

**DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA  
A G E N D A  
MAY 24, 2007**

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**

\*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)  
\*Ray Gadd  
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  
\*Debra M. Zampetti  
Zoning/Code Compliance  
Administrator  
\*Representative of the Clerk of the  
Circuit Court  
\*Lee W. Millard  
Assistant Zoning/Code  
Compliance Administrator  
\*Terry-Rene Wiesner Brown  
Environmental Lands  
Program Manager  
\*Robert J. Tietz  
Biologist  
\*Ahsan Khalil  
Transportation Planner II  
\*Dianne M. Naeyaert  
Planner I

*\*In Attendance*

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**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**

January 11, 2007  
February 22, 2007

*Approved minutes.*

**III. PROOFS**

- A. Proof of Publication
- B. Proof of Public Notice

**\*UNOFFICIAL ANNOTATED AGENDA—FOR DEPARTMENT USE ONLY  
May 24, 2007, Development Review Committee Meeting**

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.
- 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

a.      Petition No.:                   1925  
          Applicants:                   Mark A. and Bonnie A. Tooker  
          Commissioner:               The Honorable Jack Mariano  
          Location:                    On the southwest corner of the intersection of Sea Ranch Drive and Veronica Drive, Section 33, Township 24 South, Range 16 East.  
  
          Acreage:                     .28 Acres, m.o.l.  
          Present Zoning:             R-4 High Density Residential  
          Land Use:                    RES-9 (Residential - 9 du/ga)  
          Requested:                  A variance for a reduction in the required minimum rear setback from 15 feet to 11 feet from the mean high water line for a gazebo on waterfront property.  
  
          RECOMMENDATION:         Approval with conditions.

*Continued to the June 7, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.*

b.      Petition No.:                   1926  
          Applicant:                   Suncoast Development, LLC  
          Commissioner:               The Honorable Pat Mulieri, Ed.D.  
          Location:                    On the north side of S.R. 54, approximately 630 feet west of Wilson Road, Section 26, Township 26 South, Range 18 East.  
  
          Acreage:                     4.82 Acres, m.o.l.  
          Present Zoning:             A-R Agricultural-Residential  
          Land Use:                    RES-6 (Residential - 6 du/ga)  
          Requested:                  A variance for a reduction in the required minimum front setback from five feet to two feet from the right-of-way line for a monument sign.  
  
          RECOMMENDATION:         Approval with conditions.

*Approved staff recommendation.*

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2. Development Plans

- a. Memorandum No.: DR07-1469  
Project Name: Cast-Crete Expansion  
Commissioner: The Honorable Ted Schrader  
Applicant: Cast-Crete Corporation  
Location: On the west side of U.S. 19 and north of Little Road, Section 13, Township 24 South, Range 16 East.  
  
Acreage: 2.04 Acres, m.o.l.  
Proposed Development: Concrete lintel storage yard with office.  
Requested: A variance from Section 603.9 to reduce the required Type D buffer from 15 feet to 12½ feet.  
  
RECOMMENDATION: Approval with conditions.

*Approved staff recommendation.*

- b. Memorandum No.: DR07-1551  
Project Name: Tuffy Auto Center  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Applicant: 3A, LLC  
Location: On the east side of U.S. 41, approximately 300 feet north of Swans Landing Drive, Section 24, Township 26 South, Range 18 East.  
  
Acreage: .78 Acre, m.o.l.  
Proposed Development: A one-story, 5,090-square-foot auto service center.  
Requested: The applicant is requesting relief from the following sections of the Land Development Code: 1) Section 319, Transportation Corridor Management, to allow 10 feet of the required 20-foot Type C landscape buffer to be located within the corridor preservation area; 2) Section 603.9, Landscape Buffering and Screening, to allow for a reduction from 15 feet to 10 feet for the required Type B landscape buffers along the north, south, and east.  
  
RECOMMENDATION: Approval with conditions.

*Approved staff recommendation.*

- c. Memorandum No.: DR07-1605  
Project Name: The Verandahs Townhomes  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: On the north side of S.R. 52, approximately one-half mile east of Moon Lake Road, Sections 03 and 10, Township 25 South, Range 17 East.  
  
Acreage: 60.22 Acres, m.o.l.  
Proposed Development: The applicant is requesting relief from Section 602.7(c)2, which, if approved, would allow for a monetary contribution to the Tree Mitigation Fund in lieu of tree replacements.  
  
RECOMMENDATION: Approval with conditions.

*Approved staff recommendation.*

V. TRANSPORTATION CORRIDOR MANAGEMENT

- A. Dedication Variance  
None Scheduled

VI. APPEALS

- A. Class I  
None Scheduled
- B. Class II  
None Scheduled
- C. Class III  
None Scheduled

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D. Class IV  
None Scheduled

E. Consistency  
None Scheduled

VII. PUBLIC NOTICE AGENDA

A. Class II

1. Memorandum No.: DR07-1552  
Project Name: Jelique Products Building Addition  
Commissioner: The Honorable Ann Hildebrand  
Location: On the north side of Prospect Drive, approximately 200 feet east of Destiny Way and north of S.R. 54, Section 29, Township 26 South, Range 17 East.  
  
Acreage: 1.02 Acres, m.o.l.  
Proposed Development: The addition of a 5,500-square-foot warehouse to the existing one-story, 15,480-square-foot office/warehouse, for a total of 20,980 square feet.  
  
RECOMMENDATION: Approval.

*Approved staff recommendation.*

2. Memorandum No.: DR07-1576  
Project Name: Oak Ridge Condominiums, f.k.a. Lake Bernadette  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: On the east side of Golf Links Boulevard and north of S.R. 54, Sections 08 and 09, Township 26 South, Ranges 16 and 21 East.  
  
Acreage: 14.18 Acres, m.o.l.  
Proposed Development: The developer of Oak Ridge Condominiums, f.k.a. Lake Bernadette, is requesting preliminary/construction site plan approval for nine, 3-story condominiums with 216 dwelling units plus amenities.  
Variance Request: Section 610.15.B, to reduce the open-space requirement for the neighborhood park from 0.54 acre to 0.25 acre. The developer is requesting to use the clubhouse as part of the neighborhood park and change the minimum one-acre in size neighborhood park requirement.  
  
RECOMMENDATION: Withdrawn by applicant.

*Project withdrawn by applicant.*

3. Memorandum No.: DR07-1577  
Project Name: Spacebox Land O' Lakes  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: On the east side of U.S. 41 and approximately 950 feet north of S.R. 54, Section 25, Township 26 South, Range 18 East.  
  
Acreage: 4.95 Acres, m.o.l.  
Proposed Development: The developer is requesting preliminary/construction site plan approval for 5 one-story and one 2-story miniwarehouse storage buildings totaling 129,387 square feet.  
  
RECOMMENDATION: Continue to the August 9, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.

*Continued to the August 9, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.*

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4. Memorandum No.: DR07-1611  
Project Name: Tampa Bay Water Infrastructure and Emergency-  
Management Building  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: Southeast of the Pump Station Road and Ten Cent Road  
intersection, approximately one-half mile east of Ehren  
Cutoff, Section 29, Township 25 South, Range 19 East.  
Acreage: 232 Acres, m.o.l.  
Proposed Development: 17,760-square-foot office building (infrastructure and  
emergency management).  
RECOMMENDATION: Approval.

*Approved staff recommendation.*

**B. Class III**

1. Memorandum No.: DR07-1596  
Project Name: Arrow Estates Subdivision  
(Continued from the April 26, 2007, Development Review  
Committee Meeting)  
Commissioner: The Honorable Michael Cox, CFP®  
Location: On the north side of Arrow Drive, approximately one-quarter  
mile east of Osceola Drive, Section 12, Township 25 South,  
Range 16 East.  
Acreage: 9.35 Acres, m.o.l.  
Proposed Development: The developer of Arrow Estates Subdivision is requesting  
preliminary/construction plan and Stormwater Management  
Plan and Report approval with a variance and alternative  
standards request to subdivide 9.35 acres into eight single-  
family lots.  
Variance Requested: Section 306.17, Dedication, which, if  
approved, would allow for privately maintained roadways.  
Alternative Standards Requested: Section 610.3.F, Right-  
of-Way, which, if approved, would allow for the reduction of  
the rural right-of-way from 70 feet to 33 feet with a 25-foot  
drainage easement on each side of the roadway.  
RECOMMENDATION: Approval with conditions.

*Approved staff recommendation with an additional condition.*

2. Memorandum No.: DR07-1595  
Project Name: Crela Estates II  
(Continued from the March 15, 2007, Development Review  
Committee Meeting)  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: On the north side of Shady Hills Road, approximately three  
miles north of S.R. 52, Section 30, Township 24 South,  
Range 18 East.  
Acreage: 19.24 Acres, m.o.l.  
Proposed Development: The developer of Crela Estates II is requesting  
preliminary/construction plan and Stormwater Management  
Plan and Report approval with a variance request to  
subdivide 19.24 acres into 15 single-family lots.  
Variances Requested: 1) Section 306.17, Dedication,  
which, if approved, would allow for privately maintained  
roadways; 2) Section 602.5, Tree Survey, which, if  
approved, would allow for a survey sample rather than a  
full survey; and 3) Section 602.7, Tree Removal and  
Replacement, which, if approved, would allow for a  
monetary contribution to the Tree Mitigation Fund in lieu of  
planting all the required replacement trees.  
RECOMMENDATION: Approval with conditions.

*Approved staff recommendation with an additional condition.*

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3. Memorandum No.: DR07-1597  
Project Name: Hill Country Estates (f.k.a. Hidden View)  
(Continued from the April 26, 2007, Development Review Committee Meeting)  
Commissioner: The Honorable Ted Schrader  
Location: On the west side of U.S. 301, approximately one mile north of Jordan Road, Section 10, Township 24 South, Range 21 East.  
Acreage: 73.02 Acres, m.o.l.  
Proposed Development: The applicant is requesting preliminary/construction plan and Stormwater Management Plan and Report approval to subdivide 49.3 acres into 37 single-family lots.  
Variance Requested: 1) Section 306.17, Dedication, which, if approved would allow for privately maintained roadways; 2) Section 610.3.0, Interconnection, to not connect to Barley Road which is a private easement; and 3) Section 618.12, Cross Access, which, if approved, would not require interconnection to the south.  
RECOMMENDATION: Approval with conditions.

*Continued to the June 7, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.*

4. Memorandum No.: DR07-1598  
Project Name: Jovita Hills Subdivision  
(Continued from the March 29, 2007, Development Review Committee Meeting)  
Commissioner: The Honorable Ted Schrader  
Location: On the west side of Happy Hill Road, approximately one-half mile north of S.R. 52, Section 06, Township 25 South, Range 21 East.  
Acreage: 39.01 Acres, m.o.l.  
Proposed Development: The developer of Jovita Hills Subdivision requests preliminary plan approval with variance requests to subdivide 39.01 acres into 39 single-family lots.  
Variances Requested: 1) Section 618.12, Cross-Access/Frontage/Reverse-Frontage Roads, per the Engineering Services Department, which, if approved, would relieve the applicant of providing interconnecting roadways to abutting properties; and 2) Section 306.17, Dedication, which, if approved, would allow for privately maintained, gated roadways.  
RECOMMENDATION: Approval with conditions.

*Continued to the July 12, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey.*

5. Memorandum No.: DR07-1610  
Project Name: Mallard's Cove  
(Continued from the April 12, 2007, Development Review Committee Meeting)  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: In Central Pasco County, on the west side of Land O' Lakes Boulevard (U.S. 41), approximately 1,100 feet south of Causeway Boulevard, Section 35, Township 25 South, Range 18 East.  
Acreage: 20.53 Acres, m.o.l.  
Proposed Development: The developer of Mallard's Cove is requesting preliminary plan approval for the division of 20.53 acres into single-family lots with variance requests from 1) Section 306.17, Private Streets; 2) Section 618.12, Cross-Access/Frontage/Reverse-Frontage Roads; and 3) Section 603, Landscape Buffer, Type B, of the Land Development Code.  
RECOMMENDATION: Approval with conditions.

*Approved staff recommendation with additional conditions.*

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6. Memorandum No.: DR07-1599  
Project Name: Pasco Ranch Subdivision  
(Continued from the April 26, 2007, Development Review Committee Meeting)  
Commissioner: The Honorable Ted Schrader  
Location: On the east side of Fort King Road, approximately one mile south of Clinton Avenue, Section 15, Township 25 South, Range 21 East.  
Acreage: 45.55 Acres, m.o.l.  
Proposed Development: The applicant is requesting preliminary/construction plan and Stormwater Management Plan and Report approval with variance requests to subdivide 45.55 acres into 27 single-family lots.  
Variance Requested: 1) Section 306.17, Dedication, which, if approved, would allow for privately maintained roadways; 2) Section 602.7.C.2, Tree Mitigation, which would allow for contribution in lieu of replacement of trees; and 3) Section 610.2.E, Block Length, which would allow for a block length in excess of 1,320 linear feet.  
RECOMMENDATION: Approval with conditions.

*Approved staff recommendation with amendments and additional conditions.*

7. Memorandum No.: DR07-1601  
Project Name: Santos Subdivision  
Commissioner: The Honorable Ted Schrader  
Location: On the north side of Lake Lola Road, approximately three-quarters mile southeast of I-75, Section 16, Township 24 South, Range 20 East.  
Acreage: 10.01 Acres, m.o.l.  
Proposed Development: The developers request preliminary/construction plan and Stormwater Management Plan and Report approval with a variance request to subdivide 10.01 acres into two 5-acre lots.  
RECOMMENDATION: Approval with conditions.

*Approved staff recommendation.*

**VIII. REGULAR AGENDA**

**A. Class II**

1. Memorandum No.: DR07-1506  
Project Name: Banyan Senior Apartments  
Commissioner: The Honorable Jack Mariano  
Location: On the east side of U.S. 19, approximately 460 feet south of Johnson Road, Section 10, Township 25 South, Range 16 East.  
Acreage: 4.66 Acres, m.o.l.  
Proposed Development: Conceptual plan only for a senior apartment complex consisting of 96 units.  
RECOMMENDATION: Approval with conditions.

*Approved with amendment to Condition No. 2.*

**B. Class III**

1. Memorandum No.: DR07-1641  
Project Name: Alsace Subdivision  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: On the southeast corner of the intersection of Hale Road and Deerhound Drive, Section 18, Township 26 South, Range 19 East.  
Acreage: 9.49 Acres, m.o.l.  
Proposed Development: The Development Review Division staff requests an amendment to the memorandum of approval (DR06-1903, July 27, 2006, Development Review Committee) to accurately reflect the acreage amount from 11.59 acres, m.o.l., to 9.49 acres, m.o.l.  
RECOMMENDATION: Approval with conditions.

*Approved staff recommendation.*

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2. Memorandum No.: GM07-919  
Project Name: Wiregrass Ranch Development of Regional Impact Application for Development Approval  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: South Central Pasco County, east of and abutting Bruce B. Downs Boulevard, and south of S.R. 54, Sections 07, 17, 18, 19, 20, 21, 28, 29, and 30, Township 26 South, Range 20 East.  
Acreage: 5,118.6 Acres  
Proposed Development: 13,500 residential units (8,500 single-family and 5,000 multifamily); 3,200,000 square feet of retail; 2,075,000 square feet of office; 100 hospital beds; and 4 elementary schools.  
RECOMMENDATION: For discussion.

*Withdrawn.*

3. Memorandum No.: ZN07-347  
Project Name: Highlands MPUD Master Planned Unit Development (Continued from the April 26, 2007, and May 10, 2007, Development Review Committee Meetings)  
Commissioner: The Honorable Jack Mariano  
Location: On the north and south sides of Little Road, extending northerly to New York Avenue and approximately 1,100 feet west of the intersection of New York Avenue and Little Road, Sections 25 and 26, Township 24 South, Range 16 East.  
Acreage: 118.11 Acres, m.o.l.  
Proposed Development: To amend the previously approved MPUD Master Planned Unit Development by adding acreage to the existing MPUD Master Planned Unit Development by rezoning approximately 9.96 acres from R-MH Mobile Home to MPUD Master Planned Unit Development and to amend the lot coverage for the single-family attached units from 75 percent to 100 percent.  
Variances requested from Section 306.17, Dedication, to allow for private streets and an alternative standards request from Section 610.3.O, Continuation of Existing Street Pattern and Street Access to Adjoining Property, to relieve the developers from the requirement to interconnect to abutting properties.  
RECOMMENDATION: Denial of the alternative standards request for relief to interconnect to Woodstone Lane (Phase 3); approval of the proposed request, the variance for private streets, and the alternative standards request for interconnects to the north, west, and south (Phase 4).

*Approved staff recommendation with amendments.*

4. Memorandum No.: ZN07-354  
Project Name: Legacy MPUD Master Planned Unit Development (Continued from the May 10, 2007, Development Review Committee Meeting)  
Commissioner: The Honorable Ann Hildebrand  
Location: In South Central Pasco County, on the north side of S.R. 54, approximately one mile west of the Suncoast Parkway, Sections 23, 24, 25, 26, and 36, Township 26 South, Range 17 East.  
Acreage: 534.32 Acres, m.o.l.  
Proposed Development: The applicant is requesting to rezone 534 acres from an A-C Agricultural to an MPUD Master Planned Unit Development to develop a maximum of 860 single-family detached dwellings and townhouses.  
RECOMMENDATION: Approval with conditions.

*Continued to the July 12, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey.*

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5. Memorandum No.: ZN07-356  
Project Name: Suncoast Lakes Master Planned Unit Development Amendment  
(Continued from the May 10, 2007, Development Review Committee Meeting)  
Commissioner: The Honorable Michael Cox, CFP®  
Location: In the southwest quadrant of S.R. 52 and the Suncoast Parkway, Sections 12, 13, and 14, Township 25 South, Range 17 East.  
Acreage: 483.5 Acres, m.o.l.  
Proposed Development: The developer is proposing to reconfigure nonresidential parcels and add PO-2 Professional Office development standards.  
RECOMMENDATION: Continue to the July 26, 2007, Development Review Committee meeting in Dade City.

*Continued to the July 26, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.*

- C. Class IV  
None Scheduled

IX. DEVELOPMENT ISSUES DISCUSSION

- A. Discussion of Policy Issues  
None Scheduled

- X. INFORMATION  
None Scheduled

XI. NOTED ITEMS

- A. Class I Development Actions from May 4, 2007, to May 24, 2007:

1. Memorandum No.: DR07-1535  
Project Name: West Pasco Industrial Park, Phase 2, Unit 3, Lot 13  
Commissioner: The Honorable Ann Hildebrand  
Applicant: A and M Building Service, LLC  
Location: On the north side of Challenger Avenue and east of S.R. 54, Section 29, Township 26 South, Range 17 East.  
Acreage: .75 Acre, m.o.l.  
Proposed Development: Construct an office and warehouse totaling 13,275 square feet.  
Type of Action: Approved with conditions.  
Date of Action: May 4, 2007
2. Memorandum No.: DR07-1483  
Project Name: Knowledge Learning Center  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Applicant: Knowledge Learning Center Corporation  
Location: On the southwest corner of Oak Myrtle Lane and Cypress Ridge Boulevard, Section 26, Township 26 South, Range 19 East.  
Acreage: 1.7 Acres, m.o.l.  
Proposed Development: Construction of a one-story, 10,145-square-foot day-care center on 1.7 acres.  
Type of Action: Approved with conditions.  
Date of Action: May 7, 2007
3. Memorandum No.: DR07-1512  
Project Name: Shoppes at New Tampa, Phase II (Parcels D and E)  
Commissioner: The Honorable Ted Schrader  
Applicant: Marco Properties, LLC  
Location: On the east side of Bruce B. Downs (C.R. 581), approximately 400 feet north of Williamsburg Drive, Section 31, Township 26 South, Range 20 East.  
Acreage: 1.76 Acres, m.o.l.  
Proposed Development: A one-story, 11,268-square-foot retail/restaurant building consisting of five units and 732 square feet of outdoor seating for a total of 12,000 square feet on 1.76 acres.  
Type of Action: Approved with conditions.  
Date of Action: May 7, 2007

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4. Memorandum No.: DR07-1515  
Project Name: Tampa Bay Water Central Pasco Improvements Project (Odessa)  
Commissioner: The Honorable Ann Hildebrand  
Applicant: Tampa Bay Water  
Location: Northeast of Monmouth Drive and S.R. 54, off Gladstone Drive, Section 27, Township 26 South, Range 17 East.  
Acreage: 27.51 Acres, m.o.l.  
Proposed Development: The development of a one-story, 3,640-square-foot, unmanned utility building on a 1.24-acre site.  
Type of Action: Approved with conditions.  
Date of Action: May 7, 2007
5. Memorandum No.: DR07-1612  
Project Name: Aripeka Place  
Commissioner: The Honorable Jack Mariano  
Applicant: ST-RA, Inc.  
Location: On the northwest corner of U.S. 19 and Emerald Boulevard, Section 13, Township 24 South, Range 16 East.  
Acreage: 2.04 Acres, m.o.l.  
Proposed Development: Construction of a 1,830-square-foot retail building/restaurant and a 5,000-square-foot office building, totaling 6,830 square feet.  
Type of Action: Approved.  
Date of Action: May 7, 2007
6. Memorandum No.: DR07-1529  
Project Name: Freedom Plaza  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Applicant: Ranfurly Developments, Inc.  
Location: On the southeast corner of the intersection of S.R. 54 and Gray Road, approximately 1,650 feet west of Curley Road (C.R. 577), Section 09, Township 26 South, Range 20 East.  
Acreage: 1.38 Acres, m.o.l.  
Proposed Development: Retail shops.  
Type of Action: Approval with conditions.  
Date of Action: May 11, 2007

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