



Council Agenda

www.tbrpc.org

4000 Gateway Centre Blvd, Suite 100, Pinellas Park, FL 33782
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August 14, 2006
10:00 a.m.

***** THIS MEETING IS OPEN TO THE PUBLIC *****

Please Turn Off All Electronic Devices During the Meeting

Call to Order	Chairman Kersteen
Invocation and Pledge	Commissioner Steve Simon
Roll Call	Recording Secretary
Voting Conflict Report	Recording Secretary

Please Speak Directly Into The Microphone For Recording Purposes.

1. **Approval of Minutes** Sec/Treasurer Black
Approve minutes from the July 10, 2006 meeting. ([report attached](#)).
Staff contact: Lori Denman, ext. 17
2. **Budget Committee** Sec/Treasurer Black
Approve Financial report for the period ending 06/30/06. ([report attached](#)).
Staff contact: John Jacobsen, ext. 19
3. **Consent Agenda** Chairman Kersteen
 - A. Budget and Contractual**
Fiscal Impact Analysis Model Implementation
The Department of Community Affairs wishes to contract with the Tampa Bay Regional Planning Council to assist with the continuation of the statewide implementation of the State's Fiscal Impact Analysis Model. FIAM is the safe harbor tool for local governments to use to comply with the new growth management legislation's fiscal feasibility requirements. TBRPC will be the lead agency and subcontract with the other ten RPCs to provide assistance to local governments in the form of training and technical assistance. The level of assistance provided will vary depending on the needs of the local government. Funding is anticipated to be \$610,000 this year and recur at a similar amount next year.
Recommended Action:
 1. Authorize the Chair to sign FIAM agreement with the Department of Community Affairs.
 2. Authorize Executive Director to issue Purchase Orders to other RPCs as needed to implement the DCA agreement
 Staff contact: Avera Wynne, ext. 30
 - B. Intergovernmental Coordination & Review (IC&R) Program**
 1. IC&R Reviews by Jurisdiction ([report attached](#)).
 2. July 2006 IC&R Database ([report attached](#)).
 Action Recommended: None. Information Only.
Staff contact: Jessica White, ext. 38

3. IC&R #214-06, Pinellas MPO FY 2006/07 - 2010/11 Transportation Improvement Program, Pinellas County ([report attached](#)).
- Action Recommended: Approve Staff Report
Staff contact: Greg Miller, ext. 18

C. DRI Development Order Reports (DOR) - None

Staff Contact: John Meyer, ext. 29

D. DRI Development Order Amendment Reports (DOAR)

1. DRI # 66 - Tara, Manatee County ([report attached](#)).
2. DRI # 166 - Wesley Chapel Lakes, Pasco County ([report attached](#)).
3. DRI # 209 - Apollo Beach (Phase 2), Hillsborough County ([report attached](#)).

Action Recommended: Approve staff reports

Staff Contact: John Meyer, ext. 29

E. Notice of Proposed Change (NOPC) Reports

1. DRI # 110 - Rocky Point Harbor, City of Tampa ([report attached](#)).
2. DRI # 116 - Tampa Telecom Park, City of Temple Terrace ([report attached](#)).
3. DRI # 157 - Trinity Communities, Pasco/Pinellas Counties ([report attached](#)).

Action Recommended: Approve staff report

Staff Contact: John Meyer, ext. 29

F. Annual Report Summaries (ARS) / Biennial Report Summaries (BRS)

1. DRI # 95 - Wingate Creek Mine, RY 2005-06, Manatee County ([report attached](#)).
2. DRI # 97 - St. Petersburg Intown Areawide, RY 2005-06, City of St. Petersburg ([report attached](#)).
3. DRI # 114 - State Street Florida, RY 2005-06, City of Temple Terrace ([report attached](#)).
4. DRI # 123 - Bay Area Outlet Mall, RY 2005-06, City of Largo ([report attached](#)).
5. DRI # 131 - Regency Park North, YR 2005-06, Hillsborough County ([report attached](#)).
6. DRI # 135 - Cypress Lakes, RY 2005-6, City of Oldsmar ([report attached](#)).
7. DRI # 163 - Cannon Ranch, RY 2005-06, Pasco County ([report attached](#)).
8. DRI # 174 - Bay Vista Office Park, RY 2005-06, City of Largo ([report attached](#)).
9. DRI # 194 - DG Farms, RY 2004-05, Hillsborough County ([report attached](#)).
10. DRI # 195 - Gateway Areawide, RY 2005-06, City of St. Petersburg ([report attached](#)).
11. DRI # 208 - The Crescent, RY 2005-06, Hillsborough County ([report attached](#)).
12. DRI # 212 - Hillsborough River Realty, RY 2005-06, City of Tampa ([report attached](#)).
13. DRI # 226 - Busch Gardens S/D, RY 2005-06, City of Tampa ([report attached](#)).
14. DRI # 231 - CFI Gypsum Stack Expansion, RY 2005-06, Hillsborough County ([report attached](#)).
15. DRI # 242 - Phosphogypsum Stack System Expansion, RY 2005-06, Hillsborough County ([report attached](#)).
16. DRI # 245 - Big Bend Transfer Company, RY 2005-06, Hillsborough County ([report attached](#)).
17. DRI # 246 - Suncoast Crossings, RY 2005-06, Pasco County ([report attached](#)).
18. DRI # 249 - South Shore Corporate Park, RY 2005-06, Hillsborough County ([report attached](#)).

Action Recommended: Approve staff reports

Staff Contact: John Meyer, ext. 29

G. DRI Status Report

Information Only. ([report attached](#)).

Staff contact: John Meyer, ext. 29

H. Local Government Comprehensive Plan Amendments Reviewed

1. DCA # 06-2, City of Plant City ([report attached](#)).
2. DCA # 06-1, City of Zephyrhills ([report attached](#)).
3. DCA # 06-ER, Pasco County ([report attached](#)).
4. DCA # 06-ER, Pasco County ([report attached](#)).

Action Recommended: Approve staff reports

Staff contact: Richard Kephart, ext. 28

4. Item(s) Removed from Consent Agenda and Addendum Item(s)

Council members shall notify Chairman of any items they wish to be pulled from the Consent Agenda. These items will be discussed and voted on separately after the remainder of the consent agenda is approved.

5. Review Item(s) or Any Other Item(s) for Discussion

6. Mr. Bob Jeffrey, City of St. Petersburg

Mr. Bob Jeffrey, Assistant Development Services Director, will make a presentation on the City of St. Petersburg's proposed new Land Development Regulations (LDRs). The revisions to the LDRs represent a major overhaul to the city's code and the culmination of a multi-year visioning process. The LDRs incorporate numerous state-of-the-art planning concepts. A key provision of the code is to encourage the development of affordable housing.

Staff contact: Avera Wynne, ext. 30.

7. Council Members Comments Chairman Kersteen

8. Program Reports

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

The full Agency on Bay Management met on July 13th and its Natural Resources/Environmental Impact Review Committee met on August 10th. A summary of the July meeting is included in the agenda package, and a recap of the August meeting will be provided.

Additional Information: Brief summary of the July 13th full Agency meeting ([report attached](#)).

Staff contact: Suzanne Cooper, ext. 32

B. Clearinghouse Review Committee (CRC)

The Clearinghouse Review Committee met for a special meeting on July 10, 2006. The purpose of the meeting was to discuss current affordable housing methodology and transportation modeling. All Council members were encouraged to attend.

Mr. Roy Chapman, Florida Design Consultants, gave a presentation on DRI transportation analysis. The Development of Regional Impact Application for Development Approval under Section 380.06, Florida Statutes was discussed. Ms. Susan Caswell from the East Central Florida Regional Planning Council gave a presentation on the ECFRPC Housing Methodology.

- 1) Concentrate on estimating demand for housing based on DRIs projected employment.
- 2) In addition to estimating demand for worker housing jobs created in the non-residential portion of a DRI, estimate employment impact and resulting demand for worker housing created by proposed residential units.
- 3) Drop supply side calculations (too difficult to calculate). Just acknowledge that there is an affordable housing deficit.
- 4) Include monitoring provisions for multiple phases and long single phases (referred to as manual phasing in the ECFRPC DRI Housing Methodology).

The next CRC meeting will be announced as needed.

Additional Information: Development of Regional Impact - Question 21 Transportation ([report attached](#)).

DRI Affordable Housing Methodology ([report attached](#)).

Staff Contact: Avera Wynne, ext. 30

C. Local Emergency Planning Committee (LEPC)

The Tampa Bay LEPC met last on Wednesday, July 26, 2006. Biennial elections were held and Chief Ernie Hiers was unanimously re-elected Chairman, Ed Kinley was re-elected as Vice Chair. A recap of the meeting was distributed with the mailout. The next meeting is scheduled for September 27, 2006. The Facilities Disaster Planning Workshop II was re-scheduled from July 25 to September 12, 2006.

Staff attended the State Training Task Force, LEPC Staff and Chairs, and SERC meetings in Tallahassee July 12-14, 2006. Most important to the cities and counties was the SERC's approval of a model Hazmat Cost Recovery Ordinance which can be used when passed by local government to recoup costs spent by the community to respond to and clean up a hazardous materials incident. The model ordinance is found on pages 61-64 of the SERC Recap, distributed with the mailout. No presentation is scheduled for the Council meeting.

Additional Material: Quarterly SERC Recap, July 12-13, 2006 ([report attached](#)).

LEPC Meeting Recap, July 26, 2006 ([report attached](#)).

Staff Contact: Bill Lofgren, ext. 33

D. Emergency Management

Recent legislation will have a significant impact on local governments costal development and redevelopment policies. Staff will provide a brief overview of the legislation and the results of the discussion in the Regional Planning Advisory Committee (RPAC) on August 4, 2006.

Staff Contact: Betti Johnson, ext. 39

E. Legislative Committee - Commissioner Deborah Kynes, Chair

A brief report will be provided.

Additional Material: PSTA Resolution 06-04 ([report attached](#))

Action Recommended: Authorize Chairman to sign letter in support of PSTA Resolution of 06-04

Staff contact: Wren Krahl, ext. 22

F. Regional Planning Advisory Committee (RPAC)

The RPAC met August 4th and discussed the implications of HB 1359 regarding the Coastal High Hazard Area (CHHA) to local land development regulations, mitigation strategies and public safety. Copies of the updated Storm Tide Atlas (in both print and electronic formats) were distributed.

Staff contact: Avera Wynne, ext. 30

G. Telework Tampa Bay - No report.

Staff contact: Jessica White, ext. 38

H. Economic Development - No report.

Staff contact: Avera Wynne, ext. 30 or Patrick O'Neil, ext. 31

I. Regional Domestic Security Task Force (RDSTF) - No report.

Staff contact: Michael Spina, ext. 21

J. Sea Level Rise Study

Through a contract with the Southwest Florida Regional Planning Council (SWFRPC) staff has recently completed a sea level rise study of the Tampa Bay region utilizing a statewide approach developed by the U.S. Environmental Protection Agency (EPA) and SWFRPC. This study is part of a nationwide sea level rise planning and awareness project being conducted by the EPA. A brief presentation on the study will be presented by Mr. Greg Miller, Senior Planner.

Additional Material: Copies of the Sea Level Rise Study Executive Summary are included in the Council packets. The report and maps can be viewed in their entirety at <http://www.tbrpc.org/gis/sealevelrise.htm>

Action Recommended: Authorize transmittal of the report and maps to SWFRPC.

Staff Contact: Greg Miller, ext. 18

9. Other Council Reports

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

11. Chairman's Report - Chairman Kersteen

12. Executive Director's Report - Manny Pumariega

Adjournment

Robert Grow Presentation (Scheduled for 11:00 am)

Robert J. Grow is the Founding Chair Emeritus of Envision Utah. He is presently Senior Counsel with the law firm O'Melveny & Myers, LLP; he resides in Salt Lake City, Utah. Mr. Grow is a specialist in land use planning and zoning, real estate development, regional visioning and growth planning, and environmental law. He is the founding chair emeritus of Envision Utah, a private/public quality growth partnership founded in 1997.

Mr. Grow will share his experience with the Envision Utah regional visioning efforts and the successful implementation components to date.

Next Meeting: Monday, September 11, 2006 at 10:00 a.m.

The Council, in accordance with its adopted rules of procedure, may only take action on matters not on the printed agenda involving the exercise of agency discretion and policy-making upon a finding by the Council of an emergency situation affecting the public's health, safety, and welfare. Council meetings are Public Meetings within the context of Section 286.011, Florida Statutes. Council meetings are not Public Hearings within the context of Section 120.54, Florida Statutes. The Chair has full discretion as to whether or not to recognize speakers other than Council members or staff, and is not required to recognize individuals to speak on issues before the Council. Public Hearings on issues before the Council are conducted by individual local governments, and are the proper forum for public comment.

Please note that if a person decides to appeal any decision made by the Council with respect to any matter considered at the above cited meeting or hearing, s/he will need a record of the proceedings, and for such purpose, s/he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons wishing to speak at a Council meeting are required to complete the form provided at the entrance to the meeting room. The form, after being completed, must be given to the Recording Secretary.

If you are a person with a disability who needs any accommodation in order to participate in this meeting you are entitled, at no cost to you, to the provision of certain assistance. Please contact Tampa Bay Regional Planning Council at 727-570-5151 within 3 working days prior to the meeting.