an amendment to Condition No. 26.c.

4. Memorandum No.: DR08-101
Project Name: Kelly's Lakeside Plaza
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: On the west side of U.S. 41, approximately 500 feet north of Ehren Cutoff, Section 12, Township 26 South, Range 18 East.
Acreage: 9.78 Acres, m.o.l.
Proposed Development: Preliminary/construction site plan approval for 3 one-story buildings consisting of 20,000 square feet of office, 11,000 square feet of retail, and 7,000 square feet of restaurant use for a total of 38,000 square feet on a 9.74-acre site, and variance request from Section 319, Transportation Corridor Management, which if approved, would allow ten feet of the required 15-foot Type D landscape buffer to be located within the transportation corridor; Section 602.7.C.2.e, Tree Removal/Replacement, which, if approved, would allow a monetary contribution to the Tree Mitigation Fund in lieu of replacement of all the trees removed for development of the site.
RECOMMENDATION: Denial.

Continued to the December 20, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
November 8, 2007, Development Review Committee Meeting

5. Memorandum No.: DR08-009
Project Name: Milanian Office
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: On the northwest corner of Nashville Drive and County Line Road (Belle Chase Subdivision), Section 35, Township 26 South, Range 19 East.
Acreage: 2.19 Acres, m.o.l.
Proposed Development: Preliminary/construction site plan for eight office buildings totaling 24,000 square feet.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation.

6. Memorandum No.: DR08-026
Project Name: Pasco County Jail Addition
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: On the north side of Central Boulevard, approximately one mile east of Land O' Lakes Boulevard (Central Pasco), on the Pasco County Jail site, Section 14, Township 25 South, Range 18 East.
Acreage: 68.45 Acres, m.o.l., (6.33 acres, project only)
Proposed Development: Preliminary/construction site plan for the Pasco County Jail addition.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation.

7. Memorandum No.: DR08-141
Project Name: Pasco County School "N"
Commissioner: The Honorable Ann Hildebrand
Location: On the north side of Gulf Trace Boulevard, approximately one mile west of U.S. 19, Section 25, Township 26 South, Range 15 East.
Acreage: 17.20 Acres, m.o.l.
Proposed Development: Preliminary/construction site plan for a six-building elementary school.
RECOMMENDATION: Approve with conditions.

Approved staff recommendation.

8. Memorandum No.: DR08-024
Project Name: Suncoast Meadows, Tract A
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: On the north side of S.R. 54, east of Meadowbrook Drive, Section 29, Township 26 South, Range 18 East.
Acreage: 4.94 Acres, m.o.l.
Proposed Development: Requesting preliminary/construction plan approval for 15 professional office buildings with a total of 40,000 square feet and variance request: Section 319, Transportation Corridor Management, and Section 618.12, Cross-Access, requesting the elimination of inter-connection to the neighboring properties.
RECOMMENDATION: Denial of the variance from Section 319 and approval of the variance from Section 618.12 and the project with conditions.

Approved staff recommendation with the deletion of Condition Nos. 17 and 18.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
November 8, 2007, Development Review Committee Meeting

9. Memorandum No.: DR08-102
Project Name: Suncoast Professional Center
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: On the northwest corner of S.R. 54 and Meadowbrook Drive, east of the Suncoast Parkway, Section 29, Township 26 South, Range 18 East.
Acreage: 15.59 Acres, m.o.l.
Proposed Development: Preliminary/construction site plan approval for 8 two-story office buildings totaling 189,856 square feet on a 15.59 acre site. Variance request from Section 319, not to dedicate right-of-way or interim use for parking and landscape; and Section 603.9D, for a reduction of the 20-foot Type D buffer on S.R. 54 to eight feet adjacent to the right-turn lane.
RECOMMENDATION: Continue to the December 6, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.

Continued to the December 6, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.

B. Class III

1. Memorandum No.: DR08-174
Project Name: Bridge Haven Preliminary Plan, Variance Request, and Alternative Standards Request
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: In Eastern Pasco County, on the southwest corner of the intersection of Chancey Road and Apfel Road, Section 24, Township 26 South, Range 20 East.
Acreage: 50.57 Acres, m.o.l.
Proposed Development: The developer is requesting preliminary plan approval for 149 single-family detached lots on 50.57 acres, with a variance request from the Land Development Code, Section 602.7, Tree Plan, and an alternative standards request from the Land Development Code, Section 610.3, Streets General.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation with an additional condition.

2. Memorandum No.: DR08-052
Project Name: Oak Valley Estates
Commissioner: The Honorable Ted Schrader
Applicant: Louis and Jacqueline Potenziano
Location: On the northeast corner of the intersection of Janmar Road and U.S. 98, Section 20, Township 25 South, Range 22 East.
Acreage: 39.19 Acres, m.o.l.
Proposed Development: The developer is requesting approval for a preliminary/construction plan, Stormwater Management Plan and Report, and a variance.
Requested: To subdivide 39.19 acres, m.o.l., into seven single-family detached lots.
RECOMMENDATION: Approval of the variance request, preliminary/construction plan, and Stormwater Management Plan and Report with conditions.

Approved staff recommendation.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
November 8, 2007, Development Review Committee Meeting

3. Memorandum No.: DR08-092
Project Name: Zephyr Ridge, Phase 2
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: In Eastern Pasco County, on the north side of S.R. 54 East and abutting Geiger Cemetery Road, approximately one mile west of the City of Zephyrhills, Section 08, Township 26 South, Range 21 East.
Acreage: 20.02 Acres, m.o.l.
Proposed Development: The developer is requesting preliminary/construction plan and Stormwater Management Plan and Report approval to subdivide 20.02 acres into 64 single-family detached dwellings.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation with an additional condition.

VIII. REGULAR AGENDA

A. Class II
None Scheduled

B. Class III

1. Memorandum No.: GM08-059
Project Name: Ashley Glen MPUD Master Planned Unit Development/ Development of Regional Impact.
Commissioner: The Honorable Pat Mulieri, Ed.D.
Location: In South Central Pasco County, on the north side of S.R. 54 and approximately 1,300 feet east of the Suncoast Parkway, Sections 19 and 30, Township 26 South, Range 18 East.
Acreage: 261 Acres, m.o.l.
Proposed Development: Approval is being sought for 780 residential dwelling units, 450,000 square feet of retail, and 1,800,000 square feet of office.
RECOMMENDATION: Approval.

Approved staff recommendation with amendments.

2. Memorandum No.: GM08-070
Project Name: Future Land Use Map Amendment, Pasco Town Centre Development of Regional Impact (Continued from the September 13, 2007, Development Review Committee Meeting)
Commissioner: The Honorable Ted Schrader
Location: In Central Pasco County at the southeast corner of the intersection of I-75 and S.R. 52, Sections 08, 09, 16, 17, 20, and 21, Township 25 South, Range 20 East.
Acreage: 945.2 Acres, m.o.l.
Proposed Development: Future Land Use Classification change from MU (Mixed Use), RES-3 (Residential - 3 du/ga), and AG (Agricultural) to MU (Mixed Use), CON (Conservation Lands), and RES-3 (Residential - 3 du/ga), on 945.2 acres.
RECOMMENDATION: Continue to the January 17, 2008, 1:30 p.m., Development Review Committee meeting in Dade City.

Continued to the December 3, 2007, 10:00 a.m., Development Review Committee meeting in Dade City, contingent upon receipt of documentation by November 21, 2007. If documentation is not received, the continuance will be to the January 17, 2008, 10:00 a.m., Development Review Committee meeting in Dade City.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
November 8, 2007, Development Review Committee Meeting

3. Memorandum No.: GM08-071
Project Name: Pasco Town Centre
(Continued from the September 13, 2007, Development Review Committee Meeting)
Commissioner: The Honorable Ted Schrader
Location: In Central Pasco County at the southeast corner of the intersection of I-75 and S.R. 52, Sections 08, 09, 16, 17, 20, and 21, Township 25 South, Range 20 East.
Acreage: 945.2 Acres, m.o.l.
Proposed Development: Approval is being sought for 800 apartment units, 800 townhouse units, and 150 single-family dwelling units, 1,700,000 square feet of office entitlements, 2,000,000 square feet of retail entitlements, 1,700,000 square feet of industrial entitlements, and 640 hotel rooms.
RECOMMENDATION: Continue to the January 17, 2008, 1:30 p.m., Development Review Committee meeting in Dade City.

Continued to the December 3, 2007, 10:00 a.m., Development Review Committee meeting in Dade City, contingent upon receipt of documentation by November 21, 2007. If documentation is not received, the continuance will be to the January 17, 2008, 10:00 a.m., Development Review Committee meeting in Dade City.

4. Memorandum No.: ZN08-129
Project Name: Triple J MPUD Master Planned Unit Development Amendment and Alternative Standards Request
Commissioner: The Honorable Ted Schrader
Location: On the south side of U.S. 98, approximately 2,000 feet west of Old Lakeland Highway (C.R. 35A), Sections 13, 18, 19, and 24, Township 25 South, Ranges 21 and 22 East.
Acreage: 243.05 Acres, m.o.l.
Proposed Development: The developer is requesting a reduction in the total number of units, elimination of attached units, and a reduction of the right-of-way width of the main access road.
RECOMMENDATION: Approval with conditions.

Continued to the November 29, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.

C. Class IV
None Scheduled

IX. PUBLIC NOTICE - NO EARLIER THAN 4:00 P.M.

A. Variance

1. Memorandum No.: PMA08-048
Project Name: Wal-Mart Holiday
(Continued from the July 12, 2007, August 23, 2007, and October 25, 2007, Development Review Committee Meetings)
Commissioner: The Honorable Ann Hildebrand
Applicant: Wal-Mart Stores, LP
Location: On the southwest corner of S.R. 54 and Grand Boulevard, Section 20, Township 26 South, Range 16 East.
Acreage: 25.8 Acres, m.o.l.
Proposed Development: 189,975 square feet of retail.
Requested: The applicant is requesting variances from Section 618.7, Access Control, to allow for the installation of a traffic signal and driveway less than the required distance.
RECOMMENDATION: Approval.

Approved staff recommendation.

B. Class II

1. Memorandum No.: DR08-185
Project Name: Wal-Mart Holiday
Commissioner: The Honorable Ann Hildebrand
Location: On the southwest corner of S.R. 54 and Grand Boulevard with the stormwater retention on the east side of Grand Boulevard, starting approximately 800 feet south of S.R. 54, Section 20, Township 26 South, Range 16 East.
Acreage: 26.85 Acres, m.o.l.
Proposed Development: To construct a 189,975-square-foot retail building and a 15,129-square-foot garden center.
RECOMMENDATION: Approval with conditions.

Approved staff recommendation.

UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY
November 8, 2007, Development Review Committee Meeting

X. DEVELOPMENT ISSUES DISCUSSION

- A. Discussion of Policy Issues
None Scheduled

XI. INFORMATION

None Scheduled

XII. NOTED ITEMS

- A. Class I Development Actions
None Scheduled

- B. Class III E Development Actions
None Scheduled

- C. Class III R Development Actions
None Scheduled

- D. Administrative Variance Actions
None Scheduled

- E. Class II Construction Plan Actions
None Scheduled

- F. Class III Construction Plan Actions
None Scheduled