



# Council Minutes

May 8, 2006  
10:00 a.m.

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## **REPRESENTATIVES PRESENT**

Chair, Mr. Robert Kersteen, Gubernatorial Appointee, Pinellas County  
Vice Chair, Ms. Jill Collins, Gubernatorial Appointee, Hillsborough County  
Past Chair, Commissioner Jane von Hahmann, Manatee County  
Mr. Richard Albrecht, Gubernatorial Appointee, Pasco County  
Councilwoman Mary Alvarez, City of Tampa  
Commissioner Gigi Arntzen, City of Largo  
Mayor Larry Bustle, City of Palmetto  
Vice Mayor Larry Crowley, City of South Pasadena  
Commissioner Bill Dodson, City of Plant City  
Mayor Ward Friszolowski, City of St. Pete Beach  
Mr. Julian Garcia, Jr., Gubernatorial Appointee, Hillsborough County  
Mr. Housh Ghovae, Gubernatorial Appointee, Pinellas County  
Reverend James T. Golden, City of Bradenton  
Mr. Kenneth Hoyt, Hillsborough County Gubernatorial Appointee  
Ms. Angeleah Kinsler, Hillsborough County Gubernatorial Appointee  
Mayor Mary Maloof, City of Treasure Island  
Deputy Mayor Matthew McCaffery, City of New Port Richey  
Councilperson Carlen Petersen, City of Clearwater  
Vice Mayor John Phillips, City of Gulfport  
Commissioner Robin Saenger, City of Tarpon Springs  
Commissioner Mark Sharpe, Hillsborough County  
Commissioner Steve Simon, Pasco County  
Ms. Barbara Sheen Todd, Gubernatorial Appointee, Pinellas County  
Commissioner Kenneth Welch, Pinellas County  
Councilman Earnest Williams, City of St. Petersburg  
Ms. Kathleen Wolf, Gubernatorial Appointee, Pasco County  
Mr. Todd Pressman, SWFWMD

## **REPRESENTATIVES ABSENT**

City of Seminole  
Commissioner Kara Bauer, City of Safety Harbor  
Secretary/Treasurer, Commissioner Scott Black, City of Dade City  
Dr. Lois Gerber, Gubernatorial Appointee, Manatee County  
Mr. Michael Guju, Gubernatorial Appointee, Pinellas County  
Commissioner Ken Halloway, City of Temple Terrace  
Commissioner Deborah Kynes, City of Dunedin  
Vice Mayor Janice Miller, City of Oldsmar  
Vice Mayor Ed Taylor, City of Pinellas Park  
Mr. Philip Waller, Gubernatorial Appointee, Hillsborough County  
Mr. Bob Clifford, Florida Department of Transportation  
Ms. Michelle Miller, Enterprise Florida  
Ms. Brenda Williams, Department of Environmental Protection

## **OTHERS PRESENT**

John Healey, Planner, Hillsborough County  
Trisha Neasman, Planner, SWFWMD  
Shawn College, Exec. Planner, Hillsborough Planning Commission  
Elisa DeGregori, Marketing, Tampa Bay Partnership  
Rick McAulay, Planner, City of St. Petersburg  
Bob Jeffrey, Planner, City of St. Petersburg  
Derek Kilborn, Planner, City of St. Petersburg  
Ming Bcio, Administrator, FDOT  
Donna Feldman, Attorney  
Ric Hartman, Planner, City of Palmetto

## **STAFF PRESENT**

Mr. Manny Pumariega, Executive Director  
Mr. Roger Tucker, Legal Counsel  
Mr. Avera Wynne, Planning Director  
Ms. Suzanne Cooper, Principal Planner  
Ms. Lori Denman, Recording Secretary  
Mr. John Jacobsen, Accounting Manager  
Ms. Wren Krahl, Manager of Admin./Public Information  
Mr. Bill Lofgren, Principal Planner  
Mr. John Meyer, Principal Planner  
Mr. Greg Miller, Planner  
Mr. Patrick O'Neil, Senior Planner  
Ms. Jessica White, Senior Planner

### **Call to Order** - Chairman Kersteen

The regular meeting of the Tampa Bay Regional Planning Council was called to order by Chairman Kersteen on May 8, 2006 at 10:10 a.m.

The Invocation was given by Vice Chair, Ms. Jill Collins, followed by the pledge of allegiance.

### **Roll Call** - Recording Secretary

A quorum was present. No voting conflicts were filed.

#### Announcements:

Deputy Mayor Matthew McCaffery, City of New Port Richey, was introduced and welcomed to the TBRPC, and congratulations were extended to Commissioner Scott Black (in his absence) for winning his re-election.

#### 1. **Approval of Minutes** - Vice Chair Collins

The minutes from the April 10, 2006 meeting were approved. (Albrecht/von Hahmann)

2. **Budget Committee** - Vice Chair Collins
  - A. The Financial Report for the period ending 03/31/06 was approved.  
(von Hahmann/Simon)
  
3. **Consent Agenda** - Chairman Kersteen  
Chairman Kersteen pointed out that revisions to correct two scrivener's errors in Consent Agenda Item #3.2.C., included in the Council folders, are described in the blue Memorandum with a revised report attached.  
  
The consent agenda was approved. (von Hahmann/Collins)
  
4. **Item(s) Removed from Consent Agenda and Addendum Item(s)** - None
  
5. **Review Item(s) or Any Other Item(s) for Discussion** – None
  
6. **Mr. Stuart Rogel, President & CEO of the Tampa Bay Partnership** provided a presentation regarding a visioning/scenario planning exercise to look at ways the seven county Tampa Bay area's expected growth and development patterns will occur in the next 20 to 30 years.

*Reality Check* is a one-day exercise designed to analyze and develop alternative growth scenarios for our rapidly growing region through 2025. This exercise is designed to promote a region wide awareness of the level of growth anticipated in the future; to look at projected housing and employment growth between and among jurisdictions; to recognize the legitimate points of view of different stakeholders; and to lay the foundation for the development of a concrete list of next steps to assure quality growth over the next two decades.

300 political, business, environmental, real estate and civic leaders will participate, working in teams of 8 to 10 per table, and negotiate with each other to create a blueprint for growth based upon actual demographic geographic and economic data assembled for this event.

Over the last 15 years regional visioning has emerged as an important tool in developing regional consensus. One thing that we have learned is that in today's economy and today's world we compete at a regional level more so than ever before. One of the goals of the Reality Check is, how do we make sure that we work together on a regional basis to address the economic vitality, the liveability of our communities and the environmental sustainability of the place we call home?

Regions compete in the new global economy. The creative class are at places that are cool, good places where people want to work, live and play. We want to be sure that we have those kinds of environments. We have also learned that regions that are competing effectively, and addressing these issues, have a vision and a direction. They know where they are headed as a region.

Over the last 15 years regional visioning has emerged as a significant tool. Three major areas which have undertaken significant regional visioning efforts are Envision Utah, Sacramento Blueprint, and Metropolis Chicago 2020. Mr. Rogel outlined each of their plans and the tools they used.

The ULI has worked on a statewide regional cooperation effort in the state of Florida. The TBRPC Chair, Vice Chair and Mr. Pumariaga attended a ULI Workshop in Miami to address regional needs in the state and communities. As a result of this workshop, the efforts launched a reality check study in Tampa Bay to help us build on some of the recommendations that came out of the statewide ULI study.

Some of the data we will need are growth projections, population densities, demographic forecasts and the challenge will be, how do you map and how do you make sure what layers are on there and how do you present? Much of the data will be shown at a regional level. We will wipe out jurisdictional boundaries and look at the 7 county region of Tampa Bay. When we get together we will work with Lego blocks or use chips to show the growth visually and to show where growth can occur. We will work with the land use map and use computerized visualization tools. Key pad polling has been discussed so we can obtain immediate results. We will make this as interactive as possible. It is critical that we have a diversity of participants in the Reality Check from the environmental, business, civic, government, and academic worlds. It is volunteer and staff intensive. There is a lot of work to do. There needs to be a commitment to implementation.

Funding is a critical component. Here's an example of some of the funders in some of the other regions, it is a mix of private sector, foundations, universities, state, federal and some revenue from the event. Not a large source of revenue, but a little bit to make sure that everybody shows up and to make sure that everybody is committed to Reality Check. We have estimated the budget to be about \$400,000 and we look to a mix of local, state, public and private funds to be able to make that happen. We will be calling on many to help support this effort and look to a balance of funders and supporters so that we represent the diversity of what we are trying to achieve.

Communications is critical. We need to have more meetings like this to get feedback from the public and private sectors to generate interest so people will know what is happening, what is coming, what can be expected, and what will come out of this.

Implementation is going to be very important. We need to begin to think about that now and broaden our support. We need to be able to identify some successes and connect to the other planning mechanisms that are occurring here at the regional planning council and throughout the region.

Where has Reality Check been played? Some of the other regions where this is currently taking place are Los Angeles, Washington DC, North Texas (Dallas/Fort Worth), Maryland, Phoenix, Seattle and of course Tampa Bay.

Los Angeles hosted the first Reality Check event and they quickly looked at where the growth is going to occur. One of the conclusions that came out of this is what they call the 2% rule or idea. Something like 80% of the growth in the Los Angeles region that is projected to occur, will occur in 2% of the existing land. Most of the land is already developed and a few things were done to address the infrastructure needs, both highways and transit. By doing that they concluded that they could preserve the critical corridors and in turn, the critical environment. Now the Council of Governments is looking at ways to begin to implement those findings and develop policies that will

allow that kind of growth to occur in that area.

Washington DC was a different effort. They worked with a group called the “Smart Growth Alliance” which is a mix of business, government, environmental groups and the Council of Governments to begin to look at some of the policy impacts of how they can work together. Reality Check has become a technical resource to local communities who want to implement some of the ideas and some of the plans and are asking for technical assistance to be able to change zoning codes, land use plans and transportation plans to address some of the policy implications.

Dallas/Fort Worth was entirely different. They concluded they were going to spend \$45 billion of transportation funds to the year of 2025. That was money they expected to spend, but even so, they expected the land use pattern should grow. They spent the day looking at “what if.” What if we spent that \$45 billion differently and started to concentrate the land use around transit systems, current urban areas, and address some of the growth pressures that were occurring. They are into Phase II which is their implementation of how to turn some of those recommendations from their Reality Check into local land use planning. The Council of Governments is taking the lead in Phase II after a partnership with the public and private sector.

The state of Maryland is looking at this from a statewide prospective and various issues that impact the state such as significant environmental issues around the Chesapeake Bay, and growth pressures. Their work is starting now and is expected to be completed by this summer.

What does all this mean for Tampa Bay? Our challenge is, what are we going to do with all the growth? We know it is occurring, we know it is going to come, how do we address it? The challenges we face in Tampa Bay are also the same challenges that Florida faces. If we can address these challenges effectively then we can help the state of Florida work on some of these challenges as well.

We know we have significant ecological resources and environmental resources. We have our own bay and have had phenomenal successes in terms of the environment that we can build on, and also successes regionally by addressing our water needs. There is a lot that can be done if we work together at a regional level. We have a great basis to build upon and the challenge becomes, can we take that to other areas?

The question that will be asked when we get together is, how can Tampa Bay grow? How do we address alternatives and how do we make them a reality?

We have a team and we have sponsors who have committed to participating, both in time and resources, and in getting the word out about what we are trying to achieve with Reality Check. Sponsors for this event are ULI Tampa Bay, Tampa Bay Partnership and Vision 21, Tampa Bay Regional Planning Council, Southwest Florida Water Management District and the Tampa Bay Estuary Program. As you can see, we have a true mix of public and private, environmental and business leadership involved in this. We are all working together to look at different components such as data, gaming, leadership, funding, communications and how to implement the good ideas from the day.

Questions & Comments:

Chairman Kersteen:

Mr. Pumariega, Vice Chair Jill Collins, and myself will be a part of the executive committee for this visioning process. It's inclusive, but more importantly, it is thought provoking. We need to do this to make sure our future is well planned and we do things the right way the first time around.

Ms. Todd:

I am assuming that our Spatial Growth Management Model will be a part of this and secondly, I just became aware recently of a new technology tool that we should look in to. It has been developed by ESRI Company and it's called "Touch Table." What it does is much of what you are doing with the Legos. You wave your hand over it and different variables come up. It is an incredible powerful technology. Since we are looking towards the future I think we should look at this and see if this isn't something we could incorporate into the picture, along with the Spatial Growth Management GIS instrument that we are developing here. If we can get all of the regional indicators in place, and we can all agree that these are the indicators that are being utilized, then we will be working together.

Mr. Rogel:

I think we have all wanted that magic wand and it sounds like that's what it is. We are going to be working very closely and we've already had discussions with Mr. Pumariega about how to collect this data, how to include the information, and how we undertake developing the maps. We will need something that will engage those who are at the event to really participate, get active, and give us the best feedback they can.

Chairman Kersteen:

If I may interject, Avera Wynne will be chair of the technical committee and will work alongside Marshall Flynn. TBRPC will be taking a very active part in the total process.

Mr. Hoyt:

Several of us who are gubernatorial appointees also attended the ULI Workshop in Miami and the other meeting that was held here in Tampa. I had an experience with the consequences of what they did in Dallas/Fort Worth. I got to know the people at DART (the Dallas Area Regional Transportation Agency) and saw some of the remarkable stuff that they are doing and how it is beginning to transform the way in which development is occurring inside the city of Dallas. The thing you correctly emphasized is that even if we did a fabulous job over the next year, to bring it to fruition will take another 20 years. If you want to see a really successful example there is one in Northern Virginia, from the Pentagon through Crystal City and into Arlington, where those folks made a faithful decision many years ago to bring the Washington Metro right in through their community. That changed the way the community functions – people simply don't take their cars out except when they are going up to the mountains for the weekend. If you haven't been through Alexandria in a long time you should go there and see how different life is. I think you make the important point that this is not a cookie cutter thing. What we are trying to do is get our existing governments

in our counties and our cities to take a little bit of the focus off the internal issues and start to look a little broader to find some of the solutions that are available.

Reverend Golden: I have one concern with the Reality Check. There are a considerable number of people that never became stakeholders in the past and their views were never heard. Today they are disenfranchised and in fact, in the last round of growth development many of them were dislocated. My question is, as you develop this Reality Check, how will we engage the disenfranchised? Everybody is not a stakeholder, but everybody is impacted. What particular methodology would you employ to engage those people? After you go in and start to execute, it is too late. This is not a criticism, it is just a concern that I have.

Mr. Rogel: That's a good point. The hardest thing we will do is to identify the 300 individuals in the Tampa Bay region that will be invited to go through the exercise. That will be hard since we want to make certain that we have representatives from all different facets of the region. The steering committee is committed to that. We have a group that will be looking at those lists and we welcome suggestions. We are organizing representatives right now, but these are from the five organizations I mentioned that are participating. There will be many more invited.

Commissioner von Hahmann: I will say, as part of the steering committee and as a part of the program, Manatee County approved a budget that began our partnership with you for this visioning process. I'm thankful to see that the sponsors are all regional thinkers. As far as Reverend Golden's comments, I think it becomes incumbent upon us as the leaders in our community to make sure they get the word, and they are then represented. There are leaders out there that would be more than willing to step up to the plate but if they don't know about it they can't step up.

Reverend Golden: Let me be direct, Commissioner Welch, who is a county commissioner, is he on the steering committee?

Commissioner Welch: No sir.

Reverend Golden: Case closed. You don't have to go find people, they are here. At the very beginning of the process here we have exactly what I'm talking about. Would you serve on the steering committee if you were asked? (Directed to Commissioner Welch)

Commissioner Welch: Yes I would.

Vice Chair Collins: Reverend, can I make one clarification here? This group is just now starting to be established. Nothing has taken place in terms of getting names.

Mr. Rogel: We have five organizations that are committed. We have no names of who is going to serve on what.

Vice Chair Collins: Everybody is welcomed to be involved, it is just now coming together.

Reverend Golden: The reality is when it is decided and determined, everybody is expected to buy in. I know exactly what I'm saying and I know everybody in here knows what I'm saying and I don't want any vague promises or vague commitment because there is a new issue with immigration and Hispanic immigration coming in. These things have to be dealt with now if we are going to be inclusive in our planning. It just isn't going to work for a whole other generation for a select group of people to make decisions for the whole lot.

Chairman Kersteen: Reverend, to be fair and open-minded, this is in its infancy right now. We have to wait until it grows a little bit and then it will grow more inclusively as it does grow. I will personally keep in touch with you through the process and make sure we cover all the bases.

Mr. Garcia: We are doing a rebuilding effort right now in the most densely populated area of Hillsborough County. There are 28,000 people in a 4 square mile area and we invited community leaders and we invited stakeholders to get the feel of the community as a whole. We went where residents normally go: the local grocery store and handed out gift cards to Walmart so they would sit down with us and provide their opinions. This would take about 30 minutes of their time. That is one way you could address the Reverend's concern.

Councilman Williams: My concern would be procedurally. How will you handle the outreach in your informative stage to make sure that you add such people? When we talk about local, business, environmental, real estate, civic leaders, it does exclude some of the others who would be impacted. If we can look at it from a more procedural standpoint and make sure the people who are impacted are a part of the whole process. You could ask me to provide a name of someone who may be impacted so they could be involved.

Councilman Williams referred to the Reality Check brochure and asked what "allocate projected housing...." means, and how do you do that?

Mr. Rogel: I think the idea is that when we sit down at the tables of 10 there will be some decisions that the groups will make about where growth should occur. The basic decision is, do we take all those Legos and spread them out evenly or do we concentrate them? Perhaps we need to change that word. This

brochure is a draft and I appreciate this discussion. We will bring this back to the steering committee because it is very important that we do have representation from our community.

Mayor Bustle:

I think this is a very ambitious undertaking. In principal, none of us would disagree with the objectives. Throughout this region we are dealing with many municipalities. You say there are 7 counties in the region. Each of those counties and each of those municipalities has a vision for itself as to where houses are going to go, where growth is going to go, where roads are going to go. Within this area of interest there are also MPOs who have their views of how transportation should go. Therein lies the biggest challenge of all. If you, an organization and a Reality Check product, say we think the road should go this way and that way and the MPOs say they don't agree, how are you going to address those kinds of issues?

Mr. Rogel:

Don't know yet, but I do know that Reality Check gives us an opportunity to look at things differently, from a regional perspective. Maybe together some of these organizations will take a fresh look at some of those issues. I don't know the answer to that, but I know if we keep doing what we are doing, we will be insane. We have to look at this differently. This region is going to grow and this is an opportunity for us to take all of those local thoughts and pre-condition thoughts and maybe bring some of those to the table and say, how do we, as a region, address some of these critical issues? Not ignoring and not discounting the local issues we have, and the local organizations, but involving them as well and as a region begin to look at what is going to happen.

Mr. Hoyt:

I think it is important to clarify that this is not a new government agency of the region. It doesn't propose to change any of the governmental alignments of the region. It simply tries to take some of the best ideas and different points of view and have a discussion and understand why they think one is a better solution than another. I know, for instance, in Chicago that as long as the railroads went through Chicago you could never get a railroad to come from New York and actually go through Chicago, out to the west coast. You always had to stop and go to another railroad station or to another railroad that links. They realized what this was going to do to their future for the next 100 years. They understood that their future lies in remaining America's rail capital. They are building a way to actually get through Chicago from the west coast to the east coast and they are building an almost brand new, 35 square mile, railroad yard that will use the latest technology to move freight faster than it has ever been moved through history. Those are the kinds of things that come out of these types of exercises.

Commissioner Welch:

Thank you for coming today. I do echo Reverend Golden's comments. I think those are accurate and I hope that you incorporate

them as you move forward. My question is, how do we keep abreast of your progress? Is there a web site? Will you be making regular updates?

Mr. Rogel:

The steering committee will need to decide, but I think probably all of the above and I see a web site that will come out of this that would keep everybody posted. I see presentations and briefings, certainly as a major sponsoring contributor you would need to be aware, supportive and engaged in all of this. We have about 12 months before we launch the one day event and we have a tremendous amount of work to do between now and that time.

Commissioner Simon:

I have got to tell you, I partially agree with Reverend Golden's position. I think you ought to have this 300 person block of folks as probably the most extreme group that you could gather. I don't think you want me there, I don't think you need bakery analogies because this is not a group that has any decision making power. It's not a group that has any level of ability to change the charters. It is a group to bang the spoon on the bottom of the pot. I think you ought to have as unique a group as you possibly can so as to ensure you have a wide range of commentary. Then let that commentary be chewed on and digested and mulled over by all of the planners, the experts in the field, of conveying what was brought before you into implementation and some type of plan. The homogenous view in your one day deal, if you have homogeneity in this, you made a mistake. You want a heterogeneous real eclectic mix here and you better reach out to all of the corners so that you can have that. Lastly, the attendees who this planning is for, that has yet to be determined. One change in that immigration policy that we currently have will make all bets off. It will be a completely different set of demographics.

Commissioner Sharpe:

I would like to say that I agree with the Reverend and Commissioner Simon. We deal with this in the Hillsborough County Commission all the time. We are always looking at the comprehensive plan and how that marries against all the community based plans. Often times the community based plans and the comprehensive plans themselves don't fit and then we have the challenge of working with the city. Oftentimes we recognize from the city and the county we don't have a common vision on growth. I've been asking since I've been on the BoCC, where is that broad based plan? I would say it is an absolute must that you include the individuals the Reverend spoke of and I would also include those representatives who represent our community based plans such as Lutz and Keystone who are very active and vocal.

Mr. Rogel:

We are going to ask for your help to bring all kinds of different, diverse strengths to the process. We obviously cannot get all the different groups, but we will need your help and we will need to make sure that we have a representation.

Mr. Rogel asked Mr. Pumariega to help the Partnership identify some of those individuals and said they will work together as a steering committee to make sure there will be that diversity and balance.

Chairman Kersteen stated that the Council is one of the pre-eminent brain trusts in the bay area with a wide diversity.

7. **Council Members' Comments - Chairman Kersteen**

Commissioner Welch commended Mr. Pumariega and Mr. Wynne for the Employer Assisted Workshop held on Friday at the Council. It was very informative and there was a good mix of developers, employers and a couple of Chambers. Mr. Wynne mastered the rapid response system and we ranked different strategies and feasibility for employer assisted housing. We also talked about the \$50 million the legislature allocated for workforce housing in lieu of Sadowsky funding.

Commissioner von Hahmann extended thanks to Mr. Wynne for his assistance with the Manatee Community Character Study. The electronic polling system with immediate feedback was utilized and Mr. Wynne followed up with a hard copy. Commissioner von Hahmann recommended using this system and stated the immediate feedback aides in participation.

Reverend Golden provided accolades to Mr. Pumariega for the lobbying he has done on various issues this past year.

Councilman Williams requested an update on the continuation of the Tampa Bay Regional Planning Council as a unit to represent Manatee County. Commissioner Simon stated the exclusion is dead.

8. **Program Reports**

A. **Agency on Bay Management (ABM) - Mayor Mary Maloof, Chair**

The Agency's Natural Resources and Environmental Impact Review Committee met on April 13th. Jim Anderson presented his plan to use submerged lands in central western Hillsborough County in a shallow area of the bay called The Kitchen. Jason Kirkpatrick described the effort underway to update the Integrated Natural Resource Management Plan or the MacDill Air Force Base.

Other items of interest involved dredging in Tampa Bay. The Tampa Harbor Maintenance Permit was issued by the DEP. This permit is good for 10 years and authorizes disposal of the dredged material. Some of the disposal sites are six dredged holes around Tampa Bay which were studied extensively by a special team of researchers from the Tampa Bay area. Five were determined to be of good to high habitat value and the Agency recommended those sites not be filled. The Committee voted to send a letter to the Department stating its disappointment in the decision to allow filling of the holes and asked to be included in early review of permit applications for projects in and around Tampa Bay.

The DEP also issued a Notice of Intent to Issue a Major Modification to the Port Manatee Improvement Project which will allow the port to use the completed berths before reaching the required level of seagrass mitigation. Because the notice arrived too late to be placed on the agenda the Committee recommended the matter be referred to the Agency's Executive Steering Committee for prompt action. Mr. Kersteen signed a letter to the Department asking for a time extension so the Council could consider whatever action was recommended by the Executive Steering Committee. The extension was granted.

The Agency's Executive Steering Committee met on April 27<sup>th</sup>. Port Authority members were present, along with staff and consultants and other ABM members. A DEP administrator participated by telephone. After a presentation and discussion it was the majority vote to recommend that the Council not petition for an administrative hearing on the matter. The Committee supported the concept of the modified permit if the Department recognizes that the Port has achieved 90% of the required seagrass mitigation.

The next meeting of the Full Agency will be Thursday, May 11<sup>th</sup> at 9:00 a.m. and all were invited to attend.

**B. Clearinghouse Review Committee (CRC) - Chair, Ms. Jill Collins**

Ms. Collins announced the East Central RPC Housing Methodology for assessing the affordable housing impact of DRIs was located in Council folders. Also in the folders was a "Save the Date" invitation to a special meeting of the CRC at 11:30 a.m., immediately following the June 12<sup>th</sup> Council meeting. The purpose of this meeting is to discuss the affordable housing methodology and transportation modeling. All Council members were encouraged to attend.

**C. Local Emergency Planning Committee (LEPC) – No Report**

**D. Emergency Management**

June 1<sup>st</sup> will mark the beginning of the 2006 Hurricane Season. Motion to adopt Resolution #2006-2, declaring the month of June as Hurricane Awareness Month in the Tampa Bay region, and forward to the Governor's office, the Department of Community Affairs and the local governments in the Tampa Bay region was approved. (Golden/Simon)

**E. Legislative Committee - Vice Chair Jill Collins**

Council folders provided a brief recap on three sections of the Affordable Housing Bill, House Bill 1363. The first section requires local governments to take a real property inventory by July 1, 2007. Local governments may offer properties for sale or donate property to a non-profit to provide for affordable and workforce housing.

The second section provides Affordable Workforce Housing in a DRI development.

The third section deals with the creation of a Community Workforce Housing Innovations Pilot Program. \$50 million was appropriated to implement the pilot program.

DRI House Bill 683 passed the house chamber this past Friday. The Council and FRCA were successful in stopping the majority of the additions and revisions that the Council opposed but a few remained in the final bill such as:

- ▶ A new "essentially built-out" definition
- ▶ A number of modified language on what constitutes substantial deviation
- ▶ And, some specific language on Workforce Housing.

Regional Planning Council appropriations was increased from \$3 million to \$3.3 million for

all eleven RPCs. Unfortunately, we did not receive funding for the Employer Assisted Housing Initiative. At the June meeting we will provide you with the FRCA Legislative Summary Report.

Questions and Comments:

- Commissioner von Hahmann: Section II of the DRI, they want to increase their housing unit number by 50% of the project or 200, whichever is greater? And dedicate 15% of those additional units to affordable housing? And then in 20 years they have to develop some type of program that mandates those units stay in the affordable arena for 20 years?
- Vice Chair Collins: Sounds like it is voluntary inclusionary zoning.
- Commissioner von Hahmann: I think that option is great, I think that is something we are doing in a voluntary way in Manatee County.
- Mr. Pumariega: The only problem that we still have remaining with that particular provision is that they failed to mention when they need to provide workforce housing. There could be a possibility that they will wait to the end of Phase II or III of that project 20 years down the road. It was a requirement to start when 50% of the market rate homes are completed.
- Commissioner Simon: I don't like to disagree with Manatee County but number II is a giveaway. I am rarely accused of being anti-developer, but you are going to be able to accuse me after this. This is a joke. Use numbers not words. Numbers make it much clearer. You have a 1200 unit DRI. This says you could turn it into a 1800 unit DRI. You know what they have to do to turn the 1200 to 1800? They have to give them 90 units of affordable housing and they can put it on the tail end of a decade long absorption site. You've got to be kidding me! They just increased the density by 50% for a 15% allocation, not even tagged to a time line. That is not affordable housing, that is a gift wrapped up with all sorts of smoking mirrors.
- Mr. Pumariega: We did oppose the 50% increase in the number of dwelling units without having to perform an impact analysis.
- Commissioner Simon: That's too high and the failure to tag a time line is astonishing.
- Commissioner von Hahmann: Is there a way in the next session to have it amended to add language for the time line? I think mandated inclusionary zoning at some level is at least an option.

Commissioner Simon: You have to give something but the first thing you ought to be doing is change the tag of the time line. Make this proceed anything else and at least you will get some benefit from it.

Reverend Golden: We are in the midst of affordable housing crisis. If this is a solution then do that first.

Commissioner Simon: It didn't include anything for orientation for energy efficiency, it didn't include anything for smart doc stamps. There are so many other things they could have thrown in here. It's not a matter of predisposition, they didn't understand what they were being charged with writing. This is an affordable housing bill. The idea was to fix that problem. They came at it one-dimensionally and increased the density. They were to forgiving as to the increase and they failed to tag the time line. This is not a good fix.

Commissioner von Hahmann: I don't remember our focusing on this particular part of the bill and I think it should be a part of our focus.

Mr. Pumariega: As far as the eminent domain, it just passed this past Friday. House Bill 1567 is a 30 page bill and I didn't get a chance to read through it. There is a House Joint Resolution 1569 which will go on the November ballot.

**F. Regional Planning Advisory Committee (RPAC)**

A DCA workshop on Transportation Proportionate Fair Share, Concurrency, and Financial Feasibility will address requirements of last year's SB360 Growth Management legislation. The workshop will be held Friday, June 2<sup>nd</sup> in the Council conference room from 9:00 a.m. to 3:00 p.m.

**G. Telework Tampa Bay – No Report**

**H. Economic Development – No Report**

**I. Regional Domestic Security Task Force (RDSTF) – No Report**

**9. Other Council Reports – None**

**10. Executive/Budget Committee Report - Chairman Kersteen – No Report**

**11. Chairman's Report - Chairman Kersteen – None**

Following each Council meeting an Action Agenda is completed and sent to each of you. This agenda is designed to report on items that occur during our monthly meeting. Please take a moment to share some of these action items during your local Council or Commission meetings.

**12. Executive Director's Report - Manny Pumariega – None**

**Adjournment** 11:32 a.m.

**Next Meeting** - May 8, 2006 at 10:00 a.m.

**Events Calendar** located in Council folders.

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Lori Denman, Recording Secretary

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Robert A. "Bob" Kersteen, Chairman