



# Council Minutes

October 9, 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  
Secretary/Treasurer, Commissioner Scott Black, City of Dade City  
Past Chair, Commissioner Jane von Hahmann, Manatee County  
Mr. Richard Albrecht, Gubernatorial Appointee, Pasco County  
Councilwoman Mary Alvarez, City of Tampa  
Mayor Larry Bustle, City of Palmetto  
Commissioner Bill Dodson, City of Plant City  
Mr. Julian Garcia, Jr., Gubernatorial Appointee, Hillsborough County  
Dr. Lois Gerber, Gubernatorial Appointee, Manatee County  
Mr. Housh Ghovae, Gubernatorial Appointee, Pinellas County  
Reverend James T. Golden, City of Bradenton  
Mr. Kenneth Hoyt, Hillsborough County Gubernatorial Appointee  
Commissioner Deborah Kynes, City of Dunedin  
Commissioner James McCormick, City of Safety Harbor  
Vice Mayor Janice Miller, City of Oldsmar  
Commissioner Robin Saenger, City of Tarpon Springs  
Commissioner Steve Simon, Pasco County  
Ms. Barbara Sheen Todd, Gubernatorial Appointee, Pinellas County  
Mr. Philip Waller, Gubernatorial Appointee, Hillsborough County  
Commissioner Kenneth Welch, Pinellas County  
Mr. Bob Clifford, Ex-officio, Florida Department of Transportation  
Ms. Michelle Miller, Ex-officio, Enterprise Florida  
Mr. Todd Pressman, Ex-officio, SWFWMD

## **REPRESENTATIVES ABSENT**

Commissioner Gigi Arntzen, City of Largo  
Councilor John Counts, City of Seminole  
Vice Mayor Larry Crowley, City of South Pasadena  
Mayor Ward Friszolowski, City of St. Pete Beach  
Mr. Michael Guju, Gubernatorial Appointee, Pinellas County  
Commissioner Ken Halloway, City of Temple Terrace  
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 Mark Sharpe, Hillsborough County  
Vice Mayor Ed Taylor, City of Pinellas Park  
Councilman Earnest Williams, City of St. Petersburg  
Ms. Kathleen Wolf, Gubernatorial Appointee, Pasco County  
Ms. Deborah Getzoff, Ex-officio, Department of Environmental Protection

## **OTHERS PRESENT**

Trisha Neasman, Planner, SWFWMD  
Shawn College, Exec. Planner, Hillsborough Planning Commission  
Joanne McClellan, Planner, SWFWMD  
Joel R. Tew, DRI Counsel, Long Lake Ranch DRI  
Mark Gentry, Pirncipal, Gentry Planning Group  
John Healey, Planner, Hillsborough County  
Erin Larrinaga, Attorney, Fowler White  
Erin Marsh, Emergency Serv. Dr., Manatee Red Cross  
Clifford E. Day, Emergency Service, Manatee Red Cross

## **STAFF PRESENT**

Mr. Manny Pumariega, Executive Director  
Mr. Roger Tucker, Legal Counsel  
Mr. Avera Wynne, Planning Director  
Ms. Wren Krahl, Manager of Admin./Public Information  
Mr. John Jacobsen, Accounting Manager  
Ms. Suzanne Cooper, Principal Planner  
Ms. Lori Denman, Administrative Assistant  
Mr. Bill Lofgren, Principal Planner  
Mr. John Meyer, Principal Planner  
Mr. Greg Miller, Senior Planner  
Mr. Patrick O'Neil, Senior Planner  
Mr. Brady Smith, Senior Planner  
Mr. Mike Spina, 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 October 9, 2006 at 10:08 a.m.

The Invocation was given by Reverend James T. Golden, followed by the pledge of allegiance.

## **Roll Call** - Recording Secretary

A quorum was present. One voting conflict was filed.

Chairman Kersteen made the following Announcements:

The TBRPC Council Member and Staff Visioning Session will be held on Friday, October 27<sup>th</sup> at the Tradewinds Island Grand Resort. Council members were encouraged to attend and to RSVP in order to get an accurate attendance count. A flyer was distributed.

The 15<sup>th</sup> Annual Future of the Region Awards Program - Call for Entries postcard was distributed. Council members were encouraged to share the program with their local governments, community service organizations, and business affiliations. The Call for Entry form and the Herman Goldner Award Nomination Form will be available on the web site [www.tbrpc.org](http://www.tbrpc.org) October 13<sup>th</sup>. The Deadline for entries is January 12<sup>th</sup>, 2007. For more information or questions, contact Wren Krahl, ext. 22.

Staff was available to take individual photos for the upcoming annual report.

1. **Approval of Minutes** - Secretary/Treasurer Black  
The minutes from the September 11, 2006 meeting were approved. (Black/Alvarez)
2. **Budget Committee** -Vice Chair Collins  
The Financial Report for the period ending 08/31/06 was approved. (Albrecht/Miller)
3. **Consent Agenda** - Chairman Kersteen  
A revised Development Order Amendment Report was distributed in the Council folders for Consent Agenda Item 3.D., DRI #116 - Tampa Telecom Park, City of Temple Terrace. The report has been revised to reflect the modification authorized by Temple Terrace Ordinance No. 1187.

Vice Chair Collins, Hillsborough County Gubernatorial Appointee, filed a voting conflict report on Consent Agenda Item #3.E.2. Notice of Proposed Change Report, DRI #247 - Long Lake Ranch, Pasco County and refrained from voting.

The Consent Agenda was approved. (Alvarez/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. **Ms. Helen Feinberg, Chair of the Affordable Housing Study Commission**

The Commission’s Legislative Charge (Chapter 420) is to analyze the following:

- Educate Public and Governmental Officials on Affordable Housing
- Use of publicly owned lands and buildings for Affordable Housing
- Coordination with Federal initiatives and stimulate public/private partnerships
- Streamline State, Regional and Local regulations and codes
- Implementation or expansion of State Programs
- Discovery and assessment of funding sources

The Board Members are appointed by the Governor. It is a 21 member Commission, and it’s Mission is to recommend improvements to public policy to stimulate community development and revitalization and to promote the production, preservation and maintenance of safe, decent and affordable housing for all Floridians.

The current Study Commission representatives consist of: Two Residents of the State, Florida League of Cities, Association of Counties, Regional Planning Council, Rental Housing Developer and Manager, Two Very Low and Low Income Persons, Two Community Based Organization Representatives, Local Housing Authority, Two Persons Representing Elderly Housing Interests, Growth Management Representative, Real Estate Sales Representative, and Home Mortgage Lending Representative. Ms. Jill Collins is a member of the commission.

In 2005/2006, the Affordable Housing Study Commission chose the topic of preservation for the area of focus. Florida has long been known for promoting new construction of affordable housing in it’s programs through the Florida Housing Finance Corporation. We really have not focused on the topic of preservation and the policies and programs are not such that they promote the preservation of existing affordable housing. There are numerous programs that have deed restricted affordable units. They may have project-based section 8 contracts associated with them so that the very low income, and extremely low income households in this state are served by these programs. It enables them to rent at very low rates. We wanted to take stock and see how many units we have in these programs, when the deed

restrictions are scheduled to expire, and how we can encourage the development community to make sure these units remain safe and decent affordable housing.

Since this topic is large it was separated into two years. The first year was focused on analyzing the scope of units by looking at the data and studying each program. What we found is that over the next 5 years, from 2005 to 2010 we have 12,000 units in the state of Florida that are scheduled to expire in terms of their affordability restrictions. Many of those are concentrated in rural development and Florida Housing's program. Florida Housing's programs are going to be less, they are going to be 80% of median units under an old program from tax exempt bonds. Some of them may be low income housing tax credit units. There aren't as many HUD programs expiring, only 1,100 over the next 4 years. As we look from 2010 to 2015, there are almost 17,000 units expiring during that time frame. Of those, over 12,500 are HUD programs. Rural development comprises 3,700 and these again serve extremely low income households in the rural areas.

In 2006 our focus was, what kind of recommendation could we make to encourage developers to focus on these expiring units? We acknowledge that the barriers to preservation can comprise of financial barriers, information barriers, lack of capacity across the affordable housing delivery system to carry out complex preservation transactions, and governmental and regulatory barriers. Our recommendations generally take two forms: financial recommendations, and recommendations relating to capacity and regulatory issues.

Ms. Feinberg stated she served on the Finance Committee, and Ms. Collins served on the Capacity and Regulatory Committee within the Commission. In terms of financial recommendations our charge was to encourage developers to focus on these units. We find the best way to encourage developers is through financial incentives. We have recommended that Florida Housing Finance Corporation target at least 4 properties - or 400 units of their 9% housing credits, for preservation properties. Many states across the country also do this in order to encourage those types of applications. We felt that we would achieve 400 units of preservation housing, or 4 properties being preserved and it would also encourage more developers to pursue these activities. Although they may not win the 9% tax credits they may find other viable financing programs to achieve the rehab of the units. We felt that we would get more out of this recommendation than just the 4 properties. Another reason for targeting preservation properties is that under the Florida Housing Scoring System they reward developers who are near services such as grocery stores, schools, and transportation. These are wonderful goals for our affordable properties, but when we are doing preservation we can't really pick up the building and move it near a grocery store. That was another reason we made this recommendation.

We encourage Florida Housing to treat preservation transactions the same as they do new construction. Florida Housing has developer fees for new construction that are in the 16-18% range but on preservation transactions they only allow a 4% fee for acquisition because the mind set is that you aren't doing anything when you acquire a property. When we really analyzed it we recognized that developers are taking great risks when they buy these properties because they may not have their affordable funding in place. They also are dealing with residents and management issues and relocation issues. I understand that Florida Housing is going to implement that change.

We said that Florida Housing should secure subsidy from the Legislature which would provide matching funds to be leveraged by loan proceeds from private sector lenders or foundations to create a bridge loan program. Current bridge loan programs are limited in loan-to-value and it is difficult for the affordable housing developers to come up with the equity in order to purchase the property. We felt that other states had done this, Wisconsin, Pennsylvania and this is successfully encouraged preservation for those states.

SAIL (State Apartment Incentive Loan Program) provides gap financing for affordable housing. This program, under the state statute, requires rehabilitation in the amount of 40% of the property value, which is a very high standard. We recommend to modify the SAIL program to include moderate rehabilitation activities such as repairs and upgrades equaling a minimum of \$10,000 per unit.

The Commission focused on a notification policy covering developments of 5 units or more receiving permanent financing from the State. The policy should set a minimum notification period of 12 months prior to any terminating event and would become effective on date of adoption. The Low Income Housing Tax Credit Program, which encourages affordable units, includes a notification requirement that if the developer wants to convert the units to market they must give a one year notice to non-profits and others who may want to keep it affordable. For state funds such as SAIL and other program funds there is no such notification policy and we thought that would be helpful in giving non-profits an opportunity to maintain the affordability before these units may be lost to market.

SHIP is a local subsidy and every local government in the state receives SHIP funding. We generally know the SHIP program encourages home ownership. The Legislature should revise the SHIP statute to promote its use by local governments as a preservation tool. Effectively, 25% of a local government's SHIP allocation and 100% of program may be used for preservation purposes. The Commission encourages less stringent restrictions on small "Mom and Pop" rental properties of 10 units or less, including a). Increase in rehab from \$3,000 to \$15,000 per unit, and b). One time initial tenant certification. We encourage the Legislature to minimize some of the administrative requirements on using SHIP for this purpose in order to encourage more renovation. For example: An increase in the rehab from \$3,000 to \$15,000 per unit and requiring one-time initial tenant certification given that these smaller operations are not as well equipped to submit annual certifications.

We stated that Florida Housing should prioritize data collection to develop a truly comprehensive database that is accessible to a variety of end users. We envision that non-profits could log on to this database and look for preservation opportunities and properties that they may acquire. This includes recommendations on how the Florida Housing Data Clearinghouse can be made more user friendly and that preservation may be facilitated if developers and stakeholders have access to regulatory and mortgage information.

Florida Housing should utilize the Catalyst Program to provide workshops on preservation for non profit developers. The Catalyst Program is a capacity building program and it could teach non profit developers how to analyze the economic feasibility of preserving a given property, to analyze available financing programs and requirements, to identify challenges of managing an affordable multifamily property, and how to deal with local and governmental regulations.

Condo conversion has been a hot topic for the last few years but has slowed under current market conditions. Thousands of units were taken off-line and many affordable units were lost in the condo conversion phase. What this deals with is not so much traditional market condo conversion, but conversion of deed restricted affordable housing units. For example, when developers have a 9% tax credit and their affordability period expires they may have the opportunity to take that project to market. The recommendation is that Florida Housing should deny any requests for termination of an Extended Use Agreement for the purpose of converting affordable multifamily units into condominiums if a developer comes prior to the end of the affordability period and asks to convert to condos. The Commission did note that there can be instances where tremendous gain could take place such as if somebody wanted to request a waiver on 100 units of affordable housing but they offer to provide 200 units of affordable housing in its place. We provided Florida Housing Finance Corporation with some

questions they could ask in evaluating those proposals, such as: Where are the new units to be located? What are the school qualities? What new affordability restrictions are being considered? What amenities and resident services are being offered?

For the 2006-2007 Study Year, the Study Commission has selected the SHIP Program as its topic. This will represent the 15<sup>th</sup> anniversary of the SHIP Program. This program has been known as a model throughout the country. The Commission's study will focus on how the program serves Florida residents today as compared to prior years and will examine policies that govern the program.

The Affordable Housing Study Commission's Final Report 2006 was distributed.

Questions & Comments:

Commissioner Welch: Is your presentation available on your web site?

Ms. Feinberg: I will be happy to email it to you although you have it here.

Commissioner Welch: One of the things for local governments is the issue of property taxes. A lot of those apartment owners are being taxed out of business. Have you thought about that?

Ms. Feinberg: We talk a lot about topics like that when we are trying to decide a new topic. The way the Commission works is that we only have 5 meetings a year to contemplate issues and so our typical approach has been to focus on one or possibly two topics. Once we settle on a topic we confine our discussion to that particular topic. The tax issue has been a real problem, or a barrier, to preserving affordable units. That came up in our discussion as a possible topic, but then SHIP was selected.

Vice Chair Collins: Our report to the Governor, by statute, is due on July 15<sup>th</sup> of every year so when we meet, we just met again this past month, that was considered our first meeting of the new term. We hone in on one or two topics for the year.

Commissioner Welch: The tax issue is one of the main reasons folks are getting out.

Ms. Feinberg: That and insurance. The two combined has caused a tremendous decline in the number of units coming on line as a result.

Mr. Garcia: In the preservation effort of redirecting funds, if you recommended 4 projects or 400 units a year, which over a 5 year period is 1% of loss, is there a reason that a higher percentage wasn't recommended?

Ms. Feinberg: Yes. It's a very delicate balance. There are so many that are expiring and we hope that many will continue in their program by renewing with HUD. It truly is a drop in the bucket but we struggle to balance between the state's need for additional new units which they have been trying to gain. The reason preservation hasn't received much focus in the past is because it's not doing anything new, it's just fixing up.

Mr. Garcia: Well, it may not be doing anything new but preserving is much faster. You will be losing units much faster than you can build them. It's not really a drop in the bucket. That balancing act of adding new units to the stock versus preserving units, you may well have more bang for your buck in preservation than new construction.

Ms. Feinberg: Many folks argue that you can rehabilitate more units because the unit cost is lower. What we found in some states such as Pennsylvania, they started out with 5% of their program funds and they increased it to 20%. This is a huge step for the state to pay this amount, but the development community was quite vocal against any set aside for preservation. I think we wanted to see once these units were done how many additional preservation units we get, for example, that go to 4% housing credits which are associated with tax exempt bonds. That is a more plentiful resource.

Commissioner von Hahmann: I am looking for clarity. For your upcoming year you will be dealing with SHIP funds and the 15<sup>th</sup> anniversary? This is what you all, as a Commission, are going to be studying and reporting back to the Governor?

Ms. Feinberg: Right. We're not really studying the 15<sup>th</sup> anniversary, I just put that up as an aside. With the SHIP program there has been discussion at the legislature about removing the cap. We view this as an excellent opportunity to educate the legislature on the importance of SHIP funding, and how extremely important it is that the SHIP program be fully funded. I think we have an opportunity to make a case on what the SHIP program has accomplished and how we are able to serve fewer and fewer units every year as costs go up and how we don't need a cap.

Commissioner von Hahmann: I will tell you that other organizations in the state such as the Florida Association of Counties, the League of Cities, have been going towards that in the last 3 years. It's not that I don't wish you great success, but I hope it happens this year.

Ms. Feinberg: We discussed putting our recommendations in our report during this legislative session. That's our goal.

Mayor Bustle: My question is about SHIP. I'm really surprised that you would say that the program has been known as a model throughout the country. In fact, in Palmetto and I think it is also true in Manatee County, we can't get people to participate in the SHIP program. So, it's not a question of raising that cap on the trust fund, it's getting individuals to agree to undertake repair to their home using SHIP funds. They just don't want to do it.

Ms. Feinberg: I think what people like so much about the SHIP program is that it gives the local government the decision making ability to decide how to use

their funds. If they want to use it for rehab of homes or encouraging construction of new homes, or helping making rental units feasible, helping developers get money for their local contribution or 9% tax credit. There are just so many different ways to use it and it gives the power to the local government to decide how to use it.

Commissioner von Hahmann: Manatee County's funds are gone very quickly. As soon as we open up applications they are gone. We spend every dime. Every week we are approving a contract to redo someone's home. What we have found is that we haven't been able to get actual construction dollars for multifamily rental units because it was so hard to get the federal funding. As far as individual participation for rental assistance or home rehabilitation or down payment assistance for home purchases, we don't have enough money.

Mr. Garcia: Along that same line using money for multifamily – I'm involved in a non-profit partnership to build affordable housing units. It is extremely sophisticated to layer the different programs and it has taken us 3 years to put all the pieces of the puzzle together. We could have much more easily done it through private sector development. There is a private sector development in our very neighborhood and he is putting units up much more quickly. But because we work with the county and we wanted to do it this way and we are working with an out of state partner who does this around the country, it has taken us 3 years. A project we could have started building in 6 months.

Commissioner Simon: That gives credence to Mr. Garcia's initial remark, where are you going to get your best bang for your buck? Put your attention to what's there, rehab it. I tell the Economic Development Council to spend most of their time and effort on the businesses that are already here and make sure they don't leave us. That's the best bang for our buck. That's the best bang for our buck in affordable housing. Stick with what exists. Rehab it, fix it, make it better.

Ms. Feinberg: Florida Housing is in their Rulemaking process. If you feel that preservation should be even greater, let them know. They don't hear much from those folks, they hear more from the new construction development community.

Sec./Treasurer Black: The Florida Institute of Governments-USF is going to hold a Hot Topics in Attainable Housing, hosted by the Affordable Housing Task Force, on October 27<sup>th</sup> at the Quorum Hotel, Tampa. Affordable Housing is the initiative of the current President of the Florida League of Cities, who is the Vice Chair of the St. Petersburg City Council, Rene Flowers. I would like to encourage staff, as the *Convener of the Region*, to copy Councilwoman Flowers on everything we do regarding Workforce Housing and Affordable Housing. Local Elected Officials received notification from the Florida Institute of Governments regarding this workshop.

Chairman Kersteen thanked Ms. Feinberg for her informative report.

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

Mr. Bob Clifford, Ex-officio, FDOT brought the Council up to date on an initiative that the Florida Transportation Commission and the Florida Department of Transportation has embarked on related to looking at new corridors within the State of Florida, by the year 2050. Where do we need to be? What do we need to be doing now relating to new transportation corridors? Not necessarily roadways, but transportation corridors from a regional and statewide perspective. Along those lines, we held a meeting in Tampa last week and Mr. Pumariega was in attendance. We have narrowed this down to eight corridors. Corridors is an inappropriate term since we are talking about swathes that are 40 miles wide from a conceptual perspective. What connections do we really need to be looking at out to 2050? The ones that affect this region are a northern Pasco/Hernando to Orlando corridor, a corridor from the Port Charlotte area all the way to Hernando County, a corridor from Manatee County all the way up the state, and a corridor from Tampa to Jacksonville. At this point we are seeking input in terms of the process. How do we go about looking at this from concept to feasibility, and ultimately some form or fashion of project development and design. Again, where do we need to be in 2050 from a transportation corridor perspective, all modes of transportation. We are also looking at utilities as being a part of those same corridors. They have the same issues in terms of siting facilities. As someone said, why do you necessarily need to be looking at that and if you start looking at ridership and those types of things you won't see anything. The response I heard back was if you look at ridership initially on the interstate, there were no riders on that either. Yet we built it and we see what we have. In terms of moving forward for the next 50 years, where do we need to be and what do we need to be doing now to plan for that in the future? Our next meeting will be in Orlando, December 1<sup>st</sup> and 2<sup>nd</sup>. Mr. Clifford stated he will provide information to Mr. Pumariega and they are looking for input from everyone to get everyone involved.

Reverend Golden:           Something like what you are describing, would that be facilitated by a Regional Transportation Authority?

Mr. Clifford:                Not necessarily facilitated, but it could be potentially implemented by such.

Reverend Golden:           So something along the scope that you are talking about would take the jurisdictional considerations for these corridors out of the hands of MPOs and local transportation authorities?

Mr. Clifford:                I don't believe it would take it out of the hands of such. I would also indicate we are talking about our regional and statewide corridors and MPOs and local authorities are just that, local. So you need to merge the two together. I'm not saying to consolidate the entities, I'm saying merge their efforts together.

Mr. Hoyt:                    I think the four corridors you mentioned are all actually inter-regional. None of them are intra-regional. As a result the scope goes beyond the capacity of any one of the regional authorities.

8. **Program Reports**

A.     **Agency on Bay Management (ABM)** - Chair, Mayor Mary Maloof - No Report

B.     **Clearinghouse Review Committee (CRC)** - Chair, Ms. Jill Collins - No Report

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

**D. Emergency Management - No Report**

**E. Legislative Committee - Chair, Commissioner Deborah Kynes**

The Committee discussed the TBRPC 2007 Legislative Issues.

1. Emergency Preparedness: Trust fund monetary inefficiency to meet the demands of special needs and additional monies for shelters and EOCs.
2. Workforce Housing Assistance: This was a topic last year, which we will continue to pursue. Staff has met with Representative Mike Davis and Senator Bennett and have been directed to work strongly with the Florida League of Cities and the Florida Association of Counties.
3. Funding for Regional Planning Councils: This year we will be increasing our supplication to \$3.45 million.
4. Florida Chapter 380 F.S., DRI methodology. Payout, mitigation, affordable housing reform which will be legislated and the area encompassed, county and regional.
5. Regional Transportation Authority: We have several bills coming up on this. What we see as a primary consideration are: Board Composition, Policies and Authorities, Financing provisions and capital outlays, and resources for start up and operational costs. We added relationships with MPOs, CCCs and local transit entities and also added that any proposed transportation corridor should be accomplished through related land use change recommendations.

The Committee had a lot of discussion about new corridors, and that it is inter-modal and not just a new roadway system.

We will also be tracking property tax methodology and how they appraise our properties; and, property insurance. We will be tracking the task force or commission recommendations. There has been a lot of talk about whether there will be a special session after the November elections.

Mr. Pumariega stated the 2007 Legislative Issues will be brought before Council in November for approval.

**F. Regional Planning Advisory Committee (RPAC) - Mr. Avera Wynne, Planning Director**

The RPAC met on Friday, October 6<sup>th</sup> and discussed HB 1359, which relates to the Coastal High Hazard Area and evacuation time legislation. The definition of Coastal High Hazard Area has now been defined as *the category one zone that comes from the slosh model* published by the Tampa Bay RPC. This Council approved that map 2 or 3 months ago. In turn, that data that has been generated from that map has been used to create what's called Evacuation "A" (A, B, C, D) and the slosh model has corresponding 1, 2, 3, 4 and 5 zones. In the past the coastal high hazard area had been defined as evacuation "A" zone. It is now under HB 1359 that the starting point, or the primary delineation of the coastal high hazard area is now the category one line that comes from the slosh model and the Storm Tide Atlas produced by RPCs. In that legislation it allows local governments some latitude and discretion to move that line a little bit based on local established criteria. The focus of the conversation on Friday with the planners was, we need to have some consistent criteria particularly within each county. We had

representatives from all the counties and they said we are really region-wide. We really should have consistent criteria region-wide. The RPAC asks Council staff to develop criteria. For December's meeting we will come back and present that criteria to the Regional Planning Advisory Committee and start working through that. Hopefully after 2-4 months we will have some recommendations that each of the counties can reach consensus.

Another issue is the clearance times in the Hurricane Evacuation Study Update Executive Summary. This will be posted on our web site [www.tbrpc.org](http://www.tbrpc.org). Ms. Betti Johnson will provide a full presentation on that in November or December. Of issue, the state has now created in-county clearance times and out-of-county clearance times. Out of county, not region. As you might imagine, we are challenged in terms of meeting the state's criteria for being able to evacuate in the time designations that are delineated. What that means is that once this role is implemented, or the law takes affect either at the end of next year or 2008, you will have to require mitigation if you develop in the coastal high hazard area. There are many counties that are already doing that, but if your county doesn't meet the clearance times, level of service established by the state, or your local criteria that you established you will have to have mitigation.

Mr. Pumariega stated the date is July 1<sup>st</sup>, 2008.

**G. Telework Tampa Bay - No Report**

**H. Economic Development - Mr. Avera Wynne, Planning Director**

Council recognized Patrick O'Neil, Senior Planner, who has been working on the Fiscal Impact Analysis Model (FIAM).

Under Economic Development staff is working on updating the Comprehensive Economic Development Strategy (CEDS). The Economic Development Administration (EDA) has published new rules so the old plan needs to be reviewed and see what may need to be changed.

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

**9. Other Council Reports**

Mr. Hoyt provided a brief report on the quarterly Transit Round Table, which was held on October 6<sup>th</sup>. Representatives were present from all the transit agencies in the area. The folks from Polk County told about the efforts that they have ongoing over the next couple of years to consolidate the three entities that they have providing services and to implement a new larger scale plan of services. It shows an interesting aspect of how consolidation can take place without going to the state legislature to pass a special act that provides for a funding source, referendums from citizens, etc.

There was also commentary from the folks of Manatee and Sarasota counties on their new public transit efforts. They have a dialogue going on about how to establish inter-links because of boundary lines.

We had an interesting presentation from Commissioner Bill Jonson, City of Clearwater. As he travels around the country he makes contact with the local transit operator and gets a briefing to see what they are doing and how they are doing it. He reported on Denver and Seattle.

The highlight of the meeting was a fellow from FDOT who presented the rail dimension of the Orlando initiative and how it came to be. It was interesting to see what the capacity is that they are going to be putting into place. You are talking about the equivalent of a lane going an equal distance. The future needs of bringing commuter traffic into their destinations of the city are a key part of what is going on. The goal of the local political leadership, the regional leadership, the involvement of Congressman John Mica, and the interaction with FDOT and the Governor all add up to a picture that I think we have to think about as a model, as we go forward.

What the Round Table decided to do at our December 8<sup>th</sup> meeting is to invite Representative Bill Galvano and the Executive Directors and Board Chairmen of the Regional Transit Agencies to have a conversation about Representative's Galvano's bill that will be in the upcoming session of the legislature to create a Regional Transportation Authority in this region.

Everybody reported continued high levels of ridership following the gas price explosions of the summer and since the gas prices have fallen there has not been a decline of bus riders.

Sec./Treasurer Black: One of the interesting lessons I felt from the Orlando Tri-County area was how political pressure pre-empted leadership and the local officials dropped the ball several times. Now it looks like they have decided this is the best thing and thank goodness that DOT and others were able to salvage their efforts. There was an interesting article in the Sunday Tampa Tribune about the efforts in Orlando with the rail.

Mr. Hoyt requested Council receive a copy of that article.

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

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

Chairman Kersteen appointed the Nominating Committee which will present the 2007 Slate of Officers for Council approval in November. Anyone wishing to serve as an officer should contact Mr. Pumariaga. Council was reminded that serving as an officer is a three year commitment and those serving on the current Nominating Committee are ineligible to serve. The following agreed to serve on this year's Committee: Ms. Barbara Sheen Todd, Mr. Ken Hoyt, Reverend James Golden, and Mayor Ward Friszolowski.

Council members were invited to attend a special meeting to discuss Implementation of SB 360 Proportionate Share. A distinguished group of panelists and presenters are lined up for Friday, November 3, 2006. The day will begin with a continental breakfast at 8:30 a.m. and will continue until 1:00 p.m. This meeting was the recommendation of Senator Mike Bennett and Council was encouraged to RSVP for this informative session. A flyer with the details was distributed.

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

Mr. Pumariega requested Council members participate in the Visioning event being held October 27<sup>th</sup>. The last Visioning event set the course for the next 4 years and provides staff with direction. We would like to have full participation.

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

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Lori Denman, Recording Secretary

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Robert A. "Bob" Kersteen, Chairman