

**DEVELOPMENT REVIEW COMMITTEE, PASCO COUNTY, FLORIDA  
A G E N D A  
SEPTEMBER 27, 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)  
\*Chris Williams  
District School Board of Pasco County

LEGAL COUNSEL

\*Robert D. Sumner  
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  
\*Lee W. Millard  
Assistant Zoning/Code  
Compliance Administrator  
\*Michael LaSala, AICP  
Senior Planner  
\*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  
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

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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.: 1939  
Applicants: Lee R. and Linda S. Campbell  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: On the west side of Upper Road, approximately 1,000 feet north of Mandrake Road, Section 36, Township 26 South, Range 20 East.  
  
Acreage: .91 Acre, m.o.l.  
Present Zoning: A-R Agricultural-Residential  
Land Use: RES-1 (Residential - 1 du/ga)  
Requested: A variance for a reduction in the required minimum lot area from one acre to .91 acre.  
  
RECOMMENDATION: Denial.

*Approved applicants' request.*

- b. Petition No.: 1940  
Applicants: Joaquin R. and Mirian N. Jaime  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: On the east side of Derwent Glen Circle, approximately 250 feet south of Cormorant Cove Drive, Section 36, Township 25 South, Range 18 East.  
  
Acreage: .18 Acre, m.o.l.  
Present Zoning: MPUD Master Planned Unit Development  
Land Use: RES-3 (Residential - 3 du/ga)  
Requested: A variance for a reduction in the required minimum south-side setback from five feet to two feet for pool equipment.  
  
RECOMMENDATION: Denial.

*Approved applicants' request (3:1 Daniel R. Johnson).*

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c. Petition No.: 1941  
Applicant: Beazer Homes Corporation  
Commissioner: The Honorable Ann Hildebrand  
Location: On the east and west sides of Blue Marlin Boulevard, approximately 700 feet north of Anclothe Boulevard, extending northerly approximately 700 feet, Section 35, Township 26 South, Range 15 East.  
  
Acreage: 53.56 Acres, m.o.l.  
Present Zoning: R-3 Medium Density Residential  
Land Use: RES-6 (Residential - 6 du/ga)  
Requested: A variance to combine the maximum-allowed lot coverage of 45 percent for primary structures and 20 percent for accessory structures to a combined total of 65 percent for primary and accessory structures.

RECOMMENDATION: Approval with conditions.

*Approved staff recommendation.*

d. Petition No.: 1942  
Applicants: Jeffrey and Roxanne Steele  
Commissioner: The Honorable Ann Hildebrand  
Location: On the east side of Tawnyberry Court, approximately 400 feet north of Flatwood Court, Section 35, Township 26 South, Range 16 East.  
  
Acreage: .18 Acre, m.o.l.  
Present Zoning: R-4 High Density Residential  
Land Use: RES-3 (Residential - 3 du/ga)  
Requested: A variance for a reduction in the required minimum rear setback from 5 feet to 1.8 feet for a swimming pool and a reduction in the required minimum setback from 5 feet to 0 feet for a screened, pool enclosure.

RECOMMENDATION: Approval with conditions.

*Approved staff recommendation.*

e. Petition No.: 1943  
Applicants: Kenneth Ruddock and Robin Powell  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: On the southeast corner of the intersection of Dupree Drive and Mary Jane Lane, Section 07, Township 26 South, Range 19 East.  
  
Acreage: .18 Acre, m.o.l.  
Present Zoning: R-1 Rural Density Residential  
Land Use: RES-6 (Residential - 6 du/ga)  
Requested: A variance for 1) an increase in the maximum-allowed projection into the required north, front-yard area from 4 feet to 4.7 feet for a wood deck and 2) a reduction in the required minimum north, front setback from 15 feet to 10.1 feet for a detached garage on a small lot of record.

RECOMMENDATION: Denial.

*Approved staff recommendation of denial.*

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2. Development Plans

a. Memorandum No.: DR07-2305  
Project Name: Dave's Home Helper Service  
Commissioner: The Honorable Ted Schrader  
Applicant: Curtain Revocable Trust  
Location: On the west side of Pointe Pleasant Boulevard, approximately 1,100 feet north of S.R. 54, Section 07, Township 26 South, Range 20 East.  
  
Acreage: 1.87 Acres, m.o.l.  
Proposed Development: A one-story, 2,150-square-foot office/warehouse.  
Requested: 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: Approval with conditions.

*Approved staff recommendation.*

b. Memorandum No.: DR07-2318  
Project Name: Badcock Furniture Addition  
Commissioner: The Honorable Jack Mariano  
Applicant: Michael L. Scott  
Location: On the north side of S.R. 52, four-tenths mile east of Chicago Avenue, Section 01, Township 25 South, Range 16 East.  
  
Acreage: 1.87 Acres, m.o.l.  
Proposed Development: A 900-square-foot Badcock Furniture addition.  
Requested: Relief from the LDC, Sections 319, Interim Uses; 603.6; and 603.9, Landscape and Irrigation.  
  
RECOMMENDATION: Denial.

*Continued to the October 25, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey.*

c. Memorandum No.: GM07-1274  
Project Name: Greenlaw Office Center  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Applicant: Gordon Greenlaw  
Location: On the east side of S.R. 54, approximately 340 feet south of Stagecoach Village Boulevard, Section 22, Township 26 South, Range 19 East.  
  
Acreage: 5.31 Acres  
Proposed Development: Two office buildings totaling 9,000 square feet.  
Requested: The developer is requesting a variance from Section 402.5.D.6, which, if granted, would allow the developer to pay impact fees in lieu of proportionate share.  
  
RECOMMENDATION: Approval with conditions.

*Withdrawn.*

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d. Memorandum No.: GM07-1331  
Project Name: Lowe's Home Center, Inc.  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Applicant: Lowe's Home Center, Inc.  
Location: On the south side of S.R. 54, approximately 600 feet east of U.S. 41, Section 25, Township 26 South, Range 18 East.  
  
Acreage: 41.91 Acres  
Proposed Development: A 166,000-square-foot home improvement center.  
Requested: The developer is requesting a variance from the Land Development Code, Section 402.6.C.3, which, if granted, would allow the developer to proceed forward with an existing traffic methodology and analysis based upon the methodology approved by the County prior to the adoption of the Concurrency Ordinance. The variance would also allow the applicant to provide transportation mitigation for the proposed Lowe's Project in accordance with the previously approved methodology.  
  
RECOMMENDATION: Approval with condition.

*Continued to the October 11, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.*

e. Memorandum No.: PMA07-212  
Project Name: Teco Substation  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Applicant: Tampa Electric Company  
Location: On the north side of S.R. 54, 300 feet east of Lanier Road, Section 17, Township 26 South, Range 21 East.  
  
Acreage: 1.73 Acres, m.o.l.  
Proposed Development: A 707-square-foot electric substation.  
Requested: The applicant is requesting to delete the requirement to provide interconnection to adjoining properties.  
  
RECOMMENDATION: Withdrawn.

*Continued to the October 11, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.*

**V. TRANSPORTATION CORRIDOR MANAGEMENT**

A. Dedication Waiver  
None Scheduled

B. Dedication Variance

1. Memorandum No.: PMA07-214  
Project Name: C.R. 54/I-75 Commercial  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Applicant: 54 West Capital, LLC  
Location: On the northwest corner of C.R. 54 and I-75, Section 12, Township 26 South, Range 19 East.  
  
Acreage: 8.27 Acres, m.o.l.  
Proposed Development: 31,376 square feet of retail/restaurants.  
Requested: A variance from the LDC, Sections 319, 618.7, and 618.12.  
  
RECOMMENDATION: Continue to the October 11, 2007, Development Review Committee meeting in Dade City.

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**VI. APPEALS**

A. Class I  
None Scheduled

B. Class II  
None Scheduled

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- C. Class III  
None Scheduled
- D. Class IV  
None Scheduled
- E. Consistency  
None Scheduled

VII. **PUBLIC NOTICE AGENDA**

A. Class II

1. Memorandum No.: DR07-2363  
Project Name: Dirt Riding Track Preliminary/Construction Site Plan  
Commissioner: The Honorable Ted Schrader  
Location: On the east side of Auton Road, approximately three-quarters mile north of Enterprise Road, Section 05, Township 25 South, Range 22 East.  
Acreage: 40 Acres, m.o.l. (8 Acres - Project Only)  
Proposed Development: Dirt motorcycle track, variance from terminal landscaped island requirements.  
RECOMMENDATION: Denial of the variance request and approval of the preliminary plan only with conditions.

*Approved staff recommendation with an additional condition.*

2. Memorandum No.: DR07-2369  
Project Name: Dr. Kumar's Medical Office  
(Continued from the September 13, 2007, Development Review Committee Meeting)  
Commissioner: The Honorable Ann Hildebrand  
Location: On the southeast corner of Old C.R. 54 and Erin Brooke Drive, Section 23, Township 26 South, Range 16 East.  
Acreage: 7.6 Acre, m.o.l.  
Proposed Development: Two 1-story medical office buildings totaling 27,250 square feet, with a variance request from the Land Development Code, Section 602.7.C.2.e, Tree Removal/Replacement.  
RECOMMENDATION: Approval with conditions.

*Approved staff recommendation with an additional condition.*

3. Memorandum No.: DR07-2385  
Project Name: Goldman U.S. 301  
(Continued from the August 23, 2007, Development Review Committee Meeting)  
Commissioner: The Honorable Ted Schrader  
Location: On the northeast corner of U.S. 301 and Cummer Road, Section 26, Township 23 South, Range 21 East.  
Acreage: 4.25 Acres, m.o.l. (Project) and 8.80 Acres, m.o.l. (Parcel)  
Proposed Development: Eight shelters totaling 70,400 square feet for boat and vehicle storage and a variance from Section 618.12, Interconnection.  
RECOMMENDATION: Denial of the variance request and approval of the project with conditions.

*Approved staff recommendation.*

4. Memorandum No.: DR07-2395  
Project Name: Huntington Townhomes  
(Continued from the September 13, 2007, Development Review Committee Meeting)  
Commissioner: The Honorable Jack Mariano  
Location: On the east side of U.S. 19 and south of Old Dixie Highway, Section 34, Township 24 South, Range 16 East.  
Acreage: 8.23 Acres, m.o.l.  
Proposed Development: The developer is requesting preliminary/site plan approval for 57 townhouses plus amenities, to be complete in ten phases.  
RECOMMENDATION: Approval of the preliminary plan only with conditions.

*Approved staff recommendation.*

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**B. Class III**

1. Memorandum No.: DR07-2307  
Project Name: Chapel Creek, Phase 1B  
Commissioner: The Honorable Ted Schrader  
Location: On the north side of Eiland Boulevard, approximately 1,600 feet east of the intersection of Handcart Road and Eiland Boulevard, Sections 05 and 06, Township 26 South, Range 21 East.  
Acreage: 94.22 Acres, m.o.l.  
Proposed Development: The developer is requesting approval of a preliminary/construction plan and Stormwater Management Plan and Report to divide 94.22 acres into single-family lots.  
RECOMMENDATION: Approval with conditions.

*Approved staff recommendation with amendment to Condition Nos. 36 and 38.*

2. Memorandum No.: DR07-2413  
Project Name: Dayflower Road Commercial Site Mass Grading and Road Improvement  
Commissioner: The Honorable Ted Schrader  
Location: On the southeastern quadrant of the County and on the east side of Oakley Boulevard, approximately 650 feet north of the intersection of Oakley Boulevard and Wesley Chapel Boulevard, Sections 07 and 12, Township 26 South, Ranges 19 and 20 East.  
Acreage: 25.23 Acres, m.o.l.  
Proposed Development: The developer is requesting preliminary/construction plan and Stormwater Management Plan and Report approval with a Mass Grading Plan with variances from Sections 306.17, Dedication, and 602.7, Tree Plan; and an Alternative Standards Request from Section 610.5, Bicycle Facilities, to install the stormwater improvements and construct the proposed Dayflower Road improvements.  
RECOMMENDATION: Denial of the variance requests and approval of the project with conditions.

*Approved staff recommendation.*

3. Memorandum No.: DR07-2400  
Project Name: Meadow Oaks Subdivision, Parcels O and K  
(Continued from the September 13, 2007, Development Review Committee Meeting)  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: On the north end of Knotty Lane, east of Fairwinds Road, approximately one-half mile south of Hudson Avenue, Section 34, Township 24 South, Range 17 East.  
Acreage: 40.9 Acre  
Proposed Development: The developer is requesting preliminary plan approval with variance requests and alternative standards requests to subdivide 40.9 acres into 77 single-family lots.  
RECOMMENDATION: Continue to the October 25, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey.

*Continued to the October 25, 2007, 1:30 p.m., Development Review Committee meeting in New Port Richey.*

4. Memorandum No.: DR07-2314  
Project Name: Whooping Crane Place  
Commissioner: The Honorable Ted Schrader  
Location: On the southwest corner of Darby Road and Scharber Road, Section 34, Township 24 South, Range 20 East.  
Acreage: 18.99 Acres  
Proposed Development: The developer is requesting preliminary/construction plan and Stormwater Management Plan and Report approval to divide 18.99 acres into 14 single-family detached lots.  
RECOMMENDATION: Approval with conditions.

*Approved staff recommendation.*

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5. Memorandum No.: GM07-1341  
Project Name: CPAS07 Small-Scale Comprehensive Plan Amendments  
Commissioner: All  
Location: Varies by amendment.  
Acreage: Varies by amendment.  
Proposed Development: Varies by amendment.  
RECOMMENDATION: Continue to the October 11, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.

*Continued to the October 11, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.*

VIII. REGULAR AGENDA

A. Class II

None Scheduled

B. Class III

1. Memorandum No.: GM07-1365  
Project Name: Long Lake Ranch MPUD Master Planned Unit Development Alternative Standards Request  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: In Central Pasco County, Sections 27, 28, 33, and 34, Township 26 South, Range 18 East.  
Acreage: 1,032.2 Acres  
Proposed Development: Long Lake Ranch MPUD Master Planned Unit Development alternative standards request.  
RECOMMENDATION: Denial.

*Continued to the October 11, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.*

2. Memorandum No.: GM07-1232  
Project Name: Long Lake Ranch MPUD Master Planned Unit Development Roadway Alignment and Construction Phasing Plan  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: In Central Pasco County, Sections 27, 28, 33, and 34, Township 26 South, Range 18 East.  
Acreage: 1,032.2 Acres  
Proposed Development: Roadway phasing plan.  
RECOMMENDATION: Approval with conditions.

*Continued to the October 11, 2007, 1:30 p.m., Development Review Committee meeting in Dade City.*

3. Memorandum No.: DR07-2377  
Project Name: Oak Creek, Phase 2, Preliminary/Construction Plan Amendment  
Commissioner: The Honorable Ted Schrader  
Location: On the northwest corner of the intersection of Handcart Road and Eiland Avenue, Section 06, Township 26 South, Range 21 East.  
Acreage: 43.47 Acres, m.o.l.  
Proposed Development: The developer requests amending Condition No. 55 of approved Memorandum No. DR05-2245 as it specifically relates to the cul-de-sac sidewalks due to the National Fire Protection Association's requirement of enlarging the radius of cul-de-sacs to 50 feet.  
RECOMMENDATION: Approval with conditions.

*Approved staff recommendation.*

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4. Memorandum No.: DR07-2376  
Project Name: Oak Creek, Phase 3, Preliminary/Construction Plan Amendment  
Commissioner: The Honorable Ted Schrader  
Location: On the northwest corner of the intersection of Handcart Road and Eiland Avenue, Section 06, Township 26 South, Range 21 East.  
Acreage: 67.46 Acres, m.o.l.  
Proposed Development: The developer requests amending Condition No. 56 of approved Memorandum No. DR05-2230, as it specifically relates to the cul-de-sac sidewalks due to the National Fire Protection Association's requirement of enlarging the radius of cul-de-sacs to 50 feet.  
RECOMMENDATION: Approval with conditions.

*Approved staff recommendation.*

5. Memorandum No.: ZN07-417  
Project Name: Citrus Ridge  
Commissioner: The Honorable Ted Schrader  
Location: On the north side of St. Joe Road, approximately three-quarters mile west of 21<sup>st</sup> Street, Section 28, Township 24 South, Range 21 East.  
Acreage: 112 Acres  
Proposed Development: The applicant is proposing to rezone 112 acres from A-R Agricultural-Residential and R-3 Medium Density Residential Districts to an MPUD Master Planned Unit Development District for 450 residential units.  
RECOMMENDATION: Approval with conditions.

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

6. Memorandum No.: ZN07-510  
Project Name: Dupree lakes Passive Park Plan  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Location: On the east side of Dupree Drive, on the western boundary of the Dupree Lakes MPUD Master Planned Unit Development and west of Justicia Loop, Sections 07, Township 26 South, Range 19 East.  
Acreage: 2.22 Acres, m.o.l.  
Proposed Development: The developer is requesting approval of a passive park plan in accordance with MPUD Master Planned Unit Development Condition No. 9.  
RECOMMENDATION: Approval with conditions.

*Continued to the October 11, 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

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XI. NOTED ITEMS

A. Class I Development Actions from September 7, 2007, to September 19, 2007:

1. Memorandum No.: DR07-2132  
Project Name: Victorious Life Church Classroom Addition  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Applicant: Victorious Life Assembly of God, Inc.  
Location: At 6224 Old Pasco Road, Wesley Chapel, Florida 33544, approximately 1.1 miles west of Suncoast Parkway, Section 04, Township 24 South, Range 18 East.  
  
Acreage: 3.88 Acres, m.o.l.  
Proposed Development: The developer is requesting simultaneous preliminary/construction plan approval for a 1,815-square-foot, one-story modular classroom.  
  
Type of Action: Approved with conditions.  
Date of Action: September 7, 2007
  
2. Memorandum No.: DR07-2189  
Project Name: Monticciolo Office Expansion  
Commissioner: The Honorable Ann Hildebrand  
Applicants: Vincent and Natalie Monticciolo  
Location: On the east side of Grand Boulevard, approximately 400 feet north of Trouble Creek Road, Section 17, Township 26 South, Range 16 East.  
  
Acreage: 1.91 Acres, m.o.l.  
Proposed Development: An addition of 5,742 square feet to the existing 9,657 square feet of dental/medical offices, for a total of 15,399 square feet on 1.91 acres.  
  
Type of Action: Approved with conditions.  
Date of Action: September 7, 2007
  
3. Memorandum No.: DR07-2185  
Project Name: Panda Express  
Commissioner: The Honorable Michael Cox, CFP®  
Applicant: CFT Development, LLC  
Location: On the northeast corner of U.S. 19 and Fox Hollow Drive, Section 16, Township 25 South, Range 16 East.  
  
Acreage: 1.69 Acres, m.o.l.  
Proposed Development: Preliminary/construction site plan for two restaurant buildings.  
  
Type of Action: Approved with conditions.  
Date of Action: September 10, 2007
  
4. Memorandum No.: DR07-2344  
Project Name: Fifth Third Bank - Wiregrass  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Applicant: Fifth Third Bank  
Location: On the northeast corner of S.R. 56 and Bruce B Downs Boulevard, Section 30, Township 26 South, Range 20 East.  
  
Acreage: 36.71 Acres, m.o.l.  
Proposed Development: Bank with drive-through aisles.  
Type of Action: Approved.  
Date of Action: September 10, 2007
  
5. Memorandum No.: DR07-2207  
Project Name: Turbine Diagnostic  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Applicant: TDS Property Partners, LLP  
Location: On Pine Creek Drive, west of Pet Lane and south of Wesley Chapel Boulevard, Section 14, Township 26 South, Range 19 East.  
  
Acreage: 3.86 Acres, m.o.l.  
Proposed Development: A one-story, 432-square-foot, office building.  
Type of Action: Approved.  
Date of Action: September 12, 2007

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6. Memorandum No.: DR07-2325  
Project Name: Tire Choice at Collier Commons  
Commissioner: The Honorable Pat Mulieri, Ed.D.  
Applicant: AMPROP Development Corporation, LLC  
Location: On the west side of Collier Parkway, approximately 1,300 feet north of S.R. 54, Section 30, Township 26 South, Range 19 East.  
Acreage: 1.36 Acres, m.o.l.  
Proposed Development: A one-story, 5,206-square-foot, automotive service center.  
Type of Action: Approved with conditions.  
Date of Action: September 12, 2007
7. Memorandum No.: DR07-2347  
Project Name: Pasco County Fire Station 39  
Commissioner: The Honorable Jack Mariano  
Applicant: Pasco County Facilities Management Department  
Location: On the south side of County Line Road and east of U.S. 19, Section 05, Township 24 South, Range 17 East.  
Acreage: 1.3 Acres, m.o.l.  
Proposed Development: Preliminary/construction site plan approval for a Pasco County fire station with a total of 4,946 square feet.  
Type of Action: Approved with conditions.  
Date of Action: September 17, 2007
8. Memorandum No.: DR07-1927  
Project Name: Zaidi Professional Offices  
Commissioner: The Honorable Michael Cox, CFP®  
Applicant: Shaloo Investments, LLC  
Location: On the west side of Little Road (C.R. 1), approximately 500 feet north of Grove Drive, Section 14, Township 25 South, Range 16 East.  
Acreage: 0.95 Acre, m.o.l.  
Proposed Development: Preliminary/construction site plan approval for a 7,138-square-foot, professional office on 0.95 acre, m.o.l.  
Type of Action: Approved with conditions.  
Date of Action: September 19, 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