



# Council Minutes

December 11, 2006  
10:00 a.m.

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## **REPRESENTATIVES PRESENT**

Chair, Mr. Robert Kersteen, Gubernatorial Appointee, Pinellas County  
Secretary/Treasurer, Commissioner Scott Black, City of Dade City  
Past Chair, Commissioner Jane von Hahmann, Manatee County  
Mayor Larry Bustle, City of Palmetto  
Ms. Michele Cavallo, Gubernatorial Appointee, Pinellas County  
Commissioner Phil Collins, City of Treasure Island  
Council Member Bob Consalvo, City of New Port Richey  
Commissioner Bill Dodson, City of Plant City  
Commissioner Rose Ferlita, Hillsborough County  
Councilman Charles Fletcher, City of Tampa  
Mayor Ward Friszolowski, City of St. Pete Beach  
Mr. Julian Garcia, Jr., Gubernatorial Appointee, Hillsborough County  
Reverend James T. Golden, City of Bradenton  
Mr. Russell Johnson, Gubernatorial Appointee, Hillsborough County  
Commissioner Deborah Kynes, City of Dunedin  
Commissioner Jack Mariano, Pasco County  
Mr. Andy Núñez, Gubernatorial Appointee, Pinellas County  
Mr. Frank Parker, Gubernatorial Appointee, Pasco County  
Council Member Carlen Petersen, City of Clearwater  
Vice Mayor John Phillips, City of Gulfport  
Commissioner Robin Saenger, City of Tarpon Springs  
Ms. Barbara Sheen Todd, Gubernatorial Appointee, Pinellas County  
Ms. Kim Vance, Gubernatorial Appointee, Hillsborough County  
Mr. Charles Waller, Gubernatorial Appointee, Pasco County  
Mr. Philip Waller, Gubernatorial Appointee, Hillsborough County  
Commissioner Kenneth Welch, Pinellas County  
Councilman Earnest Williams, City of St. Petersburg  
Mr. Kent Fast-Alt., Ex-officio, Florida Department of Transportation  
Mr. Todd Pressman, Ex-officio, SWFWMD  
Ms. Brenda Williams-Alt., Ex-officio, Department of Environmental Protection

## **REPRESENTATIVES ABSENT**

Commissioner Gigi Arntzen, City of Largo  
Vice Mayor Larry Crowley, City of South Pasadena  
Dr. Lois Gerber, Gubernatorial Appointee, Manatee County  
Commissioner Ken Halloway, City of Temple Terrace  
Ms. Angeleah Kinsler, Hillsborough County Gubernatorial Appointee  
Commissioner James McCormick, City of Safety Harbor  
Councilor Bob Matthews, City of Seminole  
Vice Mayor Janice Miller, City of Oldsmar  
Vice Mayor Ed Taylor, City of Pinellas Park  
Ms. Michelle Miller, Ex-officio, Enterprise Florida

**OTHERS PRESENT**

Joel R. Tew, DRI Counsel, Wiregrass DRI  
Rick Millian, DRI Counsel, Wiregrass DRI  
Martin Shelby, Attorney  
John Healey, Planner, Hillsborough County  
Rick McAulay, City Planner, St. Petersburg  
Bob Jeffrey, City Planner, St. Petersburg  
Trisha Neasman, Planner, SWFWMD  
Shawn Colledge, Exec. Planner, Hillsborough Planning Commission

**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  
Ms. Betti Johnson, Principal Planner  
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 annual meeting of the Tampa Bay Regional Planning Council was called to order by Chairman Kersteen on December 11, 2006 at 10:02 a.m.

The Invocation was given by Commissioner Scott Black, followed by the pledge of allegiance.

**Roll Call** - Recording Secretary

A quorum was present. There were no voting conflicts.

Chairman Kersteen recognized several new members of the Council:

Ms. Michele Cavallo, Pinellas County Gubernatorial Appointee  
Commissioner Bob Consalvo, City of New Port Richey  
Councilman Charles Fletcher, City of Tampa  
Commissioner Rose Ferlita, Hillsborough County  
Mr. Russell Johnson, Hillsborough County Gubernatorial Appointee  
Commissioner Jack Mariano, Pasco County  
Mr. Andy Núñez, Pinellas County Gubernatorial Appointee  
Ms. Kim Vance, Hillsborough County Gubernatorial Appointee  
Mr. Charles Waller, Pasco County Gubernatorial Appointee



hoping to receive word from DCA in the near future that we will receive funding to defray some of the costs that the staff is currently incurring. Mr. Kersteen and myself are a part of the Steering Committee. Mr. Wynne and staff has taken the lead on the GIS and data efforts for the May 18<sup>th</sup> event. We are proceeding and have representation on the Steering Committee.

Commissioner von Hahmann: Council is seeking assistance through DCA for funds to help fund our portion of our participation in the Tampa Bay Partnership's Reality Check Visioning Process.

Mr. Pumariega: We have asked all of the local member governments of the Council to participate with a sponsorship and the four counties are participating in this effort.

Commissioner von Hahmann: What is the budget from the Partnership for this venture?

Mr. Pumariega: It will take a lot of effort to accomplish this event on May 18<sup>th</sup>. We are going to bring together 300 participants in the 7 county area. We would like to have you submit a name of an individual from your community, or one of your Council Members for potential participation. There will be up to 600-700 recommendations for individual participation and from that list, 300 will be chosen.

Reverend Golden: My concern is, always, that we try to have as much diversity built into the process and I don't see a safeguard for that.

Mr. Pumariega: That discussion has taken place. They came up with 30 tables, with 10 members at each table. It is supposed to be a table with good representation and diversity from the communities in the 7 county area. Selecting the participants will be a difficult part of the process.

Mr. Wynne: You can go to the web site [www.realitychecktampabay.org](http://www.realitychecktampabay.org) and nominate folks for participation.

The Consent Agenda was approved. (Black/Kynes)

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

Nominating Committee - Mayor Ward Friszolowski, Chair

The Nominating Committee met on December 5<sup>th</sup>, 2006. Mayor Friszolowski, Ms. Barbara Sheen Todd, and Vice Mayor Janice Miller nominated Reverend James Golden for Secretary/Treasurer. Reverend Golden has served on the Council since 2000 and serves on the Legislative Committee, Clearinghouse Review Committee, and the Regional Planners Advisory Committee. He also served as Co-Chair of the Workforce Housing Thank Tank. The Nominating Committee agreed that he is an exceptional candidate and will do an excellent job as an officer.

Motion to approve Reverend James Golden, Councilman-City of Bradenton as the 2007 Secretary/Treasurer. (von Hahmann/Welch)

Reverend Golden thanked the Council for the opportunity to serve and thanked the Nominating Committee for their consideration.

5. **DRI FINAL REPORT - Wiregrass Ranch**

For the benefit of new Council members Mr. John Meyer, DRI Coordinator, provided a step-by-step overview of the DRI process and where we are today.

Transportation Methodology Meeting - initiates the process and identifies the methodologies, models and analysis techniques which shall be employed for the transportation analysis.

Pre-application Conference - agreement between the applicant and the various review agencies as to the regional issues which will be addressed during the DRI process and how they will be analyzed.

Application for Development Approval - most cumbersome of all submittals. It represents the applicant's initial responses to all the regional issues. A site visit usually coincides with a period of three weeks following receipt of an ADA.

Sufficiency Responses - serve as "question and answer" periods between the review agencies and the applicant. A total of five rounds of sufficiency were provided in association with the Wiregrass DRI.

Declaration of Sufficiency - if the declaration of "sufficiency" is made by the RPC, as is the case with Wiregrass Ranch, Council staff felt comfortable that the project has been sufficiently analyzed and that any remaining issues, if applicable, can and will be resolved through Development Order conditions. If made by the applicant, it would simply mean that no additional information will be provided by the applicant.

Council's Final Report - The point we are at today. The Council's Final Report summarizes the proposal, identifies the anticipated impacts, lists the developer commitments made throughout the course of review and proposes recommendations for the Development Order which would offset the anticipated regional impacts.

Development Order - the Development Order is a local government adopted document which governs a development in terms of entitlements, requirements and timing.

Appeal Period - The Florida Department of Community Affairs is afforded a 45-day appeal period following the rendering of an adopted Development Order.

The Wiregrass Ranch DRI is a large mixed-use development located between S.R. 54 and S.R. 56, east of Interstate 75 in southern Pasco County. The southern limits of this 5,100+ acre project are approximately one-mile north of the Hillsborough County line. As evident by this graphic, the project is situated amongst the existing Seven Oaks, Northwood, Meadow Pointe, Wesley Chapel Lakes and New River Developments of Regional Impact. The applicant is seeking specific approval for the first three project phases. The fourth and final phase would be conceptually approved and subject to further transportation, air quality and water supply analysis.

At full project buildout in 2020, it is anticipated that this the project will consist of 8,500 single-family residential units, 5,000 multi-family residential units, 3.2 million sq. ft. of Retail, 2.075 million square feet of office space, a 100-bed hospital, a 18-hole golf course and three elementary school sites with a provision for a fourth school site. The land uses are interspersed throughout the project.

Map 2B of the *Final Report* depicts the timing associated with entitlement construction, also known as project phasing. Through completion of the first three phases in 2016, the extent of development in which the applicant is currently seeking specific approval, the following entitlements are projected to be completed: 12,500 residential units, 2.74 million sq. ft. of Retail, 1.2 million square feet of Office and a 100-bed hospital.

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 December 2004 and conduct of the Preapplication Conference two months prior.

Some of the more notable recommended Development Order conditions include:

- Mitigation for the extensive list of transportation improvements (Pages 42-47);
- Implementation of the voluntary affordable housing mitigation program (Pages 51 and 52);
- Requirement for additional "pre-development" breeding season surveys for listed species;
- Provisions for a Environmental Habitat Management Plan;
- Requirement for surface and groundwater quality monitoring programs;
- Requirement to age-restrict the portion of the project assumed in the transportation analysis; and
- Requirement for bi-annual traffic counts and monitoring program.

The proposed Land Use Equivalency Matrix, included on Page 50 of the staff Report, would allow the developer to convert amongst project uses. The extent of flexibility in conversions shall be determined by Pasco County.

Council staff recommends approval of the Final Report and forwarding to Pasco County for consideration and incorporation into a Development Order for the project. The *Final Report* can be viewed on our web site at [www.tbrpc.org](http://www.tbrpc.org).

Mr. Joel Tew, DRI Legal Counsel for the Wiregrass DRI, personally thanked staff of TBRPC and the staff of the 27 review agencies that provided comments on the application for development approval. He stated they have done a very professional, diligent job. At the end of this two year process we believe we have better information and a better project. Mr. Tew's Powerpoint presentation can be viewed on the TBRPC web site: <http://www.tbrpc.org/councilagendas/councilpresentations.htm>

Wiregrass Ranch, DRI #260, is a mixed-use planned community by Pulte Home Corporation, The Goodman Company, and Forest City Enterprises. Pulte Home Corporation is the nation's largest and most diversified homebuilder. Over 300,000 have been built and sold since 1950. They are active in 44 markets within 26 states and build under multiple brand names. The corporation has 52 years of uninterrupted profitability and consolidated revenues in 2005 were at \$14.6 billion. Active adult closings are 37% of the total. This project will be Pulte Home Corporation's single largest project in the country.

The Goodman Company was founded in 1959 by Murray H. Goodman in Allentown, PA; moved to Florida in the 70's and is based in West Palm Beach. They have projects in Florida, Virginia, Georgia, North Carolina and Alabama. The Goodman Company is the master retail developer at Wiregrass Ranch.

The Tampa Bay metropolitan area is currently the 20<sup>th</sup> largest physical area in the country. A recent article in the St. Petersburg Times projects that by 2060 we will not only be in the top 10 of the country,

but possibly higher than that. That is the reason people are willing to commit to projects such as this.

This project is very unique. This is the largest urban infield project Mr. Tew has worked on. The Porter Family's Father bought the property right after World War II and at one point he controlled over 15,000 acres. Over the last 50 years they have sold off the land for most of the surrounding projects - 7 Oaks DRI to the west, Meadowpointe to the south, the Saddlebrook Resort on the northern boundary. At this point they still retain 5100 acres. We literally have a blank canvas of 5,000 acres in the heart of metropolitan Tampa Bay that we can create something from scratch. At Wiregrass we have been able to do that because we have 5100 acres surrounded by an existing metropolitan area. The downside of that is that FDOT, Pasco County and the Wiregrass project have inherited the sins of what has been developed around us. We have a somewhat antiquated road network (SR 54 and I-75) because the infrastructure got behind. We now have increased requirements, and it will cost substantially more to develop this project because we waited and are the last to come to the party. The numbers are staggering for what the cost will be for infrastructure to properly develop this project. We are focusing on the positives, and despite that increased development cost, the positive is the market is already there. Despite the downturn in the growth state economy at the moment, we are convinced that because we are a 5100 acre enclave sitting in the middle of development, that if we can get this approved, and if we can get the infrastructure built, there is no question but that they will come. The residents will come, the jobs will come, the employment centers will come, the retail areas will come because the market is already there. We are in the epicenter of the Tampa Bay market.

As Mr. Meyer explained, we actually have a total of 4 phases. We are only looking for specific approval on phases 1 through 3. Specific approval means that on the first 3 phases we will have all the regional approvals and all the county approvals that are required to go all the way through 3 phases to the year 2016, subject only to Pasco County's customer processing of site plans and zoning approvals and construction plans for those developments.

We also have a 4<sup>th</sup> phase that we are getting what is called conceptual approval. What that means is that it will be approved from the land-use standpoint, and it will be approved from the zoning standpoint. It will be approved on every issue covered in the Application For Development Approval other than three items. Those three items are specific transportation approval, air quality review which is approval dependent upon transportation in large part, and also the availability of water capacity. Other than those three issues we will also be approved for conceptual phase 4.

These entitlement levels are shocking at first. They scared everyone. That's one reason why we have been through 5 sufficiency reviews. To my knowledge this is the single largest DRI project that this region has ever processed in terms of the levels of entitlements. The aggregate of the residential of 13,500 units, the aggregate of the retail square footage of 3 million sq. ft., office sq. footage over 2 million sq. ft. and a regional hospital and medical facility. When we showed people the site map and they looked at something that looks very small like a quarter or less and we tell them that's 300 acres, it's very mind boggling. At build out, if these units are all developed and you do the math, this will in fact be a small city, a large town of over 30,000 people. One of our initial goals was to create a village center. We are trying to create a gathering place, a sense of identity for the geographic area known as Wesley Chapel. That was one of the Porter Family's primary motivations in proceeding with this development.

The overall site plan was reviewed, Map H. Mr. Tew pointed out the single family residential areas which are under contract to Pulte, and mixed use parcels. The mixed use parcels will be residential, office, and neighborhood retail development. They will be trendy, upscale areas. We want the people

who live here to be able to work here to the maximum extent possible, shop here, dine here, go to the movies, etc. There are 2 large corporate research employment center areas, one is on the west side. Bruce B. Downs is the hospital medical center location. Collectively we have 3 large employment centers, 2 primary retail centers located at both the north and south end, a large amount of mixed-use throughout the project, and the predominate single family residential. We are negotiating in the Development Order for some degree of flexibility to trade among the “orange” parcels (as shown on the presentation map). To keep from doing constant amendments we are zoning and comp. plan approving for those mixed uses. There will be some thresholds that they will not let us exceed, primarily for transportation purposes, without going to the Pasco County Commissioner or to TBRPC for a Notice of Proposed Change.

We committed to Pasco County at the outset. The Porter Family did something unique by committing to Pasco County when the process began that they would reserve two large employment centers and that they would hold those for a minimum of 10 years while the Economic Development Council, Pasco County, and ourselves tried to locate true top-shelf employment jobs. High level, high paying jobs for this area. The unique situation is we have a family who has owned this land for 50 years. We don't have a developer buying those 2 parcels, paying taxes, that really can't afford to hold that land. The family will be in the position that they can hold and commit those parcels until those job centers can be created. The hospital site is located at the southwest portion and has already been purchased by East Pasco Medical Center. They are in a Certificate of Need process now.

Wiregrass is providing three elementary school sites with an option for a fourth in the future. There is a signed contract in place with the School District where if they decide from the number of students that they would like a fourth elementary school, the Porter Family is also contractually committed to provide a fourth elementary site. The Wiregrass Middle School is already open and serving the students of Wesley Chapel and the Wiregrass High School is scheduled to open in January 2007. Over \$205,000,000 is to be generated to the School Board during development. At build-out over \$35,000,000 per year in property taxes will go to the School Board.

The Del Webb Golf Course Community (Parcel S-4) will be gated and private, is age restricted (55 and up) and will consist of about 2,500 single family, town homes, and condos. There is an 18 hole golf course planned, a clubhouse which includes an inside pool, and golf cart friendly private streets. The community will also contain a health and fitness club.

The Pulte Traditional Neighborhood Community will be built on Parcel S-3. It is a site planned with traditional neighborhood design elements, designed for families, singles, and active adults. There will be about 2,000 single family, town homes, and condos. It is adjacent to the Wiregrass “Urban Village” and has an elementary school. S-3 is an open public access with young people, singles, and a broad community that has public roadways. It is adjacent to the Town Center. It is a walkable community. In the center of all of the communities is a Town Center project that is designed to draw everyone to the Town Center without having to get on a regional roadway.

The DiVosta Homes Village Walk Community will be on Parcel S-1. DiVosta Homes is a gated and private community with about 1,600 single family and town homes. The homes are targeted to active adults and families and is not age restricted. This community has an unusual water-based design. They will be excavating and creating waterfront canals for every lot in the community. Around each of these is a fully integrated pedestrian way. You can start at any home and walk the bridge system over the canals and go to any other home in the community without ever getting in your car or without leaving the community. The community will have a Town Center with recreational and convenience facilities

such as a post office, meeting rooms, etc. This community is very exclusive and high end, and is privately gated.

Future residential is planned for Parcels S-2 and S-5 with an additional 2,400. These parcels will have numerous mixed use neighborhoods, residential neighborhoods, town homes and condos. These parcels will be suitable for starter housing for young families and suitable for workforce housing.

The Town Center is located right in the heart of the project. This has been intentionally located between SR 56 & Chancey Blvd., and also right on our major north/south roadway which is called Porter Blvd. This will be the first “real” Town Center in the Tampa Bay area. There have been a lot of small town center projects, but this one can accommodate over 200,000 sq. ft. of retail, 100,000 sq. ft. of office and we will integrate a government services center, a Fire EMS facility, a Sheriff sub-station, and are hoping to locate several churches in this area. We will build a town square. We would like a mixture of government uses, churches, Mom & Pop retail, etc. This Town Center is located adjacent to one of the large employment center sites so we are trying to create a situation where if we locate the large employee user that they have walkable pedestrian access at lunchtime.

The Porter Family did a couple of other things before we even started the DRI. The 24 acres on Porter Blvd., adjacent to Saddlebrook - The Porter Family was approached nearly 3 years ago by Pasco County for the donation of a national tennis center site. The Family agreed to donate that 24 acres, free of charge, to Pasco County and Pasco County is working to use tourist development funds to construct a national/international tennis site for recreational purposes and for the residents of the county. We have also committed to Pasco County, within the Town Center, for a government services annex. There are a vast number of civic uses in this project.

There is a standard regional retail at SR 54 and there is already an approved Walmart Supercenter. There will be a Lifestyle Center - an open air mall - which will be on SR 56. This will be anchored by JC Penneys, which is already constructed and opened. It will be a walkable, friendly gathering place and it is scheduled to open in the fall of 2008.

The economic benefits for this project are overwhelming. Over 13,000 jobs will be created if the office space can be developed and sold. The economic benefit at build out for the first 3 phases is over \$1 billion.

Government Revenue – Through Phase 3 Only

Ad Valorem Taxes	\$234,000,000
Sales Tax	\$ 19,605,000
Gasoline Tax	\$ 5,861,000
School Board Ad Valorem Revenue	\$205,900,000
Other Agency Revenue	\$ 16,800,000
Impact Fees	\$145,772,658
Proportionate Share	\$438,670,227
Total Economic Benefit	\$1,086,608,885

At Build Out there will be over \$80,000,000 per year in Ad Valorem tax benefits to the County for the life of the project.

Mr. Tew mentioned that Reverend Golden asked him, at the Pre-Application Meeting over 2 years ago, *even if your analysis under the approved methodology shows that you don't think that you need affordable*

*housing, will you do something beyond that?* What we told him 2 years ago is that we couldn't commit, but we would certainly look at it and keep an open mind. Fortunately, we did more than try. We have worked out a voluntary affordable housing program that, to my knowledge, will be the first one that has been done voluntarily, that's nearly a \$3 million commitment through build-out which is over 30% of the existing Pasco County budget for the entire county for affordable/workforce housing. If this *Final Report* is approved today you will have a standard that has been set. This gives you something to build upon.

In closing, Mr. Tew stated since everyone worries about transportation, and putting 30,000 more people in the heart of Wesley Chapel, the Porter Family is donating the right-a-way for 12.5 miles of new regional roads. That is over 250 acres of land just for right-a-way. The developers will be building those roadways. Our transportation mitigation plan that we proposed to Pasco County and FDOT will have the developers building this entire road network. SR 56 extension, Chancey Road extension, a Loop Road to connect Bruce B. Downs and SR 54 to alleviate some concerns at the intersection, and all of Porter Blvd., north and south. This is a substantial commitment and the proportionate share amount for the transportation impacts is nearly \$500 million. This payment will have to be made either in cash or through pipeline construction projects. That is just through phase 3.

This project is the largest project that TBRPC has ever had for your approval. The floor was opened for questions and comments.

Questions & Comments:

Commissioner Kynes:

Is there any capability, or do you plan to put in a mass transit component to the transportation element? If you are building a new city of 30,000 and where it is located - a big push now is mass transit. Our roadways, even building new roadways, is not going to eventually handle the jurisdictional impact outside of your planned development.

Mr. Tew:

Yes. In our ADA Responses and Sufficiency Responses we reiterated repeatedly that we will locate in the major retail areas, and the major employment areas, mass transit locations so they are site planned from the beginning. As you point out, even though the municipalities and the counties don't yet have the agreement to get mass transit to us it would be foolhardy to not plan for that location. It would be hard to go back and retrofit. The retail center on SR 56, the retail center on SR 54, the two employment centers and probably the Town Center on Porter Blvd. will have a site designated and reserved so if and when the City of Tampa, Hillsborough County, and Pasco County can get on the same page we will be able to accommodate them.

Ms. Todd:

In the *Final Report*, under Transportation, there are tables that list location, the level of service prior to the improvement and the impact and the required improvement. Is this to lead us to believe that you are making all of these required improvements?

Mr. Tew:

The way the DRI Approval process works is as follows...that table is prepared in conjunction with your staff, FDOT and probably 5 different consultants and it is a two step process.

Ms. Todd:

Are you doing this or not?

Mr. Tew:

Well I'm going to tell you what we are going to do. That analyses what the impacts are, which is how you apply the formula to calculate the proportionate share payment of \$400 million. It is then up to Pasco County and FDOT as to which of those improvements we actually make and which we pay money for, or some combination thereof. The

Development Order process has a specific mitigation plan negotiated with Pasco County and FDOT. The short answer is that there will be a number of those improvements that they tell us they want us to make. There may be a number of those they don't want us to make because they have other plans for doing that. We have told them we have to do \$400 million, you tell us the improvements you want and those are the ones we will do. At the end of the day we have to do the equivalent of our impacts on all of those failed systems.

- Ms. Todd: My concern would be that we, as a Regional Planning Council, if we are being held responsible to track this that we be provided with feedback as to what actually happens.  
To pursue what Commissioner Kynes was saying, you are going to build sites for mass transit. Are you also incorporating things like bike trails and pedestrian? This is a wonderful comprehensive development.
- Mr. Tew: Yes.
- Ms. Todd: On your wastewater management, are you putting in the infrastructure for gray water distribution?
- Mr. Tew: Yes. We have an agreement with Pasco County that we will provide the re-use system and hopefully one day they will be able to get the water to us.
- Ms. Todd: Under water quality, there is a note that there will be a significant impact on the recharge area of the Cypress Well Field, which is a source of potable drinking water. A recharge area you wouldn't pave over. What are you doing to assure that the recharge area would not be negatively impacted?
- Mr. Tew: We have what the reviewers all agreed are headwaters of tributaries that would eventually leave that system. What we have done is designate a conversation corridor on either side going the full length of the project and there are enhanced buffers and set-backs so there will be no development in that conversation buffer. All of the reviewing agencies have signed off on that.
- Ms. Todd: Concerning the soils: It is noted that the soils have sub-service permeability with severe limitations for development and that could cause a significant problem with things like sinkholes. I know you will be monitoring for sinkholes, but what can you do to prevent the kind of development that might end up with people losing their homes and having those kinds of problems when you are developing on this kind of a soil system?
- Mr. Tew: The analysis that was done, and it was extensive, demonstrates that this site is no more prone to sinkholes than your home or my home. The simple fact is that we live on the western coast of Florida and from Brooksville to Sarasota there are physical chances of a sinkhole. We are committed in the development project and the Development Order specifies that we have to do soil borings and additional investigation on any area that we are going to actually develop. That analysis will be done in even more detail prior to commencement of development in any area. We don't think there is any condition or situation on Wiregrass Ranch that is any different than on any other piece of land on the west coast of Florida.
- Ms. Todd: Going back to transportation, you say that the transportation analysis has not been provided for all of the different elements. Is this going to

Mr. Meyer: come back to us again?  
Phase 4 approval will come back before Council in the form of a Notice of Proposed Change.

Commissioner Mariano: To address the sinkhole issue, Pasco County has taken a progressive stance from a workshop we did last week. We are going to go forward from here for existing construction and make it a part of the permitting process. If someone wants to file a sinkhole claim they go through and it is permitted. Now there is a record of it, it gets posted with the Clerk of the Court, and the Property Appraiser's Office. They said their technology works and they can do that. Going further, as the work gets done the evaluator's report that comes forward will get posted as well. After the work is done Certification of that will be posted as well. We feel that this is going to reduce the amount of multiple claims. The Tampa Bay area is at \$140,000 and statewide the average is only \$40,000 so we are making some progressive steps. As far as the soils go, in the whole parish region which is about 1/3 of the state we do have to deal with the sand. In Pasco County we actually have very little, if any, commercial claims on sinkholes and that is because of the site preparation that gets done. We are going to be looking at doing ground penetrating radar and if we see problems they will go through the boring stages and we feel it is going to eliminate, and hence mitigate, a lot of the sinkhole problems. Hopefully as we progress we can share that information with the entire region and planning authorities so you can see what we are doing and I think that will help all over the state. This is being discussed currently. Mr. Tew and I have discussed the regional transportation and if we look at some of the areas in this DRI, regional transportation is going to be very important. I was at the MPO Chair meeting and they showed us what they are doing in Orlando and I think that would be ideal. They say nationally we can't expect to get at least 20% of the dollars back for transportation because we aren't doing regional transportation. This money could get funded all the way through that.

Mr. Philip Waller: The \$438 million of the transportation improvements, is that in addition to those regional corridors that you are building throughout the development? Or are those regional corridors the right-of-way?

Mr. Tew: The discussion we have had with Pasco County thus far is that my client already committed to dedicate the right-of-way, which is unusual. There will be no compensation, no credit for that 250 acres. The working agreement is, because they are a part of the regional road network, we will receive a partial credit for those regional connections but obviously part of that traffic is our load. We won't get credit for part of that. We will be building the regional network through our project, plus millions of dollars outside the project.

Mr. Philip Waller: Of the proportionate share dollars, is all that going to get spent in Pasco or is there going to be any improvements to Bruce B. Downs on the Hillsborough side?

Mr. Tew: That final decision will be up to Pasco County and FDOT as part of the development order. There are some limitations which Mr. Tucker will tell you, legally. It's an interesting anomaly, because for your proportionate share of work, legally you are entitled to impact fee

credits for that work and Hillsborough County can't give impact fee credits for a project in Pasco County. It's just a fact under state law. That is something we will have to work through and see how all that comes out at the end of the day.

Commissioner von Hahmann: I have a couple of more questions on transportation. In the phasing of your timing on transportation and the comment that says "you guarantee to be in place or operational *or under actual construction at build out of each phase.*" This means to me that all those houses are going to be on the ground and all those people are in need of use of the road, unless you have a different description of "build-out." There isn't a road listed that isn't failing right now and proportionate fair share is not going to cover full costs as Ms. Todd pointed out. Pasco County is going to have to make decisions on which areas they feel would provide the most benefit for improvement and traffic flow.

Mr. Tew: The irony about those tables is this is a very bizarre academic process. If the system isn't failing you don't have to report it and pay for the impact. State law prescribes a mathematical formula to basically decide how much money should this project have to pay to be entitled. The reason that we say "at or under construction" is under state law and county ordinance, something that is in the capital improvement program (3 year program) has to be counted. The reason is the lead time of acquisition, permitting, etc. The great thing about this project is we can't even get to our land to develop it without building a huge part because that ranch has no road inside. We are going to be spending over \$100 million just to get the infrastructure started to get to the project. This project will have more infrastructure built sooner than any DRI project that you have had in this region.

Commissioner von Hahmann: Thank you very much for the conversation about sink holes. I appreciate what Pasco County is doing in trying to get ahead of that problem. Those are large ponds from a water standpoint. What is feeding them? What will be the source of the water for all of that?

Mr. Tew: The water table in this region of Pasco County is very shallow. You go down 2 to 3 feet, or 5 to 6 feet and it would start filling in. The building areas will be elevated and it will actually enhance the local drainage.

Commissioner von Hahmann: I appreciate that you are moving forward with the affordable housing, you really stepped up to the plate. In your 10 year window for the economic development portion in those 2 parcels, I think that is too short. I think you are going to have to be providing them with more locations for people to live and I'm not sure that a 10 year window is enough.

Reverend Golden: I was looking at the letter that was prepared in conjunction with the response to the affordable housing commitment, page 58, paragraph 6. The concern I have is that the affordable housing commitment statutes, as they presently exist, require you to insert the words that you have in your presentation, "On-Site." I still think we are dealing with the imaginary 10-mile whatever, from the project. Is that correct?

Mr. Tew: That's correct, same state formula 10-20 mile.

Reverend Golden: I ask this not even with respect for the consideration of the project before us, but all of the counties are not configured like Pasco County. If I'm not mistaken, Pasco does not have a major urban center.

Mr. Tew: That's true.

Reverend Golden: It seems that we will have this money in your affordable housing component that's going to help provide affordable housing in one of several ways: rental or purchase subsidy, provisional down payment, closing costs assistance, financial assistance, other financial assistance, etc. But it is going to be limited to on-site.

Mr. Wynne: The payment option can be used county-wide.

Mr. Tew: We actually insisted on having a 3 year window to try and identify our own program. We are going to make an honest effort at an on-site program and we don't want to be forced to do the pay and go outside, unless within 3 years we can't find that solution that everyone will accept.

Reverend Golden: That's where I am in terms of trying to do away with that imaginary 10 to 20 mile limit because, while this is a great first step, the real problem is in the city. All of these imaginary people that you are going to bring in to that area over the coming years are not the people who lived in Pasco County for years.

Mr. Tew: I agree with you. The beauty of this is actually we won't be restricted by that geographical limitation. I see what your point is.

Reverend Golden: Right - with the money.

Mr. Tew: The beauty of doing this as a voluntary program is we only have to satisfy the region and Pasco County. None of us really have a legal limitation since it's a voluntary program, we can create those units or spend that money anywhere in Pasco County that we agree to do it. If there is a better location then we can do that.

Reverend Golden: How is that determination arrived at? Does Pasco County participate?

Mr. Tew: Yes.

Reverend Golden: So the statute that you are contemplating will take the money, put it in the trust, and the Pasco County government officials will determine what's in the best interest of Pasco County, which may or may not be in the best interest of this particular DRI?

Mr. Tew: That's correct. Our proposal has to be approved by the Pasco County BoCC. They will have the final say. I believe that we agreed that we would also negotiate that proposal with the regional staff. It will be TBRPC, Pasco County, and the project. Whatever we come up with, then we have to go to the county commission for formal approval.

Reverend Golden: The number that was shown, is the total of all of the single family, commercial, etc.?

Mr. Tew: Yes, and also the office.

Commissioner Ferlita: On page 83 of the *Final Report* there are some concerns that Hillsborough County has, as well as myself. I would like to ask that Mr. John Healey speak on this. I'm not real comfortable at this point. Particularly when I heard Council Member Todd's questions concerning transportation. I have a deep concern.

Mr. John Healey: Our concern is with the improvements on Bruce B. Downs Blvd. Traffic will have significant impacts on that roadway. We believe the commute pattern dictates that the residential development will travel to Hillsborough County for the major employment centers within the county and we have identified the segment of Bruce B. Downs that we feel would be appropriate for the developers to be required to construct.

You should note that this roadway, the right-of-way has been purchased and design has been completed so that construction of that would be an appropriate regional impact across jurisdictional lines. That is our major comment with respect to transportation. We also have concern with some issues relative to water quality to ensure that the system that is designed for the stormwater runoff does not adversely impact the Hillsborough River. We have made some recommendations in the letter.

Commissioner Welch: Regarding affordable housing: How do you anticipate the timing of the \$2.9 million payment. Is that an annual payment over the 14 years?

Mr. Tew: What we have done is to make sure that the mitigation is made concurrent with the development as every home is built and if a tenant gets a Certificate of Occupancy (CO) for office square footage or retail square footage that payment has to be paid prior to issuance of the CO. This fund will be created from day one and will exactly match. What the county did is basically worked in reverse and created a per-home, per-apartment, per-retail square foot charge that is basically an additional impact fee or an additional assessment. Regardless of whom we sell the parcel to, they all know they have to pay that as they develop. You will not be waiting on the money. So you would not be waiting on the money.

Commissioner Welch: So a little less than ½ of that in phase 1 and then the rest spread out as you go. In terms of what Reverend Golden was talking about, how did you come up with the 1,350 affordable housing units?

Mr. Tew: That was a figure that the Regional Planning Council staff and Pasco County staff provided to us as the number. They did their own analysis as to what they believed the requirement would be. It is 10% of our housing units. We have 1,350 through phase 4 and so they said that they wanted a 10% commitment and we did the math from there.

Commissioner Welch: Are those units in the ground or is a portion of that rental assistance?  
Mr. Tew: Any combination. It's just like the program that the county runs, and I believe the one that Pinellas County also recently adopted. It can be any combination of rent subsidies, closing cost assistance, financing subsidies. Any combination that gets you to the point that the family's cost of housing is within the limits of either the affordable category or the workforce category. So whatever you have to do to get either their rental payment or mortgage payment under that white line so that they can afford it.

Commissioner Welch: What would be your threshold? Would it be the \$2.9 million?

Mr. Tew: Yes. At that point we would be fully mitigated under the voluntary agreement.

Commissioner Welch: My only concern is the long term affordability of the housing. What safeguards have you built in?

Mr. Tew: The county's position, and I had this discussion with county staff, any specific project that we get approved - they are going to take the position that somehow there is going to have to be a legal restriction to ensure that it continues, whether it is a deed restriction or what type of legal mechanism. Most of us agree that we don't really want to create a single project or single building. We really prefer to see these units disbursed through the project if it is done on-site. A 300 unit complex

may have 20 units and other people would not know that those 20 may be receiving rent subsidies.

Commissioner Welch: What is an affordable home?

Mr. Tew: My recollection is that the range is as low as \$125,000 and then it goes to about \$170,000-\$175,000. Here's our problem. In Pasco County with the escalating land costs it is getting almost impossible to deliver a simple home for less than \$240,000. There is a substantial gap that we are trying to deal with.

Mr. Garcia: I like to encourage the developer to really look at disbursing those units throughout the development. It eliminates the stigma that is otherwise associated. I know there are other needs in Pasco County, but having been in affordable housing for many years I really like that idea.

Ms. Todd: I would like clarification on one issue. When you talk about affordable housing and units, are we talking condominiums or apartments or are we talking about single family homes as well, and if so, what percentage of those would be single family homes?

Mr. Tew: Ideally it would be all of the above. The goal would be to have some single family for sale housing, some town house or condo for sale housing, and obviously some rental units. The rental units I would expect would all either be condo, town house, or apartment units. I don't see this community being developed with rental single family homes. It's easier to achieve with town homes, condos and apartments just because of the cost of constructing those units. We can probably deliver a town home or condo unit for under \$170,000 if we really had the right place with the right subsidy. Delivering a single family home that costs you \$240,000 to build at \$170,000 is obviously difficult to achieve.

Ms. Todd: But you are anticipating then, from your answer, that this will primarily be town homes or condos.

Mr. Tew: I think it is more realistic that this is a solution that is more achievable. I'm not saying the other can't be achieved, but I think that in today's market that's more achievable regardless of the county. Certainly in your home county of Pinellas you know that would be the case.

Reverend Golden: You bring up an interesting point, Commissioner Welch. The money that would be coming in to help deal with affordable housing comes in over the life of the project. If we are just going to deal with affordable housing in this fashion in terms of a volunteer payment I would really rather not see it tied to your hopes and dreams as much as it is to the hopes and dreams of the people who are still going to need affordable housing, whether you build all of these units or not. That being said, it would seem to me that a payment right now is something that is most helpful in terms of alleviating the affordable housing problem. In lieu of that because cash is at a premium it seems to me that \$2.9 million spread out over 10 years is not really \$2.9 million anymore. It's to a point \$9 million reduced to present value coming back from that period of time. The second consideration that I would like to have on the table is whether or not we can tie these payments over the life of the project to the CPI or something that keeps the \$2.9 million protected from the inflationary or the depreciation that comes from inflation.

Mr. Tew: That's a fair comment when you are only coming to this at the end of

the negotiation. In all fairness my number was \$1.5 million and that's one way they got me to \$2.9 million with their argument that we are going to have inflationary costs.

Reverend Golden: So what you are really saying is that this is really not \$100 per unit, in fact. It's \$100 on maybe the first 6,000 units that you are going to have by 2009 and if it's still \$100 per unit going further out, it's really not \$100 but probably \$95 or \$90 by the time we get to 2016.

Mr. Tew: That's correct but my belief is that the number we were prepared to pay was \$50, not \$100. Our statistical analysis says that our obligation is "0" under that state formula. I understand nobody likes the state formula and nobody liked the result, but I've had to beat on a client when I'm telling them that their current legal obligation under the state statute, in our opinion, is "0" and then I get pounded on by your staff and the county staff and they did a great job. I took a \$2.9 million beating. If it weren't for you the number would be "0."

Councilman Fletcher: It sounds like we have an excellent project here and I'm new to this process. My interest here is to go back to the issues of Hillsborough County. Being from the City of Tampa it would affect the city as well. My understanding of this process is that we are primarily focusing on the trans/boundary impacts, those impacts that would not be addressed in the permitting and land use process but for a regional forum like this. I didn't really hear a response, and I didn't see in the materials, a response to the issues that Hillsborough County raised. Could staff explain to me how those were resolved, and if they have been resolved what the process for that is?

Mr. Meyer: They will be worked out. What the DRI process does is to measure the progress performed on a regional basis to allow all the jurisdictional impacts to be reviewed and assess what the impacts are. We have agreed with the \$438 million worth of proportionate share calculations through phase 3 development. We will gladly work with Pasco County on further dissemination of those funds.

Councilman Fletcher: So there is an opportunity for the dollar amount that has been calculated to date be used to address those impacts that are in Hillsborough County as well as Pasco?

Mr. Tucker: If they can figure out a way to give them impact fee credit then maybe they can put some money in Hillsborough County.

Commissioner Welch: Under affordable housing, item 6 - just for clarification, does Pasco County have a mandatory inclusionary housing ordinance?

Commissioner Mariano: I don't believe we have one. One of my next questions when I get the chance is to see if we can actually work with the Habitats (for Humanity) which I think might stretch the dollar value.

Reverend Golden: There is a difference between inclusionary and mandatory.

Mr. Tew: Part of the negotiation for Pasco County staff getting myself and my clients to agree that we would be the guinea pigs, the first DRI project. Staff made a commitment to me in Pasco County, although obviously Commissioner Mariano and his colleagues have to make the final decision. But I believe Pasco County's staff is committed to presenting an across the board program for both DRI and sub-DRI projects. I did say that we need to be on a level playing field, but I need some commitment from your staff. They said they are going to present an ordinance to the commission.

Commissioner Saenger: I have a fine tuning question about the Traditional Neighborhood

Development. In order to increase the possible rental pool and possibly make some of the homes in the traditional neighborhood development more affordable, is the developer considering to allow accessory units for rentals?

Mr. Tew:

We don't have a present plan for that, but that is certainly something we could work with Pasco County on. I don't know if that's approvable by the county but if it is that is something we would certainly look in to in that TND area.

Commissioner Saenger:

That possibly might make the units more affordable if there could be a supplemental income source for families purchasing in that area. I think that would be worth looking in to. My second question is, on page 40, I'm very much impressed with all of the pervious paving material, pervious parking material, the tremendous amount of work and energy that has gone into making this a very ecologically sound development. But on item 10 it says "due to the karst geology of this site, the use of pesticides and fertilizers shall be avoided or minimized and this will be communicated to all residents." Sometimes I find there is a disconnect between getting residents to buy into something and just informing them of it and I was wondering how that might be addressed?

Mr. Tew:

We probably have a better chance here than in your run of the mill community because that Del Web Community and the DiVosta Community are very tightly controlled. Their associations, because of the nature of the product, and my understanding is that they control not only the common areas, but the vast majority of the lawn maintenance because the product they are selling is maintenance free living. At some point those residents can pull their association and they have to make those decisions. I think incorporating that into homeowner documents and that type of thing is the way to go.

Commissioner Saenger:

Perhaps referencing the impact that the region has as a watershed through educational materials and so forth, and also that it is the headwaters for Florida's significant waterways.

Commissioner Mariano:

On page 33 there is a letter stating that if there are sinkholes during site development there will be a letter sent out to Tampa Bay Water. I would like to see added Pasco County and SWFWMD so they get noticed as well.

Mr. Tew:

We have no objection to that and I will make sure that gets in the Development Order when I'm working through that with the county attorney and Mr. Tucker.

Commissioner Mariano:

This was the second DRI since I came on the commission 2 years ago. They have stayed with us every step of the way and I think they have done a great job. The county and the applicant will be working on finalizing the Development Order that addresses the issue that I raised in this report.

Motion to approve the *Wiregrass Final Report*. (Waller/Welch).

Commissioner Ferlita:

I think the affordable housing issue has been addressed and it is somewhat satisfactory to me. Based on Mr. Healey's input on the environmental reasons I'm a little more comfortable with that. Still, listening to Mr. Tew's presentation the issue of transportation is a component I still have a problem with. I know we have a bunch of failed locations to choose from and as he said very accurately, it is not

his development that is causing this. At this point, after all the “T”s are dotted and the “T”s are crossed, you don’t just automatically get it and there it is, otherwise we wouldn’t need bodies like this to approve it. I have some discretionary issues and the very transportation impacts that this DRI is going to cause are not going to be alleviated by its proportionate share. I still have some concerns as the representative from Hillsborough County. Some of them similar perhaps to Council Member Fletcher in terms of the City of Tampa weighing in on the transportation improvements. I just want it on the record that I will not support this DRI.

Motion carried (21 yeas - 6 nays).

6. **Annual Report** - Mr. Avera Wynne, Planning Director

Mr. Wynne provided a brief power point presentation summarizing the activities for 2006.

**Convening the Region** for 44 years (1962-2006)

Sponsored or Hosted:

- Regional Transit Roundtables
- Workforce Housing: West Shore & Pinellas County
- Courtney Campbell Scenic Highway
- Future of the Region Awards
- SB 360 Workshops (2)
- Numerous Training Sessions related to Domestic Security

**Telework Tampa Bay**

- Recruit Hillsborough and Pinellas county employers to implement pilot telework program within their work sites.
- Three year effort, requesting one-year extension through 2007.
- Partnership with Bay Area Commuter Services (BACS)
- Funding from MPOs and FDOT

**Expanded Technical Assistance**

- Provide technical assistance on an as-needed basis to local governments, regional agencies, and communities.
  - Florida Brownfields Conference
  - Community Vision Planning
  - COOP and COG Plans: Temple Terrace, Plant City, Hillsborough, Pinellas, Pasco Counties
  - Land Use Planning Assistance
  - Tampa Bay Water long-term water supply planning
  - Multi-use Trails
  - Fiscal Impact Analysis Model (FIAM) / CIP

**Decision Support GIS**

- ESRI ArcGIS 9.2 upgrade
- Added a third trained operator
- Networked Data Base
  - Most major planning data sets for entire 4 county region and many for the 7 county West Central Florida region
- Land Use Scenarios based on policy rule sets, including: Natural Resources, Transportation, Future Land Use Maps.

### **Economic Development Module:**

- EDA grant
- Helps visualize economic data
- Supports Economic Analysis Program
- Supports the Comprehensive Economic Development Strategy

### **Emergency Preparedness/Homeland Security Module**

- DOJ Grant
- Supports RDSTF
- Critical Facilities inventory
- CAMEO (computer assisted mapping of emergency operations)
- ALOHA (areal location of hazardous atmospheres)

### **Miscellaneous**

- Sea Level Rise Study
- General Mapping: plan review reports, hurricane guide, evacuation study, reality check

### **Environmental**

- Staff for the Agency on Bay Management
  - Reviewed plans for submerged lands in Hillsborough County for use in growing sea grass
  - Evaluated COE plan for Wares Creek
  - Provide input on potential impacts of treated wastewater impacts on the Hillsborough River
  - Reviewed environmental components of DRI applications
  - *Bay Soundings* journal on the bay and environments
  - **Tarpon Tag:** More than 16,828 have been sold, and more than \$703,175 raised.

### **Local Emergency Planning Committee (LEPC)**

- Updated the Hazardous Materials Emergency Response Plan
- Prepared Public's Right-to-Know contact for hazardous materials annual reports
- Conducted 11 How to Comply Workshops
- Provided training to first responders under joint USDOT/DEM grant
- Co-Sponsored Bio-Terrorism workshop

### **Regional Domestic Security Task Force (RDSTF) Planner**

- Position to be staffed at TBRPC through January 2008
- Three primary projects for current cycle:
  - Incident Management Team development
  - Resource Response database
  - Coordination and development of response and standard operations plans with regional agencies
- Development of training website

### **Hurricane and Hazard Preparedness Planning**

- *Hurricane Guide 2006*
  - Tampa Tribune and Channel 8
  - 1.2 million copies to eight counties in two languages
- Updated Storm Tide Atlas
- Completed Update to Regional Hurricane Evacuation Study (HES)
- Preparing to play major role in statewide HES

### **Economic Development District**

- Economic Development Administration
- Began update to Comprehensive Economic Development Strategy (CEDS)
- Completed Manufacturing Supply Chain Grant

### **Economic Analysis Program**

- Maintain Economic Models - REMI Policy Insight Model, IMPLAN  
Conduct economic modeling and analysis for numerous projects
- Fiscal Impact Analysis Model (FIAM) - Led statewide training
- Census Repository

### **Developments of Regional Impact (DRI)**

- Regional Review Coordination and Recommendations for Developments of Regional Impact
- Types of Reports: Final Recommendations Report, Development Order Amendments, Notices of Proposed Change, Annual Report

### **Local Government Comprehensive Plan Review**

Council required by state statute to perform reviews of all local government comprehensive plan amendments.

- Reviewed Evaluation and Appraisal reports for numerous communities
- Prepared more than 60 Comprehensive Plan review reports

### **Administrative Services**

- Visions Magazine: FOR edition and Annual Report edition
- Future of the Region Awards
- Regional Directory

Mr. Pumariega gave special thanks to Ms. Wren Krahl and Ms. Kim Williams for producing the Visions Annual Report magazine, as well as the rest of the staff who provided input and for executing the products and services contained in the Annual Report..

7. **Council Members' Comments** - Chairman Kersteen - None

8. **Program Reports**

- E. Legislative Committee** - Chair, Commissioner Deborah Kynes  
Council was reminded to mark their calendars for the upcoming Regional Transit Roundtable which will take place at the Council on December 20<sup>th</sup> at 9:00 a.m.

On November 3<sup>rd</sup> the Tampa Bay Regional Planning Council hosted a workshop that fostered discussion on the implementation of Senate Bill 360 and specifically focused on the transportation proportionate fair share ordinances required by the new law. The distinguished group of panelists and presenters at the workshop included Senator Mike Bennett-District 21, Valerie Hubbard-DCA, Robert Magee-FDOT Office of Policy Planning, Waddah Farah-FDOT District 7, Al Bartolotta-Pinellas County MPO, Joe Zambito-Hillsborough County MPO, David Goldstein-Pasco County Attorney's Office, Nancy Linnan-Carlton Fields, David Mechanik-Mechanik Nuccio, and Dan Molloy-Molloy and James. The workshop attracted a total of 115 participants from throughout the region.

The next Legislative Committee meeting is tentatively scheduled for January 8<sup>th</sup>, following the Council meeting.

On December 8<sup>th</sup>, the Florida Regional Councils Advisory Committee voted to pursue a \$3.9 million funding level for all eleven Regional Councils. This is an increase from our Legislative Issues which we adopted at the November Council meeting. We adopted a requested increase to \$3.45 million.

Motion to support the Florida Regional Councils Advisory Committee and amend the Council's Legislative request to the new \$3.9 funding level (von Hahmann/Black)

10. **Executive/Budget Committee Report** - Chairman Kersteen

The Committee met this morning and discussed recommendations for Legal Counsel, which will be brought forward to full Council in January. Mr. Wynne provided a brief report on the Council member/Staff Visioning Session. The report will be presented to full Council in January.

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

Chairman Kersteen encouraged Council Members to have their municipalities participate in this year's Future of the Region Awards. The deadline for entries is January 12<sup>th</sup>. The entry form can be downloaded from the web site.

Ms. Brenda Williams, alternate for Ms. Deborah Getzoff, Department of Environmental Protection was recognized for her service on the Council and was presented with a pen. This was her last meeting.

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

Mr. Pumariega stated he will be making a presentation of the statewide effort on Florida Assisted Housing on December 20<sup>th</sup> at the House Interim Workgroup on Affordable Housing in Kissimmee.

13. **Outgoing Chair Report** - Mr. Robert Kersteen

It has been an honor to serve as your Chair during this past year. Whenever an organization has the privilege to enjoy a 44 year tenure, its endurance speaks to the dedication and purpose of its mission. It's also refreshing to have such a dedicated and high caliber staff to work with. The staff is the backbone of this organization and I'm proud to have been given the opportunity to be its leader for the last year.

Through the years the Tampa Bay Regional Planning Council has been served by many dedicated local elected officials, gubernatorial appointees, and staff. The sincere diligence of those that came before us have made our organization what it is today - an organization dedicated to the local governments and the citizens of our great region.

Traditionally, the Chair recaps the initiatives and projects of the previous year, however, Mr. Wynne did a fine job presenting our activities for the last year. The one project that I was unable to address during 2006 was what I call the eventual merger of Tampa International Airport (TIA) and the St. Pete/Clearwater International Airport as an alternative to the building of a second terminal at TIA. Part of my reasoning is based on the fact that 65% of the passenger traffic at TIA does not originate in Hillsborough County. As we all know, the access routes, no matter how much construction is completed by FDOT to the north, south, east and west, the access points to travel to and from TIA will continue to get long and difficult. Such an effort, in my opinion, would equal the second coming of Tampa Bay Water. Many said that Tampa Bay Water would never happen and I was a part of the elected officials that saw that it did happen. It did happen and look at what a mess we would have been in if it didn't take place. We, more than ever, must unite and look at what is best for the region as a whole, and not what is best for our part of Tampa Bay. The "me-ism" has to stop. The "we-ism" must come to the forefront. Uniting our airports may well be the vehicle sorely needed to provide seed money for the construction of a light rail or monorail system across the bay. Think about that

possibility. The benefits far outweigh the negatives. My challenge to all of you, leaders of governmental entities, and the overall community, is to act for the betterment of the region and forget the “we vs. they” syndrome of the past. Let’s build on the Tampa Bay Legislative Delegation concept where we control 25% of all of the legislators and start getting our fair share of state and federal funds. John Mica made a statement at the CCC meeting, which Commissioner Mariano and Mr. Wynne attended, that for every federal transit dollar we loose 20 cents because we don’t participate as a region. The only way we get those dollars is to participate as a region. Representative Galvano will be introducing a bill to start, or authorize, such an entity.

One of the most pressing issues on a statewide basis are property insurance and property taxes. Local government will find itself in a vice between the local tax payer and the state government, a no-win situation. Local government must deal with ever increasing costs of police, fire, other personnel costs, insurance, fuel, and health care costs which far exceed inflation. The facts point to an ever increasing demand for local government to band together at all levels with a unified vision as to where we are headed and how we are going to get there. We cannot over emphasize the importance of building alliances that are inclusive of both the public and private sectors where issues transcend boundaries.

We must do the same as other regional areas of the country, where they have reached agreement on their vision for growth. These regional areas modified land use and zoning regulations to accommodate future growth and have tied transportation, transit and other infrastructure investments and incentives to their regional land use and transportation plans. We will be starting this process with the Council’s involvement in Reality Check Tampa Bay.

In closing, I would like to thank my fellow Council Members and the dedicated Council staff for the opportunity to have served as your Chair for 2006. Please keep my challenge to you in mind. We should act as one region, not individually. The benefits are unlimited.

It will now be my pleasure to pass the gavel to our new Chair, Commissioner Scott Black.

14. **Installation of Officers**

Ms. Diane Corna, City Clerk for the City of Pinellas Park administered the Oath of Officer to the new officers, Chairman Commissioner Scott Black, Vice Chair Commissioner Deborah Kynes, and Secretary/Treasurer Reverend James T. Golden.

15. **Incoming Chair’s Report**

Chairman Black thanked Ms. Corna for administering the Oath and presented her with a key ring as a token of appreciation.

It was back in 1998 when I was attending a National League of Cities conference in Kansas City, Missouri. I had met our present Chair, Mr. Kersteen; he was serving on the St. Petersburg City Council at the time, and was a member of that Council for 5 years. My wife has always humored me in my study of history. We had visited Independence, Missouri the day before, the Harry S. Truman home and library and the following day she humored me even more as we drove over 2 hours west from Kansas City, Missouri to the town of Abilene, Kansas where General President Dwight D. Eisenhower hailed from and where he is buried. As we were walking around the Eisenhower Center I just happened to look around and I thought I spotted a familiar face, and sure enough I did - and that was City Council Member Bob Kersteen from St. Petersburg. I realized at that time that we both had an interest in things historical and that we were both the type that would drive over 2 ½ hours to visit a place such as the Eisenhower Center in Abilene, Kansas, where not to many people go on a regular basis. It did give us the opportunity for many good discussions through the years as we spoke of common interests and it has been a pleasure to have known our Chairman Kersteen through these years and to work with him. He is

a fine gentleman. And I'm glad that even though his time on the St. Petersburg City Council has passed that he has been able to be one of our gubernatorial appointees and serve with the Tampa Bay Regional Planning Council.

As a small token of appreciation Mr. Robert Kersteen was presented with a Neil Adamson signed print in recognition of his service this past year as the Chair.

The bewitching hour passed about 15 minutes ago so I may reserve the majority of the comments that I had planned for today for our first meeting, the first of the year in January. I did want to make several brief comments in closing today, and as we begin 2007, some of the things that I am excited about as I begin the process of serving as your Chairman.

We have a wonderful staff here. I have enjoyed getting to know our staff over the past few years and I appreciate the work that each of you have done and it is a pleasure to work with you. I know we will be working together even more this next year. I promise I will try to stay low maintenance. Manny, I do have some ideas for next year that I would like to discuss with you and the staff. I look forward to working with each member of the Council. We have had a great relationship through the years and we have so many that have left us, and so many that have arrived and I look forward to getting to know the new members of our Council and continuing to work with the familiar faces as well. It is a genuine pleasure and I hope that each one of you will continue to enjoy, or begin to enjoy, your association with the Tampa Bay Regional Planning Council.

The topic we discussed today with this DRI is one of many important things in which we will each have some input in the future. When it is something of this magnitude, I hope we will each give appreciation for the role that we play as Council members with TBRPC.

I need to mention one person who has been a very important part of my life who is no longer with us. With the exclusion of my parents who are, of course, wonderful and most influential in my life, there is one man that really sticks out and that was the late Mayor, Colonel Charles McIntosh from Dade City. When I came on the City Commission in 1990 he quickly took me under his wing. I was somewhat intimidated by him because he had stormed the Cliffs of Normandy, but I found in him a most warm person. As our city commission in Dade City began to get a little younger he really encouraged each one of the new commissioners to really work toward making the community a better place, showing an interest in us and encouraging us to build up our leadership potential. Charles, of course, was a Chairman of the Tampa Bay Regional Planning Council several years ago and the entire city of Dade City was most honored, and I know that Charles was. I was glad he was around at the time that the award the Council presents each year was named in his honor. I appreciate the Council continuing that award in his memory. I want to recognize that wonderful man and the impact he had on my leadership potential and the pride that I've had in him and the pride that I have in following in his footsteps as a Chairman of this body.

At our retreat just a few weeks ago someone mentioned that they were from the DC area originally and I mentioned that I also grew up in a small town north of DC, someplace called Trilby, about 7 miles north of DC (Dade City). I am very pleased to be a 6<sup>th</sup> generation Floridian. There are not many of us left anymore. As a 6<sup>th</sup> generation Floridian, I have a particular appreciation for the way Florida is and the way Florida was, and concerns about the way Florida is going, and the importance of planning as we move ahead. One thing that I have learned in my little more than 16 years on the City Commission in Dade City, what little development we had in the past and what development we are beginning to see in the future is that the naysayers - it's never quite as bad as they think it is going to be, but it's never going to be as great as what the developers tell us it's going to be either. That's where the moderating

influence comes in handy and I'm sure many of you have learned that in your service as elected officials. It is something that I've learned through the years. I've seen commissions that have taken a stand and I've seen commissions that have fallen like dominos. I'm sure we have each seen those in our service. The importance in planning as we continue to make this area a wonderful area in which many of us have grown up in, many of us have moved here by choice, and it's an area that we have all chosen to call home. My area is beginning to see that transition the rest of you saw many years ago and that's where the importance of our Council comes in, as convener of the region. I want to emphasize the importance of serving as the convener of the region and that we continue to promote that as our brand. As convener of the region as these transportation issues come up, as the workforce housing issues that we have discussed here, as we have seen some areas in our region that have had some problems with that recently. We work very hard to be the convener of the region, that we can be that moderating influence that can take the stand when we need to take the stand and help to mold the region that we have all chosen to call home.

The theme that I'm going to have for this next year, in closing, is Celebrating Tampa Bay. A few years ago when I was president of the Florida League of Cities, my theme for the year was Celebrating Our Cities. I'm a big advocate of self promotion. I like to tell people that I'm from Trilby, that I'm from Dade City. I like to promote the Dade City events. I think you all know how I like to tell about the Kumquat Festival and the Country Christmas Stroll. But there are so many other things, not to be too parochial, for the Tampa Bay region as a whole. So many things that we celebrate here with this unique quality of life. I really want to see us work on this next year as we can be somewhat of a best practices, talking about the things that have worked well in our communities with re-development, with parks and recreation, innovative planning techniques. I like the idea of best practices and I look forward to showcasing a lot of those next year, in our publications, and some of our meetings. I look forward to giving each one of you all the opportunity to showcase your hometown as well.

I want to state, just like as I mentioned earlier with Chairman Kersteen, meeting at the Eisenhower Center in Abilene, Kansas - having that appreciation for history, that we learn those lessons from history as we continue to plan a beautiful Tampa Bay. I think we've all seen where mistakes have been made, but unfortunately so often we tend to repeat those mistakes even though we try as hard as we'd like to, not to. Let's work on those history lessons, whether you are a 6<sup>th</sup> generation Floridian or a 1<sup>st</sup> generation Floridian we are all proud to call Tampa Bay home. It will be a pleasure to work with each one of you throughout the coming year. Thank You.

**Adjournment** 12:25 p.m.

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Lori Denman, Recording Secretary

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Commissioner Scott Black, Chairman