

**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**

**December 3, 2009**

**1:30 P.M. – West Pasco Government Center, Board Room,  
7530 Little Road, New Port Richey, FL 34654-5598**

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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. – **Absent**  
Development Director  
Richard Gehring  
Growth Management Administrator  
James C. Widman, P.E - **Absent**  
Engineering Services Director  
Debra M. Zampetti – **Absent**  
Zoning/Code Compliance  
Administrator

LEGAL COUNSEL

Jeffrey N. Steinsnyder  
County Attorney

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CALL TO ORDER

Chairman Gallagher called the meeting to order at 1:32 p.m.

ROLL CALL

Ms. Vickie Perez, Deputy Clerk, called the roll.

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

The proof of publication was provided to the Clerk.

## **MINUTES**

None

## **REGULAR**

## **OTHERS**

**R1 Standard Development Order for Developments of Regional Impact-Staff Workshop-Review of Standard Template and DRI process  
Memorandum: PGM10-63  
Recommendation: Approve**

Chairman Gallagher explained what Staff's goal was regarding the item.

Ms. Cynthia Spidell, read the item into the record and gave a brief explanation of what a Development of Regional Impact (DRI) was and how the process for a DRI worked.

Discussion followed regarding what was considered regional and what was considered global; the need for more concern regarding transportation; how long the normal process for a DRI was; if there was a need for a standardized methodology for transportation; what types of projects the Region would be involved with the process; how the prop-share was figured on projects; and why the process had been taking longer than necessary.

Mr. Joel Tew, Ms. Donna Feldman, Ms. Cindy Terapani, Ms. Barbara Wilhite, Ms. Andrea Zelman, Ms. Liz Abernathy, and Ms. Evonna Blankenship, spoke regarding how long the process took from their experience; the need for consistency when processing a DRI; what took place at the Methodology meetings; and the need for the County to hold a monthly meeting with all the individuals that dealt with transportation.

Discussion followed between the Members and Staff regarding what was being proposed for the first cycle of Amendments; the various entities that developers needed to go through during the process; how the process for the proposed DRI would work; what other entities were involved in the process which could hold it up; the need for one methodology for all entities involved which would speed up the process; how the developers and the County needed to work together; if the developers made changes to the methodology statement they would need to report them to the County; how the DRI application was helpful to the process; what discussions took place at mitigations meetings; and how the process worked in other Counties.

Chairman Gallagher suggested setting up a Committee which consisted of one person from the Metropolitan Planning Organization to be more involved in the DRI process which would consist of one person from the Transportation side and three people from the County which would be Chairman Gallagher, Mr. James Edwards and Mr. David Goldstein.

Discussion followed regarding the need to have Staff's involvement early in the process and what role the traffic studies played in the DRI process.

Chairman Gallagher confirmed that Staff would be forwarding a letter to the property owners if changes were made to a methodology statement by the developers without notification and that there would be a Committee established to help streamline the DRI process.

Discussion followed regarding how many engineers conduct business with the County; existing and future projects; possible solutions to make the process go smoother and more rapidly; which stipulations were placed on Pasco County developers; the need for more focus on the Development Order; the intent of the Habitat Management Plan and how it worked; language within the Environmental Monitoring Plan; and what responsibilities Tampa Bay Water had regarding public health and safety.

Chairman Gallagher directed the developers and representatives present to e-mail their concerns to Staff so they could be reviewed and brought back at a later date for discussion.

**R2 NOTED ITEM – Class I, Seventh Day Adventist Church – Day Care (OLD82-861), Preliminary/Construction Site Plan, Construction Plan, Stormwater Management Plan and Report, and Non-substantial Modification-Seventh Day Adventist Church – Location: At the southwest corner of Trouble Creek Road and Thys Road, Section 16, Twn 26 S, Rng 16 E  
Memorandum: ZN10-07  
Recommendation: Not Applicable**

The item was noted.

**R3 NOTED ITEM – Class I, St. Joe Professional Office Buildings (IPR07-105), Preliminary/Construction Site Plan and Stormwater Management Plan and Report-Sunchaser Plaza, LLC-Location: On the northwest corner of St. Joe Road and Lake lola Road; Section 22, Twn 24 S, Rng 20 E  
Memorandum: ZN10-013  
Recommendation: Not Applicable**

The item was noted.

**R4 NOTED ITEM – Class I, West Pasco Industrial Park, Lot 13 (IPR91-067), Preliminary/Construction Site Plan Non-substantial Amendment-Micron Properties, LLC-Location: On the east side of Success Drive, approximately 700 feet north of S.R. 54, Section 29, Twn 26 S, Rng 17 E  
Memorandum: ZN10-048  
Recommendation: Not Applicable**

The item was noted.

**MR. NURRENBROCK MOVED** to adjourn.

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

**ADJOURN**

The Committee adjourned at 3:46 p.m.

(SEAL)

DEVELOPMENT REVIEW COMMITTEE  
REGULAR MEETING  
December 3, 2009

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

Prepared By: \_\_\_\_\_  
Vickie Perez, Board Clerk  
Board Records Department