



Council Minutes

July 10, 2006
10:00 a.m.

REPRESENTATIVES PRESENT

Chair, Mr. Robert Kersteen, Gubernatorial Appointee, Pinellas County
Vice Chair, Ms. Jill Collins, Gubernatorial Appointee, Hillsborough County
Secretary/Treasurer, Commissioner Scott Black, City of Dade City
Mr. Richard Albrecht, Gubernatorial Appointee, Pasco County
Commissioner Gigi Arntzen, City of Largo
Commissioner Eric Ball, alternate for Mayor Larry Bustle, City of Palmetto
Commissioner Ronnie Duncan, alternate for Commissioner Kenneth Welch, Pinellas County
Mayor Ward Friszolowski, City of St. Pete Beach
Mr. Julian Garcia, Jr., Gubernatorial Appointee, Hillsborough County
Reverend James T. Golden, City of Bradenton
Mr. Michael Guju, Gubernatorial Appointee, Pinellas County
Mr. Kenneth Hoyt, Hillsborough County Gubernatorial Appointee
Commissioner Deborah Kynes, City of Dunedin
Deputy Mayor Matthew McCaffery, City of New Port Richey
Commissioner James McCormick, City of Safety Harbor
Vice Mayor Janice Miller, City of Oldsmar
Councilperson Carlen Petersen, City of Clearwater
Commissioner Robin Saenger, City of Tarpon Springs
Commissioner Steve Simon, Pasco County
Mr. Philip Waller, Gubernatorial Appointee, Hillsborough County
Councilman Earnest Williams, City of St. Petersburg
Mr. Kent Fast-Alternate for Mr. Bob Clifford, Florida Department of Transportation
Mr. Todd Pressman, SWFWMD

REPRESENTATIVES ABSENT

Councilwoman Mary Alvarez, City of Tampa
Councilor John Counts, City of Seminole
Vice Mayor Larry Crowley, City of South Pasadena
Commissioner Bill Dodson, City of Plant City
Dr. Lois Gerber, Gubernatorial Appointee, Manatee County
Mr. Housh Ghovae, Gubernatorial Appointee, Pinellas County
Commissioner Ken Holloway, City of Temple Terrace
Ms. Angeleah Kinsler, Hillsborough County Gubernatorial Appointee
Mayor Mary Maloof, City of Treasure Island
Vice Mayor John Phillips, City of Gulfport
Commissioner Mark Sharpe, Hillsborough County
Vice Mayor Ed Taylor, City of Pinellas Park
Ms. Barbara Sheen Todd, Gubernatorial Appointee, Pinellas County
Past Chair, Commissioner Jane von Hahmann, Manatee County
Ms. Kathleen Wolf, Gubernatorial Appointee, Pasco County
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
Joe Smith, Tampa Bay Partnership
Alex Miller, Project Manager, Newland Comm.
Phyllis Kolianos, Manager, Weedon Island
Mark Gentry, Planner, Gentry Planning Group
Elizaberth Abernethy, Senior Planner, Wilson Miller
Jennifer Osterhoudt, Environmental Scientist, EAC, Inc.
Svett Jones, V.P. Operations, Newland Communities

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, Administrative Assistant
Mr. John Jacobsen, Accounting Manager
Mr. Richard Kephart, Senior Planner
Ms. Wren Krahl, Manager of Admin./Public Information
Mr. Bill Lofgren, Principal Planner
Mr. John Meyer, Principal Planner
Mr. Patrick O’Neil, Senior Planner
Ms. Jessica White, Senior Planner
Ms. Kim Williams, Communications/Graphics Coordinator

Call to Order - Chairman Kersteen

The regular meeting of the Tampa Bay Regional Planning Council was called to order by Chairman Kersteen on July 10, 2006 at 10:09 a.m.

The Invocation was given by Mr. Richard Albrecht, followed by the pledge of allegiance.

Roll Call - Recording Secretary

A quorum was present. One voting conflict was filed.

Announcements:

Commissioner Eric Ball, serving as the alternate for Mayor Larry Bustle, City of Palmetto, was recognized. Commissioner Ronnie Duncan, serving as the alternate for Commissioner Kenneth Welch, Pinellas County, was also recognized.

Chairman Kersteen thanked Councilman Williams for arranging tickets for an upcoming Devil Rays game.

Visions Magazine, The Future of the Region Edition, was distributed. Communications/Graphics Coordinator, Ms. Kim Williams, was recognized for doing the layout and pulling together this edition in record time.

The 2006 Regional Directory was distributed and recognition was provided to Kim Williams for getting

this document published. Thanks were provided to Lori Denman, Bobbi Jaroy, and Sue Young for making sure the updates were accomplished. Staff is currently working toward an electronic format of the directory and hopes to have that accomplished by October 1st of this year.

Mr. Robert Grow, Envision Utah, Chair Emeritus will be the special guest speaker for the August Council meeting. The Council meeting will conclude by 11:00 a.m. with Mr. Grow's presentation immediately following the meeting.

1. **Approval of Minutes - Secretary/Treasurer Black**

The minutes from the June 12, 2006 meeting were approved. (Black/Miller)

2. **Budget Committee -Secretary/Treasurer Black**

A. The Financial Report for the period ending 05/31/06 was approved. (Black/Miller)

B. 2006/2007 Proposed Initial Budget

The Budget Committee met last month and was presented with the Proposed 2006/2007 Initial Budget. The budget provides for a performance merit pool salary increase of \$54,154. Council dues per capita rate remain at 32 cents. The overall budget decreased \$283,000 from the 2005/2006 Mid-Year Budget. This is primarily the result of:

Fee and Contract revenue decreased \$388,000 because of the elimination of Sea Level Rise, Haz Plan COOPS and All Discipline Training projects. Also, Tampa Bay Telework is scheduled for completion by 12/31/06.

State revenue decreased almost \$25,000 due to less anticipated funding for Fiscal Impact Analysis Model and Hurricane Evacuation Plan Update. This will be partially offset by an increase in DCA funding.

Federal revenue increased \$113,000 due to additional activity in Economic Development District, RDSTF Planning, EDA Economic Module Phase II and DS-GIS Homeland Security.

The Budget Committee unanimously approved the proposed 2006/2007 Initial Budget.

Motion to approve the 2006/2007 Initial Budget (Black/Hoyt)

Councilman Williams asked staff to explain "indirect costs". Mr. John Jacobsen, Accounting Manager, stated indirect costs cover postage, telephone, depreciations, and office supplies. This has been consistent the past few years. We budget a little extra at the beginning of the year, but it is normally around \$90,000. Councilman Williams also asked about the "In Kind" Services and the fact that it has no dollar amount. Mr. Jacobsen stated "In Kind" is an area that is necessary to provide a "match" for certain projects. There is no requirement for in-kind in the initial budget.

The 2006/2007 Initial Budget was approved unanimously.

3. **Consent Agenda - Chairman Kersteen**

Council folders contained a revised IC&R report, Item #3.B.5. - Westshore Beach Club. The applicant provided additional information subsequent to the mail out.

The Consent Agenda was approved. (Simon/Miller)

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. **A. Ms. Sallie Parks, Southwest Florida Water Management District Board Member** provided information on the upcoming Weedon Island Watershed: A Primer for Decision-Makers Workshop. The two-day workshop will be led by Pinellas County Department of Environmental Management's Environmental Lands Division Education staff, as well as a number of experts in the fields of hydrogeology, environmental economics and law. The workshop will be held Thursday, August 17 and Friday, August 18, 2006 from 8:30 a.m. - 4:30 p.m. at the Weedon Island Preserve Cultural and Natural History Center. Call 727-453-6503 to register, cost is free to all participants and lunch will be provided. Invitations were distributed and Council members were encouraged to attend.

B. DRI FINAL REPORT

Mr. John Meyer, DRI Coordinator, presented the DRI #266 – Wolf Creek Branch S/D, Hillsborough County *Final Report*. The proposal is a Substantial Deviation to the existing Wolf Creek Branch DRI. The proposal is predominantly a residential development generally located west of I-75, north of 19th Avenue and the South Shore Corporate Park DRI, east of the C.S.X. Railroad line and south of S.R. 672 and the Southbend DRI. The expanded 1,600+ acre project is in southern Hillsborough County, approximately 11.5 miles north of the Manatee County line.

The Wolf Creek Branch DRI is proposing to expand considerably in terms of acreage and project entitlements in comparison with specifically approved entitlements. Acknowledging that a significant amount of entitlements were previously conceptually approved for the project, these additional entitlements would have been subject to further transportation and air quality analysis. Aside from the proposed addition of approximately 990 acres to the project, increases of more than 335 percent are proposed for Residential and Retail entitlements as well as more than doubling the approved Office space.

As proposed, this revised project will consist 4,505 residential units, 348,900 sq. ft. of retail and 108,900 sq. ft. of office at buildout. The project will be constructed in a single-phase with an established buildout year of 2018.

The project is subject to consistency with the Council's former Strategic Regional Policy Plan and corresponding map of *Natural Resources of Regional Significance*. The reason being that the project has been undergoing DRI review since submittal of the Application for Development Approval in early September of 2005. No Natural Resources of Regional Significance are located on the project site.

Some of the more notable recommended Development Order conditions include: the extensive list of transportation improvements; requirements for Surface and Groundwater Monitoring; construction of more than four miles of the County's regional trail system linking the Southbend DRI and South Shore Corporate Park DRI trail systems; and a requirement for a bi-annual traffic count and monitoring program.

The proposed Land Use Equivalency, included on Pages 38-39 of the Final Report, would allow the applicant some flexibility in project entitlements.

Council staff recommends approval of the Final Report and forwarding to the Hillsborough County for consideration and incorporation into a Development Order for the project.

Ms. Liz Abernethy, Wilson Miller, offices located at 2205 North 20th Street, Tampa, Florida, talked about the expansion of the project on behalf of Newland Communities.

Ms. Abernethy stated the project is located in southeast Hillsborough County, north of the Manatee County line, an area of Hillsborough County known as the South Shore area. Apollo Beach is located to the northwest of the project, the Ruskin community to the southwest, Sun City to the southeast and the nearest interchange with I-75 is Big Bend Road and S.R. 674. The original DRI was a little over 600 acres, and the expansion area is a little over 900 acres. The total now is a little over 1600 acres. Currently the property has been used agriculturally for crops and cattle grazing. The one major environmental feature through the project is the Wolf Creek Branch. The major public facility that will be provided is the South Coast Greenway that starts at the north end of the project and runs through the project to 19th Avenue, connecting to the South Shore Corporate DRI on the south. It also connects with the South Bend DRI in the north. Newland will be constructing that facility as well as providing enhancements to the park system along the greenway, so there will be neighborhood parks and community amenities that will enhance the trail.

Another major facility in the project will be a regional sports complex, located along the interstate. That property was conveyed to Hillsborough County in December and they are planning youth's sport programs such as soccer fields, football and baseball fields. We did co-locate a middle school site with the regional park and there is an elementary school site on the west side of the TECO right-of-way, also co-located with the community park. The other two major design features with this project are village centers. The northern village center will be primarily recreational and community facilities and that is along the proposed expansion of Apollo Beach. The southern village center is where the commercial and retail and more dense residential development will be located. Newland is planning a community facility along the railroad track so that if light rail were ever to be provided along the C.S.X. this could function as a rail station.

This project is being done in one phase rather than three. The intensity of the project has not changed. The residential will actually be lower than the original build-out. That was about 7 dwelling units per acre and now it will be about 2 ½ dwelling units per acre. Our land area has increased about 158% and our entitlements for residential at about 35%, commercial at almost 40%. The intensity of the project is actually lower than the original, conceptual approval.

Ms. Abernethy said the Wolf Creek Branch project fits with the adjacent DRIs, like pieces of a puzzle. The South Shore Corporate Park DRI is located south of the Wolf Creek Branch DRI. The new Hillsborough County Community College campus is going in this project, as well as a new high school. North of the Wolf Creek Branch project is the South Bend DRI and that is bordered on the north by Big Bend Road. Newland Communities has been involved in this project for a while. The Covington Park project is already under construction and just about completed. The remaining residential entitlement in this project will be built along with the Wolf Creek Branch DRI as one contiguous community. This new community will be called Waterset. It will combine both the South Bend and the Wolf Creek residential into one larger community. The expansion area pulls the two DRIs together so you have one continuous project from Big Bend down to 19th Avenue and then connects well with the South Shore Corporate Park DRI to the south.

Ms. Abernethy showed a slide of the road network. The Apollo Beach extension is a 4 lane road. Newland will be constructing two east-west connectors from US 41 through the project so you will have Leisey and Apollo Beach as the major east-west roads. The north-south roads from Big Bend down to 19th will connect through the South Shore Corporate Park DRI all the way down to S.R. 674. This roadway system is consistent with the South Shore corridor plan and Newland will be

constructing the north-south roads, as well as the east-west roads.

In conclusion, we have met all of the state, regional and local plans, including the Apollo Beach community plan, as well as the corridor plan for the area. We have minimized our environmental impacts, wetland impacts are limited to roadway crossing and infrastructure, and we have mitigated our public facility impacts. We do concur with staff recommendations on the project.

Questions & Comments:

- Chair Kersteen: I want to thank you for including the tax information which shows the benefits of development.
- Mr. Hoyt: The presence of the tax information is nice, but it is not accompanied by any information from local government as to what their cost will be. When you provide half of the equation and don't provide the other half it leaves the reader guessing.
- My question is for John Meyer. Obviously in reading this document you have had conversations and reached agreement on almost everything, and you have a series of conditions that you recommend. Does anyone ever go back and check whether or not these things actually work out? Does the school population turn out to be anything close to what is in the DRI at the time this Council reviews it? Is any of this stuff verifiable? Obviously there aren't any consequences if it doesn't, but at least we could use it as a learning tool.
- Mr. Meyer: I would say no as far as the school projections are concerned. The school board is involved in the formulation of the projections. These are school board figures, these are not from the applicant. The applicant is using best available data. There are certain benefits that come from the duration of the project and verification such as the impacts. There are traffic monitoring provisions installed in all DRIs that they are required to do.
- Mr. Hoyt: Is there a summary of those things that we could take a look at and see if there are any lessons learned for us?
- Mr. Meyer: Just what would come out of the Annual Reporting or the Biannual Reporting.
- Mr. Hoyt: I would suggest that there might be some merit in doing some examples and seeing how it worked out. Whether or not it is cost effective to do more analysis.
- Vice Mayor Miller: I'm concerned about the roads. Two lanes and four lanes, that doesn't give any thought to the future transportation issues that are going to arise with all this impact of these people that need to go somewhere and work.
- Ms. Abernethy: I understand your concern. We have done extensive transportation analysis. Richard Stiles, Transportation Consultant, Grimail Crawford, was introduced.
- Mr. Stiles: The roadways are not all that this project will be doing to address transportation. It was noted in the report that all these improvements were included as being part of the project impact. We are approaching this from what is known as a proportionate share where we roll up the cost of all those improvements based on the project

impact, and then we come up with a number of projects that we actually build from that rolled up money. For example, we are looking at making a good portion of Big Bend Road six lanes as part of mitigation. We are also looking at *perhaps* the improvements to the I-75/Big Bend Road interchange. That one is a little more problematic because a federal highway is involved.

Vice Mayor Miller: I think you are missing the point. The point I'm making is that we have terrible traffic congestion in Florida, much less in our area. We are so densely populated in the Tampa Bay area that we are going to need bus rapid transit which would require a separate lane in itself. You are also going to need stations where people can park their cars and then get on public transportation. We have to look at public transportation much more than we ever have. We need to be proactive, not reactionary. We need to set our goals now, when these things are being built, to look to the future.

Mr. Stiles: I don't disagree with that. I'm from a company that was very much involved in the Pinellas MIS study and am certainly very much pro-transit. But for the purposes of this project and our study in identifying improvements we are somewhat constrained to be looking at improvements that are actually a part of the adopted long-range plan. We list intersection improvements and small roadway improvements and we look at the project impact and then their proportionate share. We roll all of those costs up and then identify a couple of major projects that can actually get built and actually do some good for the area. That is all a part of the DRI process.

Vice Mayor Miller: So is there extra room then? Will there be enough room for right-a-ways for public transportation stations? Will there be enough room to add lanes for bus rapid transit (BRT)?

Mr. Stiles: Are you talking about a specific corridor down I-75 or Big Bend Road?

Vice Mayor Miller: No, not I-75. That's federal. I'm talking about just getting around. Are you going to be able to have enough to build, in the future, an extra lane for the BRT?

Mr. Stiles: Are you talking about inside the project?

Vice Mayor Miller: Yes.

Mr. Stiles: Yes, there will be an additional right-of-way beyond what they are building.

Vice Mayor Miller: So these are 2 lane roads and they will have enough right-of-way if it would need to be widened.

Ms. Abernethy: Newland has tried to be pro-active to have adequate capacity for the future by creating a system of roadways rather than one road through the project. There are a number of major, north-south, east-west, as well as smaller residential streets. This project is basically a grid system which provides more capacity than the typical one or two four-lane roads through a project. By setting aside land for light rail in the future, a station can be located, and I think they have looked to the future and have

done exactly what you are asking. They have done an excellent job in making sure they are accommodating the long-range.

- Mr. Waller: I noted the table on page 36 of the *Final Report* identifies the number of intersections and roadways, and traffic levels prior to improvement are all “Fs.”
- Mr. Stiles: The improvements that are identified actually bring them up to the level of service standard. The level of service is the adopted level of service. The requirement is that you identify all the background traffic that will be there at the build out year of the DRI, which in this case is 2018. You add in all the project traffic, then you identify the improvements that are required to bring the operation of the facility up to the adopted level of service standard. The adopted level of service standard is “D” and by doing the improvements they go from “F” to “C” or “B.” The standard is “D” so if it operates at “D” then you have done your required service.
- Mr. Hoyt: But our experience in Hillsborough County is that “D” turns into “F.” And then the county commissioners are left with the dilemma of having to adjust the stated capacity of the road in order to get it back up to “D.” Meanwhile the congestion just rises and rises.
- Ms. Abernethy: This project brings the creation of new north-south corridors that will provide relief to both I-75 and U.S. 41. Although we are going to bring U.S. 41 up from an “F” to a “D” we are creating these new corridors that will operate in a better level of service.
- Mr. Hoyt: You are internalizing a lot of the traffic that in other situations would go out onto those state and federal roads.
- Mr. Stiles: That’s exactly correct. Instead of having each of these projects go out onto U.S. 41 they can move within the project.
- Chair Kersteen: I think what Vice Mayor Miller was trying to get at is what are the widths of the right-of-ways. Are they wide enough to accommodate additional lanes? I imagine they are.
- Ms. Abernethy: That is correct.
- Reverend Golden: If the permanent employment build out is 897 jobs and the project related affordable housing demands from very low to moderate income classes is 369, and the high end of the moderate income category is \$62,580 would I be correct in saying that this project is going to create 528 jobs that will pay more than \$62,000?
- Ms. Abernethy: I don’t recall those numbers off the top of my head.
- Reverend Golden: I am looking at page 5 and page 20.
- Ms. Abernethy: This is the analysis we did following the accepted methodology and these are the numbers that we calculated as very low and moderate.

Reverend Golden: What I just said, would that be accurate?

Ms. Abernethy: Yes. If that is consistent with this table, that is correct.

Reverend Golden: OK, now my question is, is there anywhere that we can go to get a list or some type of an indication as to those 528 jobs - what they are? I'm not being antagonistic here, I'm just saying how do we true up the 528 jobs that are going to pay more than \$62,580?

Ms. Abernethy: It's a methodology that's used to generate those income levels based on office.

Mr. Wynne: One of the things about this project is that it is predominately residential. It has a small employment component in relative comparison. The affordable housing methodology calculates demand from employment. They actually do have a deficit, but it is below the threshold that is required to mitigate.

Reverend Golden: So you are saying negative numbers for the very low income people, but for the moderate income people there is a housing demand, and that the demand, as it relates to people for affordable housing, makes it worse. Now I want to know where are the 897 jobs, less 88 jobs. Where are they in relation to \$62,580? We are talking jobs here. You say we have permanent employment for this project of 897 jobs.

Mr. Wynne: First, I don't know what the head of household count is but those jobs aren't necessarily head of household. You are right. If they were at the threshold that the rule requires for the 138 and the 143 with their deficit, they would have to mitigate. You can't mitigate the lower incomes with the surplus from the moderate because they can't afford those. You are talking about the ADA. We have 88 people that we are saying we have to provide housing for.

Reverend Golden: What I'm saying is that when I look at this methodology, what you are really saying is that there are not 809 people that are going to be making more than \$62,580.

Ms. Collins: The Clearinghouse Review Committee (CRC) Meeting follows the Council meeting and the affordable housing methodology is one of the topics on that agenda. That issue is not the developer's issue, they didn't come up with this methodology.

Ms. Abernethy: I want you to know Newland Communities does understand the importance of affordable housing and workforce housing. Don White sits on the Hillsborough County Affordable Housing Task Force and they are very active in trying to participate in coming up with community-wide solutions to this problem.

Mr. Hoyt: I just want to say as another member of this Council I appreciate the fact that Reverend Golden brings this up at every opportunity. Many members of this Council have, over the last couple of years, become concerned about the fact that these numbers really don't play in the real world. The Clearinghouse Review Committee is going to meet as soon as this meeting is over and we are going to get into that. We will look at the methodology that applies to these housings because

every one of them does the same thing. We are going to try and understand why it is the way it is and how we can start to get some verifiable data. We aren't sure we even know how many of these units are actually available for the market. They may exist, they may be there, but they are already spoken for. We want to get to the bottom of it and understand the situation. Then, and only then, would we begin to think about what to do differently. We believe that the Council(s) has relied upon a methodology which came from somewhere else and for a long time it may have served its purpose, but it may also be time to do something different.

Mr. Wynne: Keep in mind that we began this process with this applicant back in 2005 and staff has been hearing what Council has been saying. However, once we lay the groundwork at the pre-application meeting those are the parameters that we are working with. They have followed the parameters that they were given.

Motion to approve the DRI #266 – Wolf Creek Branch S/D, Hillsborough County *Final Report* and transmit to Hillsborough County and the Florida Department of Community Affairs (Hoyt/Collins)

Further Discussion:

Commissioner Duncan: We have to be mindful that we can't create workforce housing and affordable housing and not have a transit component integrated with it. That person that is in need of that affordable housing component typically is not going to be able to get to their job as easily. They may not have a car. They may not have the ability to afford a car, and therefore we have to continue to be mindful of that relationship between transit and the affordable and workforce housing components of these projects going forward.

Ms. Collins: We will also be talking about transportation modeling at the CRC Meeting.

Commissioner Kynes: I understand that transportation modeling works under a certain amount of rules with the DRI process. We are looking at whether those methodologies are real-world. We appreciate that you understand that the transit capability component along with affordable housing is very important. We will be bringing that forward later today from our Legislative Committee that it should be immediately looked at when you build these roads, particularly major arterials.

Councilman Williams: Geo-tech testing will occur during the project design and permitting phase. To me it is very crucial to do that prior to that because that determines your design and where you can build. Hillsborough County is known for having sink holes as well as Hernando & Pasco. I'm in the insurance industry so I see these things.

Ms. Abernethy: Thank you, I appreciate that. I do believe that some of that testing has been started.

Commissioner Saenger: It appears that you have some very fine details such as encouraging pedestrian friendly transit throughout the project. Do you have bicycle lanes on the roadways?

Ms. Abernethy: Yes, and we also have the major north-south trail running through along Waterset. There will also be a trail system running west, across Leisey Road to U.S. 41. It won't be a part of the Southcoast Greenway but will be a separate trail. There will be bike lanes throughout the community and connections to the parks and schools.

The trail itself will be 12 feet and the major connector will be much wider.

Commissioner Saenger: What about sidewalks?

Ms. Abernethy: Sidewalks will be 5 feet on either side of the road.

The *Final Report* approval was carried unanimously.

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

Ms. Phyllis Kolianos of Weedon Island was introduced by Chairman Kersteen who also mentioned he sits on the Executive Committee of the Friends of Weedon Island.

Councilman Williams asked Council to look at addressing the global warming issue. He saw a show on TV recently where they were talking about the melting of polar caps and it was said that St. Petersburg and New York will be underwater. Councilman Williams was in Alaska and saw first hand how rapidly the ice is melting there. He requested Council have a conversation of that impact.

Mr. Wynne said there is a presentation scheduled for the August Council meeting on the results of the Sea Level Rise project that staff recently completed.

8. **Program Reports**

A. **Agency on Bay Management (ABM)** - Chair, Mayor Mary Maloof
Suzanne Cooper, Principal Planner and staff for ABM provided a report.

The full Agency will meet this Thursday, July 13th, at 9:00 a.m. in the Council conference room. On the agenda will be:

- The proposed Gulfstream Natural Gas pipeline expansion from Port Manatee to the Progress Energy plant on Weedon Island.
- A presentation on the role and challenges of the Gulf of Mexico Fisheries Management Council; and
- A description of the Basin Management Action Planning Process underway in Hillsborough County to achieve the federally-mandated Total Maximum Daily Load for impaired waters in Hillsborough County. This adaptive management approach may be useful to other counties and municipalities required to address impaired waters.

All were invited to attend.

In response to Councilman Williams Ms. Cooper stated 13-14 years ago the Regional Planning Council did a study on sea level rise for Sarasota County. It talked about the rate of sea level rise and what structures would be effected first and mainly that our coastal environment would naturally tend to migrate in as water levels rise. But since we have bulkheads and housing developments we are going to loose our coastal communities and our natural habitat. We know sea level rise is happening at a very slow rate and whether or not global warming is speeding that up is drastically more measurable than it was 15 years ago.

Councilman Williams: I have seen it happening and if it continues at that rate, whatever that rate is, at some point in time it will create havoc in Florida and other places in the world. It's a long range thing but we need to begin to think about it. The Dutch countries and things like that where they are below sea level, they have levees and they have already addressed that issue. Since it is such a

big issue for a state such as Florida and our area, it is something that you start to plan for 40-50 years in advance.

Chairman Kersteen requested Ms. Cooper cover the Environmental Conference they attended in Orlando. Ms. Cooper said this was a conservation summit hosted on by Senator Pruitt and the Senate in general will be hosting 5 summits around the state. It was an excellent conference. There were about 350 people in attendance from all over the state and from all aspects of the environmental community, as well as builders, farmers, cattlemen and expert panels on a variety of subjects including water, development, how to save the last really important habitat in Florida. There were a lot of good ideas and challenges to our way of thinking, and the way we have done land acquisition in the past. Everyone came away with a renewed spirit of how to think outside the box and how to collaborate on getting some things done.

Commissioner Duncan: Ms. Cooper referenced the Gulf Stream Gas Pipeline that will be discussed at the ABM meeting on Thursday. On Wednesday at 6pm-8pm, there is a public information meeting on Weedon Island on this very issue. Those of you that have any interest on this subject should attend.

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

The Special CRC meeting will meet immediately following the Council meeting to discuss the current East Central Florida RPC affordable housing methodology and the current transportation modeling, per the Council's directive of April 10th.

C. Local Emergency Planning Committee (LEPC)

Mr. Bill Lofgren stated he attended a meeting last month on Pipeline Safety sponsored by the National Association of Fire Marshals, and the U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration. There is a concerted effort underway to ensure that the public is aware of the existence of pipelines in their area and a public relations effort ongoing for any new pipelines such as Gulfstream's proposed expansion. Nationwide we will see a big push to identify High Consequence Areas (HCA) and it is likely that the LEPCs will be involved in this effort and in the additional training necessary to prepare first response organizations in the event of a pipeline break or leak.

Staff will be attending the quarterly SERC meetings at the end of this week and the two items on the SERC agenda which are most applicable to us are the re-certification of our LEPC membership for another two years and the approval of a draft ordinance for cities and counties to use to recover costs of cleaning up and responding to a hazmat incident. This should be most useful to our members.

The RDSTF Tabletop Exercise held at the St. Petersburg College Allstate Center on June 1st had excellent participation. The scenario, built around future Super Bowl 2009 events, was in preparation for the Coast Guard security exercise, Bay Sentinel 06. This will be held on August 1, 2006. The next RDSTF full-scale exercise will be held on March 1, 2007.

The LEPC Biennial Exercise held with the Pinellas County Sheriff's Office on May 18th was also highly successful. Staff showed a short powerpoint presentation, mostly photographs, taken at the exercise.

D. Emergency Management – No Report.

E. Legislative Committee - Chair, Commissioner Deborah Kynes

The Legislative Committee met at 9 a.m., before the Council meeting. A major discussion took

place on Transportation Bill 7077 which has to do with the light rail and multi-modal system. The Tampa Bay Partnership is very involved in this legislation which will probably be brought again to Tallahassee this coming year. The Committee will continue to have dialogue and see where this is going. On August 28th there will be a major consortium meeting.

Mr. Pumariega added there is a difference of opinion on how we should proceed at this point in time. We have some time to digest some of the things that are going to occur over the next two months. I foresee us bringing this back to the September or October Council meeting to take a position on the bill. The Legislative Committee will be continuing discussion on with this issue.

Commissioner Kynes reported the Committee discussed the Pinellas Suncoast Transit Authority resolution which says that we should be very pro-active with FDOT, the MPOs, the transit agencies in promoting transit capability to roads when they are built or renovated. This was a unanimous decision to send this resolution to Council for approval in August.

An interesting issue came forward at the meeting and we are going to ask you to take action on it today. By unanimous vote, the Legislative Committee would like to call for a **motion to send a letter to the Governor and the four-county delegations requesting a Special Session be held regarding the property insurance crisis, in particular involving the banking and insurance industries, as well as other critical stakeholders.** (Simon/Albrecht)

Commissioner Simon: State Senator Fasano and I had a meeting and he said we needed to generate a little force to get legislators back in Tallahassee to discuss something that is about to become much more painful as more and more insurance agencies are not going to be solvent. The insurance industry cannot fix this by themselves. There are banking requirements for the deal to close. We have become an escrow state because of these exotic plans and agreements that have very limited equity. Some have negative equity. That is some of the philosophy that was discussed. I heartedly support the resolution to attempt to bring legislators back into session for something that is already begetting foreclosure notices in my county (Pasco). They are not making their escrow payments.

Commissioner Kynes: We would really like them to frame some viable solutions before going to the session.

Commissioner Simon: Commissioner Duncan suggested they have a few things before they go to Tallahassee. If they have a few weeks notice they can straw poll what some of the alternatives are from the banking industry and the major insurance providers, and more importantly the re-insurance company providers. The backbone of this problem is relative to the re-insurance rate clauses and the horrible rises they have seen. They changed the game and now it's time they do something to fix it. They allowed people to come in here and do business with very limited reserves. The answer was to buy re-insurance so we will be OK. Well that's great until the re-insurance rises on the same meteoric rise as the house depreciation, or if it is even available because of the tsunami , eight hurricanes in a two year system, coupled with 9/11. People don't realize the re-insurance market is international. The Tsunamis

took 25% of the re-insurance money out of the equation.

Ms. Collins: I think Commissioner Black and Councilman Williams will be good resources since you are both in the business.

Commissioner Kynes: Would you want to frame that as a part of the motion, to go up to Tallahassee with some solutions via a letter?

Commissioner Simon: Let's do the immediate letter. Let's get the resolution up there with the offering that we provide human resource suggestions or suggested bodies of who to get. We can do that part later, but let's get that up there before time gets by.

Chairman Kersteen: So we are talking about a cover letter and a resolution?

Commissioner Simon: Yes.

Commissioner Kynes: That makes sense instead of sending everybody to Tallahassee and say OK, get in there and work something out. Is there any further discussion?

Commissioner Black: Make sure your solutions are not based on emotion. There is a lot of background information people need to know, such as re-insurance. I am a storefront insurance agent so I can't speak much on re-insurance. I do want to recommend two articles from the Tampa Tribune Commentary section of Sunday's paper regarding the insurance problems. I would like the entire Council to receive these articles.

Councilman Williams: Did anyone see Representative Brown-Waite's committee hearing on this same issue? Part of the problem is contractual. It is very technical and sometimes the issues that we get from people are very emotional. They don't understand all that is involved.

Commissioner Simon: One of the problems we saw is that every time someone tried to forgo the complexities, get down to a simple solution, they were advocating in the constituent side of it. They didn't realize that what they were advocating for one industry to perform or adopt was not permissible by the other sister industry, and that they have to work in concert to get a closing on a house. That's why we suggested bringing in the banking industry and the insurance industry and whatever other industry.

Councilman Williams: I'm really glad about that because you need more involved in the process, to be an intricate part of the discussion. You can't create something when you don't understand how it operates. That was very evident by Representative Brown-Waite's hearing. Most in Congress had no clue. One of the Representatives from Mississippi kept talking about what he couldn't get.

They say it's a free enterprise but it really isn't. We have to file every rate there is and it has to be approved. We have government determining rates.

Reverend Golden: Maybe it's time for national legislation. In the 1970s the federal government bailed out Chrysler because of the shifts in the automobile industry at the time. The reality of what we are dealing with here now obviously cannot be solved at the local level, and I don't believe it is going to be solved at the state level. We are wrestling with hurricanes here and next year it will be forest fires in California. The issue is whether or not it is time to start subsidizing the insurance industry in the country. Whether or not we are going to be supportive of public re-insurance. As Commissioner Black pointed out, private re-insurance is no longer able to support the relief that it is designed to provide. Are we supportive of an insurance company relief bill that's designed to help all insurance companies?

Commissioner Simon: The end result is a restructure of the entire real estate, housing, home building industry which is the largest internal organ of the Florida economy. You are going to be sitting in a circumstance within the next 12-14 months, even if we don't get another storm, it will reach crisis level.

Chairman Kersteen called the motion, motion carried unanimously.

Commissioner Simon: Does that authorize the Chairman's signature to send it out so we don't have to wait for another meeting?

Chairman Kersteen said that was correct.

Commissioner Duncan: What is the vehicle to submit potential recommendations?

Mr. Pumariega: I would ask each of you to send an email to Avera Wynne since I will be out of the country for the next two weeks. He will be one of the players drafting the resolution.

Commissioner Simon: Once we have a receptacle at the Capital then we can forward things to that person on a continuing basis.

Commissioner Kynes: I think the letter needs to say we really should have some viable solutions in hand before you go to Tallahassee.

Reverend Golden: We should propose what we think is a viable solution to our staff.

F. Regional Planning Advisory Committee (RPAC) – No Report.

G. Telework Tampa Bay

Telework Workshops will be held on Wednesday, July 26th from 8:30 a.m. to 11:00 a.m. at the Quorum Hotel in Tampa and Thursday, July 27th from 8:30 a.m. to 11:00 a.m. in the Council Conference Room. Registration is required. The workshops will deal with using Telework as an emergency management and disaster recovery tool.

Two Telework case studies are located in Council folders for review. The Sixth Judicial Circuit represents the public sector, and Met Life represents the private sector.

H. Economic Development – No Report.

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

9. Other Council Reports - None

Mr. Hoyt: On June 16th the Transit Roundtable, which was organized by this Council, met at PSTA's new facility. It was well attended by MPO staff, Tampa Bay Partnership staff, FDOT staff, County Transit Agencies and many are now starting to send board members as well as their executive director. The conversation has moved away from tires and petro up the food chain to the more strategic things. We are looking at how we can increase the number of inter-regional connections. FDOT provided a very timely review of the state legislative program and financing situation and provided an update on the Transit Needs Study, which is due for release in September. That will be the starting point for a lot of other planning work. During the last 3 years the number of miles driven in the United States of America has remained almost flat and the interesting thing about bus rider-ship is that it is increasing between 6-10% a month. I think the belief is that we can find ways to enhance the services that are actually available to people who want to ride the bus now. Most buses receive the major share of their funding from property taxes and those booming house pricing values and commercial values have made it possible for bus organizations to give pay raises, although modest, and to buy additional buses, and to increase the number of areas they service or at least the frequency of bus schedules. We are seeing more people with bicycles that want to ride the bus, as well as wheelchairs. Shelters are being improved and bus stops are being more ADA compliant.

Commissioner Kynes: This past year in February and May, PSTA met over 1,000,000 riders a month and that's pretty amazing. For all of us to sit down regionally is very important. Polk County will be providing a presentation. They are doing some very unusual things. Commissioner Duncan has been appointed to the PSTA board.

Mr. Hoyt: Polk County currently has 3 transit agencies. They are on a program that will convert those 3 into 1 which will serve the entire county with BRT routes all along the perimeter of the county and a lot of bus stops and parking garage areas and other new services. It's a very ambitious program.

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

11. **Chairman’s Report** - Chairman Kersteen

Mr. Pumariega, Vice Chair Collins and Chairman Kersteen attended the NARC Conference in San Antonio. The conference provided a broad range of relevant topics important to regional councils. It also focused on regional collaboration as the better alternative in addressing such issues as homeland security and regional preparedness, transportation, community and economic development, the environment, aging, workforce development, and other community concerns.

Please mark your calendars for Friday, October 27th for the Council Member/Staff Retreat and Visioning Exercise. This will be held at the Tradewinds Island Grand Resort on St. Pete Beach. The tentative agenda will include a breakfast beginning at 8:00 a.m., lunch at noon, and will conclude by 2:30pm. All were encouraged to attend this important event.

Chairman Kersteen mentioned Gordon Montoya, the gentleman who tackled the G.I. who tried to get into the cockpit of a Delta jet and asked if Council would like to send a letter to him commending him for his quick action which sends the terrorist a curve ball, to say the least. That we in the US will not put up with that sort of action. Members of the public will do something. The Chairman asked if this was something Council should do. If there is no objection, staff will draft something to send to him stating we, in the Tampa Bay region commend him for his quick action. There was no objection.

12. **Executive Director’s Report** - Manny Pumariega

Mayor Mary Maloof was driving back from Orlando on Sunday on I-4 and was involved in an accident. She has incurred some back injuries and surgery is required. She is in Tampa General and surgery is scheduled for Wednesday.

Adjournment 11:50 a.m.

Next Meeting - August 14, 2006 at 10:00 a.m.

Events Calendar located in Council folders.

Lori Denman, Recording Secretary

Robert A. “Bob” Kersteen, Chairman