



Council Minutes

December 10, 2007
10:00 a.m.

REPRESENTATIVES PRESENT

Chair, Commissioner Scott Black, City of Dade City
Vice Chair, Vice Mayor Deborah Kynes, City of Dunedin
Past Chair, Mr. Robert Kersteen, Gubernatorial Appointee, Pinellas County
Ms. Jane Bittner, Gubernatorial Appointee, Pinellas County
Mayor Larry Bustle, City of Palmetto
Council Member Bob Consalvo, City of New Port Richey
Vice Mayor Larry Crowley, City of South Pasadena
Commissioner Harriet Crozier, City of Largo
Commissioner Bill Dodson, City of Plant City
Commissioner Jack Mariano, Pasco County
Councilor Bob Matthews, City of Seminole
Councilwoman Mary Mulhern, City of Tampa
Mr. Andy Núñez, Gubernatorial Appointee, Pinellas County
Council Member Carlen Petersen, City of Clearwater
Ms. Barbara Sheen Todd, Gubernatorial Appointee, Pinellas County
Ms. Kim Vance, Gubernatorial Appointee, Hillsborough County
Commissioner Jane von Hahmann, Manatee County
Mr. Philip Waller, Gubernatorial Appointee, Hillsborough County
Councilman Earnest Williams, City of St. Petersburg
Mr. Mike Downs, Alt., Ex-officio, Department of Environmental Protection
Mr. Bob Clifford, Ex-officio, Florida Department of Transportation
Ms. Michelle Miller, Ex-officio, Enterprise Florida
Mr. Todd Pressman, Ex-officio, SWFWMD

REPRESENTATIVES ABSENT

Secretary/Treasurer, Reverend James T. Golden, City of Bradenton
Council Member Alison Fernandez, City of Temple Terrace
Commissioner Ronnie Duncan, Pinellas County
Commissioner Rose Ferlita, Hillsborough County
Mayor Ward Friszolowski, City of St. Pete Beach
Mr. Julian Garcia, Jr., Gubernatorial Appointee, Hillsborough County
Dr. Lois Gerber, Gubernatorial Appointee, Manatee County
Ms. Angeleah Kinsler, Gubernatorial Appointee, Hillsborough County
Council Member Janice Miller, City of Oldsmar
Commissioner Bob Minning, City of Treasure Island
Commissioner Robin Saenger, City of Tarpon Springs
Councilman Ed Taylor, City of Pinellas Park
Mr. Charles Waller, Gubernatorial Appointee, Pasco County
Commissioner Robert Worthington, City of Gulfport
Commissioner Keith Zayac, City of Safety Harbor

OTHERS PRESENT

Shawn College, Exec. Planner, Hillsborough Planning Commission
John Healey, Planner, Hillsborough County
Joanne McClellan, Planning Liaison, SWFWMD
Trisha Neasman, Planner, SWFWMD
Randy Coen, Pres., Coen & Company
Robert Jarzen, Planning Mgr., Largo
Diane Chadwick, VP, Wilson Miller
Tim Putts, Project Planner, Wilson Miller
Mike Burton, VP, Wilson Miller
Kevin Ashly, Principal Planner, Engelhardt Hammer
Carter A Smith, Land Use Planner, Consulting
Sandra Herman, Planner III, Clearwater
David Kirschner, Planner, Grimail Crawford, Inc.
Todd Pokrywa, VP Planning, Schroeder-Manatee Ranch
Caleb Grimes, Attorney, SMR, Grimes Goebel

STAFF PRESENT

Mr. Manny Pumariaga, Executive Director
Mr. Donald Conn, Legal Counsel
Ms. Suzanne Cooper, Principal Planner
Ms. Lori Denman, Administrative Assistant/Recording Secretary
Mr. John Jacobsen, Accounting Manager
Ms. Wren Krahl, Manager of Administration/Public Information
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
Ms. Jessica White, Senior Planner
Ms. Kim Williams, Communications/Graphics Coordinator
Mr. Avera Wynne, Planning Director

Call to Order - Chairman Black

The 2007 Annual Meeting of the Tampa Bay Regional Planning Council was called to order by Chairman Black on December 10, 2007 at 10:08 a.m.

The Invocation was given by Ms. Barbara Sheen Todd, followed by the pledge of allegiance.

Roll Call - Recording Secretary

A quorum was present. There were no voting conflicts.

Announcements:

Commissioner Harriet Crozier, City of Largo was welcomed back to the Council as the representative from the city.

Special Recognitions for service as officers and as Chairs of committees:

Vice Mayor Deborah Kynes received 2 plaques. One for service as Vice Chair of the Council and one for service as the Chairman of the Clearinghouse Review Committee.

Mr. Robert Kersteen received a plaque for serving as the Chairman of the Agency On Bay Management.

Commissioner Jane von Hahmann received a plaque for her service as the Chairman of the Legislative Committee.

Due to absences the following will be presented at a future date:

Reverend James Golden will be receiving two plaques for his service as Secretary/Treasurer of the Council and also for serving as Vice Chair of the Clearinghouse Review Committee.

Mayor Ward Friszolowski will be receiving a plaque for his service as Chairman of the Nominating Committee.

Mr. Julian Garcia, Jr. will be receiving a plaque for his service as Vice Chair of the Legislative Committee.

Manny Pumariega, Executive Director presented a plaque to Commissioner Scott Black for his service as the Chairman of the Executive/Budget Committee.

1. **Approval of Minutes - Chairman Black**

The minutes from the November 12, 2007 meeting were approved. (Kersteen/Mariano)

Chairman Black made comments on the State Investment Pool. Many have been reading in the newspapers over the last week or two about some of the concerns with the State Investment Pool in Tallahassee. Several governments have been withdrawing funds from the pool and there is a freeze on a portion of the fund. Last Thursday the Council withdrew 86%, less \$1,086.44 of it's investment totaling \$1,728,000.00. The remaining \$290,505.21 are still subject to the withdrawal freeze. The remaining funds are the securities that have some financial stress that we hope will mature over the next 3 to 12 months. In the next couple of days we will be transferring these funds into one or more of the following investment instruments: money market account, certificates of deposit, and US Treasury bills. We will be getting quotes from our bank, Northern Trust and possibly a few other qualified public depository banks per Florida Statutes Chapter 280.

Commissioner von Hahmann: Were those funds withdrawn because they were needed for operational reasons? Manatee County has taken the stand that these significant withdrawals are not doing that fund any good since they had the wisdom to separate those funds. I'm curious as to the thought pattern that had us withdraw 86% of our entire investment.

Mr. Pumariega: We were following the situation with the state investment pool and set up a committee with Avera Wynne, John Jacobsen and myself and read the quarterly newsletter that came out in November and the sub-prime mortgage bank securities report dated November 9th. We became concerned, but not panicked like others. We checked with our four counties and three out of the four were leaving their investment intact. Some of our member cities were taking half, and some cities left all of their money in the pool. In the process we tried to gauge where we needed to go from this point on. In the meantime the cabinet held the special meeting.

We were planning on pulling half of our funds when the freeze came into effect on December 4th. In reading all the materials that were available to the participants I don't think they showed a complete picture and that concerned me. At that point we determined that only 4% had defaulted, meaning that they had not made payments on time. The other percentage was distressed. It came out now they had 14% instead of the 4%. 6% is on default, 8% is stressed. We are not a taxing authority. Over the last two years we have probably earned over an extra \$15-25,000 in interest income and hopefully we will get our principal back - the 14%. We are probably not going to invest long-term because we need to use that money over the next 9 months but we want to put it in a place where we can have a say-so over when we can withdraw it. We didn't like the fact that they froze the funds even though they probably needed to do that because of the run they had. It was just a decision that we needed to make. Eventually, if they restore confidence, we will put that money back. The pool has served us well over the last 25 years.

Commissioner von Hahmann: Did you get in before they set those limits? Were you able to withdraw that large percentage because you fell below?

Mr. Pumariega: Yes, below the \$2 million.

Commissioner von Hahmann: So its either below \$2 million or up to 15% of your principal balance?

Mr. Pumariega: Correct. The 14%, what they call Pool "B," will be maturing over the next year or 15 months, there is a large chunk coming up in February. Then after February there is about 2-3 months that very little matures and then another chunk comes in June. We're hoping to get the principal back and not have any losses.

Councilman Williams: I would like to compliment you Manny for being on top of this. I'm the Chairman of the Oversight Committee for the City of St. Petersburg and we took \$104 million out and left \$4 million in. We had some of the same concerns. We got a chance to look at some of the investments called a meeting early on. We were going to move all of it out except for the amount that is frozen. I think it was the right thing to do. We were very concerned about the run and shortly after we took money out there was a run on the account and everything went downhill. We are custodians of taxpayer dollars and we have to do what is right for the taxpayers.

Commissioner Mariano: We pulled out the maximum that we could from the "A" fund and we actually put together a resolution with six major points. That resolution was passed and we are sending it forward. We think the state needs to step up and actually guarantee the funds to make the funds work again. What we did put our money in - we looked at two different funds. One was Suntrust Bank and one was with a federated bank. The rates were about a point to a point and a half less than what we were earning, but we have complete flexibility.

Chairman Black: It's one of those issues where you may not panic but that doesn't mean everybody else investing in the pool isn't going to panic, so where does that leave you? It is rather interesting and it brings back some memories. I just hope everything works out well for everyone involved in the investment pool. Hopefully there is some stability in the fund soon. I thank staff for staying on top of this.

2. **Budget Committee** -Chairman Black
 - A. The Financial Report for the period ending 10/31/07 was approved. (Kersteen/von Hahmann)
 - B. The amendment to check signature authorization for Anchor, Cafeteria and Money Market bank accounts was approved. (Mulhern/Waller)
 - C. The authorization for Officers to sign documents was approved. (Kersteen/von Hahmann)
 - D. The updating of the corporate bank resolution to reflect/confirm officers was approved. (Mulhern/von Hahmann).

Chairman Black called attention to items in Council Folders:

- 2007 Annual Report edition of Visions magazine
- 2008 Legislative Issues (adopted)
- “New” Council Member Handbook

Chairman Black also reminded the Council of the upcoming Future of the Region Awards Luncheon, March 28th at the Quorum, Tampa and requested anyone interested to enter projects for this event.

3. **Consent Agenda** - Chairman Black
 - The Tampa Bay Hazardous Materials Awareness Week Resolution #2007-3 was approved.
 - Authorized the Chairman to enter into an Interlocal Agreement with Pinellas County for \$15,000 to update the *Pinellas County Local Mitigation Strategy*.
 - Authorized the Chairman to enter into an Interlocal Agreement with Pinellas County to update and enhance the *Pinellas County Disaster Recovery Implementation Guide* and *Post-Disaster Redevelopment Plan*. This is expected to be a multi-year contract not to exceed \$150,000.
 - Accepted staff’s comment letter on Willow Oak-Wheeler-Davis Transmission Line Siting Application.

DEVELOPMENTS OF REGIONAL IMPACT:

- DRI Development Order Amendment Report DRI # 105 – Sunforest, Hillsborough County.
- DRI Development Order Amendment Report DRI # 216 – University Lakes, Manatee County.
- DRI Notice of Proposed Change Report DRI # 123 – Bay Area Outlet Mall, City of Largo.

LOCAL GOVERNMENT COMPREHENSIVE PLANS:

- DCA # 07PEFE1, City of Pinellas Park
- DCA # 07PEFE1, City of St. Petersburg
- DCA # 08PEFE1, City of St. Pete Beach
- DCA # 07ER-1, City of Belleair Beach
- DCA # 08ER-1, Town of Belleair Shore
- DCA # 08-1, City of St. Pete Beach
- DCA # 08RWSP-1, City of St. Pete Beach
- DCA # 07D-4, Pasco County (adopted)
- DCA # 08-PEFE, City of Clearwater
- DCA # 08-1AR, City of Dunedin
- DCA # 08PEFE-1, Manatee County
- DCA # 07-2AR, City of Largo (adopted)

The Consent Agenda was approved. (Kersteen/Mariano)

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

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

5. **DRI #265 FINAL REPORT** - Lakewood Centre, Manatee County
Mr. John Meyer, DRI Coordinator, presented the *Final Report*.

The Lakewood Centre DRI is a 697± acre, mixed-use development located in south central Manatee County. The project is located along the north side of S.R. 70 between Lakewood Ranch Boulevard and Pope Road, approximately two miles south of S.R. 64. The project is immediately adjacent to Schroeder-Manatee Ranch's other landholdings including the University Lakes, Cypress Banks and Northwest Sector DRIs. The applicant is seeking specific approval for only Phase 1 of the three project phases.

At buildout of Phase 1 in 2011, the project is planned to consist of 900 multi-family residential units, 460,000 sq. ft. of Retail, 458,000 sq. ft. of Office and 300 hotel rooms. The latter two conceptually-approved phases would add approximately 2,800 residential units, 1.3 million sq. ft. of Retail and 1.1 million sq. ft. of Office to the project, subject to further review and analyses. At project buildout, the majority of residential uses will be concentrated on the northern one-third of the project. The non-residential uses will be situated amongst the southern two-thirds of the project.

The project is subject to consistency with the Council's current Strategic Regional Policy Plan and corresponding map of *Natural Resources of Regional Significance*. Map 3 of the Final Report depicts the Natural Resources of Regional Significance located on the project site, as subject to groundtruthing.

Some of the more notable recommended Development Order conditions include:

- Specific approval for only Phase 1 with an established buildout date of 2011. Specific approval of the two latter phases shall be contingent upon further transportation & air quality analysis, as well as verification of sufficient public utility and school facility capacities;
- a Voluntary Affordable Housing Mitigation Program;
- Preservation and protection of wetlands designated on the Master Development Plan;
- Requirement for Stormwater Management, Integrated Pest Management, and Environmental Monitoring Plans and/or programs;
- Requirement for biennial traffic counts and monitoring program; and
- Requirement for further coordination with Manatee County Area Transit regarding mass transit use and facility needs.

The proposed Land Use Equivalency Matrix, included on Page 42, would allow the developer to convert amongst approved project land uses. The extent of flexibility in conversions shall be determined by Manatee County.

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

Mr. Tim Butts, Wilson Miller, provided a presentation. Mr. Butts reviewed the location of the project and the proposed project land uses. This is a three phase project, with a buildout of 2019 and today we are requesting specific approval of phase I, with conceptual approval for the later two phases.

Environmental aspects are: wetland mitigation in the Long Swamp; bald eagle in the southwest corner and any development within the bald eagle area will be consistent with the Habitat Management Guidelines. Water quality treatment - the entire project sits within the Evers Reservoir Basin so there will be elevated levels of stormwater treatment. To validate that there will be water quality monitoring of the surface water and groundwater.

A project of this size will have a considerable amount of water use. To minimize that there will be xeriscaping for all landscaping. Irrigation sources will be surface water, lakes, well, and reuse water.

It is anticipated there will be 8,453 residents and that will produce around 482 students. There will be two new school sites - an elementary school which has been constructed, and a middle school.

The developer sees that there is a problem with affordable/workforce housing. The developer proposes to provide, within 10 miles of the Lakewood Centre project, 10% of the total number of units constructed within the project as workforce housing units. That is, if you develop 100 units within 1 year - 10 units of workforce housing will be provided either within the project or within the 10 mile radius. We see this as innovative and we will actually put building units on the ground. Of course there will be certain restrictions such as income limits of purchasers and maximum sale prices of homes will be determined by Manatee County. Marketing guidelines will be developed with the Community Services Department. Biennial monitoring of how many houses have been constructed will be performed and there will be a payment for units not provided.

Traffic intersection improvements must be scheduled before corresponding development. Manatee County has a proportionate fair share improvement available.

We see Lakewood Centre as a Downtown with commercial/office/hotel/residential and an employment center. Example pictures were shown with retail on the ground floor and residential units above. There may be multiple storied buildings with commercial/office and also residential.

Lakewood Centre is consistent with state, regional, and local plans. It will have minimal environmental impacts and mitigate all public facility impacts. We agree with staff's recommendations.

Questions & Comments:

- Councilwoman Mulhern: With the affordable housing why don't you keep that commitment within the community as opposed to adding a 10 mile radius?
- Mr. Butts: The project is relatively small. We do not believe there is enough room within the project.
- Councilwoman Mulhern: How many residential units are you building?
- Mr. Butts: 3,675
- Councilwoman Mulhern: I was thinking as I was looking at your slides of the possible layouts that it is an old common idea that used to work and that I think is coming back. When you showed the retail, apartments above retail could be affordable.

That's just one thing to think about. I think its odd and I think it would be preferable that you try to create workforce housing within this community. The other thing is the "in lieu of." It really means that you don't have to do it.

Diane Chadwick:

I'm a planner with Wilson Miller representing Lakewood Ranch. Our intent is that those units would be within the Lakewood Centre DRI but you need to understand that Lakewood Ranch owns multiple DRIs around that parcel within 5 miles and their intent is, at the very least, to keep those units within their boundaries because they are going to need the ability to have workers close to the employment centers. That's the intent. The 10 miles was put in there just because that is the standard radius of the typical affordable housing study. I believe Mr. Wynne would agree that is the reason that it was put in. The payment in lieu of is only there as a fall-back, a last ditch effort because we really don't intend to use that unless we absolutely have to. The developer does feel that having those units within the project is actually going to be very advantageous to them and think that's going to make it a better town centre.

Commissioner von Hahmann:

I agree with you and I think with the last DRI that was just approved the conversation at my board level was that there wasn't a lot of affordable housing within that DRI. They pointed out this DRI which would hopefully take care of that. This Commissioner from Manatee County would really appreciate that you do work very hard putting it within this DRI. I think there are plenty of opportunities.

Diane Chadwick:

I was going to add, as you may recall, the University Lakes NOPC required another 101 units, and that was specifically stipulated that those 101 units could be put into this town centre, which would bring it up to almost 460 some units within the town centre or within a 10 mile radius. This is where we are expecting a lot of that type housing to end up.

Commissioner von Hahmann:

What is the actual acreage for phase I? The total acreage for this DRI is 697. What is the projected acreage just for the phase I portion? Because you are asking for specific approval to just one phase so I'm curious.

Mr. Butts:

We don't have a geographic phasing for phase I so we don't have an acreage for phase I.

Commissioner von Hahmann:

OK, so phase I is just units and offices and it could be spread out anywhere within the geographic area?

Mr. Butts:

Yes.

Commissioner von Hahmann:

The city place that you pointed out in Palm Beach, was that the redevelopment that went on?

Mr. Butts:

It was existing within Palm Beach, the city.

Commissioner von Hahmann:

Right. So they went and tore down and converted which is redevelopment.

Mr. Butts:

Right.

Commissioner von Hahmann:

The payment in lieu of affordable housing is so minimal that it will not accomplish anything. I think it is \$2500. You could take all of the \$2500 per unit and maybe build one or two units. We had a conversation in the last approval regarding mass transit and they are wanting to develop a system within this particular DRI and I think that would somehow be tied into our system outside, but this would have an internal system of its own. That again speaks to affordable homes and people being able to use transit versus having cars in this particular area. I look forward to this coming before us.

Councilman Williams:

I don't see a real commitment on affordable housing. When people start

telling me that “it is our intent” instead of saying we are going to do this, then when you look at the issue of payment in lieu of - that is nothing. From my perspective, there is no commitment here for affordable housing. Its like you talk about it, you plan it, it is your intent to do this. Are you going to do it or not? And then you talk about within a 10 mile radius. I personally do not see a commitment for affordable housing in this project. And if you don’t do it, you will give money.

Chairman Black:
Mr. Meyer:
Todd Pokrywa:

Is it true that comes along the way of the Development Order?
Yes.

Vice President of Planning, Schroeder-Manatee Ranch. The stipulation that is contained on pages 49 and 50 of the *Final Report* - actually there are several stipulations that outline the program that we are committing to and the flexibility that we are seeking is with respect to the entire property that we own there. Schroeder-Manatee Ranch is 31,000 contiguous acres so there may be another place that could come on line quicker that offers some flexibility to get those units in place ahead of time. It has always been our intention from the beginning of this project to include workforce housing. It just doesn’t make any sense, even from the traffic perspective, not to include it when we are talking about the intensity of the commercial and office uses. We would be choked with respect to the roadway network if there weren’t opportunities for those people working in the retail and the office to live in close proximity to their places of work. We have every intent, and we feel that this program outlined is one that will allow us to perhaps even expedite provision of that affordable housing somewhere on Schroeder-Manatee Ranch’s property.

Council Member Petersen:

I concur the \$2500 in lieu of affordable housing is a ridiculously low figure but I will give you the benefit of the doubt that you are going to do it. If this affordable housing is built is there a stipulation or commitment that it will remain affordable housing? In other words, I want to see affordable housing built that will remain affordable housing.

Mr. Pokrywa:

There is a condition (P3) on page 50 (of the Final Report) that indicates that prior to that first final site plan we will establish with Manatee County the provisions for sale through a land use restriction agreement and it may include provisions to assure that units remain available after the initial sale to qualified purchasers for a period determined by the developers. This has to be approved by the Manatee County BOCC, the land use restriction agreement. We’ve had preliminary discussions with Manatee County (Susie Dobbs) in that regard. The details are still being discussed and worked out, but that’s also one of the intents.

Commissioner Mariano:

If Reverend Golden were here today he would talk about some path with good intentions somewhere. Having said that, the thing that got me at first was really not the affordable housing concept other than the “in lieu of.” With the potential you folks have with all your DRIs in the area it would seem to me that if you are so intent in doing this you might be able to give up that clause “in lieu of.” Just say that you will find it somewhere in that 10 mile radius. We’ve all heard your options, especially building this from the ground up, not as a redevelopment project - why wouldn’t you be able to give that “in lieu of” clause up?

Mr. Pokrywa:

It was included merely as a protection for things that we might not be able to perceive such as current market conditions today. Things people didn’t see coming or understand that it would happen at this point in time. It was

included as a protection, not something that we necessarily would ever exercise. Worst case scenario, it's in place. I can tell you that we've never had any discussion within our office regarding this project about paying anything "in lieu of."

Commissioner Mariano: With your marketing analysis do you see any weakening for the demand of affordable housing?

Councilman Williams: You said P3 - developer discretion *may* include - its these words such as "may" - to me these are not real commitments when you start saying "we may" or "we intend" so developer discretion may include provisions that units remain available. That's why I have heartburn with what you are telling me. You have all these loopholes where you can say *we said we may do it*. If you said we will do it, or we shall do it, there's a difference. You said, we will provide affordable housing. I have no problem with that because you told me what you are going to do. But if you tell me, we intend - well I intend to do things but sometimes I don't. That's the problem I have with this.

Mr. Pokrywa: There is going to be a land use restriction agreement that the county commission is going to approve and they are also going to see this language as one of the conditions and I can't see Manatee County not considering this.

Councilman Williams: Why can't you just say you are going to do it? Why do you have to say we may do it?

Commissioner von Hahmann: As you can see, this board has been very focused and our main advocate today, Reverend Golden, is not present or you would be hearing many more comments. We aren't happy with the methodology for determining the location or the unit numbers for affordable housing given some of the huge projects that this board sees. I want my members to know that I will be more than happy, if this moves forward today, to carry all of those concerns to my board. They will be made very pointedly aware of the conversation about the language that's presented and the conversation that this board would rather see it within the DRI itself. I will be glad to carry that message to my board from here. If it moves forward I will make that commitment to you. I have one question. In your slide show for energy and water use, I appreciate the xeriscape, as far as common areas. I'm in hopes that my board is going to take a better and stronger stand on actual use of grass as a provider of lawns. We are looking to move that way as a board and I don't know how soon this DRI comes before us because of the water issues. I do realize that we are in unusual circumstances with a 2 year drought but there is nothing to say that this same circumstance will not repeat itself over and over in the future. We do have to be cognizant of water usage. I'm Manatee County's representative on the Peace River Water Management Authority.

My other question is that I appreciate the xeriscape to deal with water, but from an energy standard are you all looking at LEED and green design for your buildings? We have a large commercial venue come before us and they are very focused on that and I was happy to see that. Sarasota is taking a large focus on green design, as well as other surrounding communities and I want Manatee County to begin thinking in that pattern as well.

Mr. Pokrywa: Yes we are.

Mr. Kersteen: The \$2500 has been pointed out aptly. This is not a commitment, it is a

cheap way out. Would you consider increasing that amount significantly so that it isn't perceived as a cheap way out?

Mr. Pokrywa: What do you suggest?

Mr. Kersteen: Something far higher than \$2500.

Mr. Pokrywa: I'm serious about our intent of building them so the number is not that important. As I understand, and I was just reminded, it is the same number that was included when University Lakes came before Council, Heritage Harbor so recent examples of projects that have been brought before you have had that same number.

Mr. Kersteen: But does that make it right? Or maybe the time has come when we should consider something that is more in line with need, not perceived, but actual need. You wouldn't look at that as the first resort but it should be something of a penalty.

Mr. Pokrywa: We certainly don't look at it as first resort.

Mr. Kersteen: Does staff have any idea?

Mr. Avera Wynne: A number that I have come up with in the past was a number that someone could do something with. In other words, in lieu of this unit if I had "X" dollars could I help someone get into a home? What we looked at was the average subsidy to get a first time home buyer into a house. When working with Pasco County, and their numbers are probably in line with Manatee County - maybe a little lower, but that number was somewhere around \$25,000 to \$30,000. So if I came in I would get some down payment assistance that either was forgivable over time and/or repayable over time. Put that through our pool of money that was available to the trust of Manatee County's Affordable Housing program. If that kind of money was available I could help somebody get into a home. I originally proposed that number and of course the developer community being prudent with their money we ended up with a much lower number.

Mr. Kersteen: Would you all consider something in that ballpark?

Chairman Black: Mr. Wynne, can you tell us when you come up with that number isn't that a result of some study and you would have to hire a consultant? You have to hire consultants for everything these days.

Mr. Wynne: That was a question in trying to come up some "in lieu of" or in doing mitigation fees on the commercial end of it as well, how much money would we need to generate to create the units? From the first time home buyer side, in discussing it with some of the folks out there, they said their average is \$25,000 and this was in Pasco County. In Hillsborough/Tampa they raised it all the way up to \$50,000 for the amount they can help them with. It used to be \$25,000-\$30,000 but when the housing prices got really high that wasn't getting anyone into homes. I think now with a little bit of the pull back in the prices those numbers might come back and work. I think the first time home buyer program in Tampa is in the \$50,000 range right now, up to, and Hillsborough County is about the same. What we could do is have the Manatee County staff, Ms. Dobbs, may be able to recommend an additional number that might work for them.

Councilwoman Mulhern: Why don't you make it a formula based on the market value. That way by the time you get built maybe you'll need less money for a down payment. If you had some kind of formula you wouldn't have to keep doing studies. You just figure out how much - based on what percentage you usually have to spend for a down payment based on the price of the house or the unit. Then you wouldn't have to keep revisiting. That's something maybe we

could adopt regionally or at least county by county.

Mr. Wynne: It would probably be somewhere in the neighborhood of 20% of the established workforce housing price in that community, which is around \$200,000± in Manatee County right now. That would be around \$40,000. I don't really know.

Councilwoman Mulhern: Well it could be half of that. It wouldn't have to be the entire amount.

Mr. Wynne: A lot of the money is revolving loans so you could actually give them the benefit of the doubt that over a period of 3-5 years the money that they paid in would actually be used more than once. Then in 5-10 years if that money was put into a trust and was repaid and reused you would get a multiplier affect from it. So accepting a number less than the full 20% may be reasonable.

Commissioner von Hahmann: The higher the fee the more incentive to actually build the units.

Commissioner Mariano: As we look at this, that "in lieu of" is the biggest objection that I have. If you look at this like a corporation, they would look at what is their best profitability and they are going to have to push toward that \$2500 subsidy. I think we need to keep that in mind.

Commissioner von Hahmann: If someone on this board wants to make a recommendation to change that language before you pass this, then someone can do that. This has to come back before me so I'm not sure I would be comfortable in doing that. But if it's the will of this board then someone can make the recommendation as Avera stated.

Mr. Caleb Grimes: I'm the land use attorney representing the applicant. We worked long and hard to come up with methodology. As you know, what we've had in the past and the way the state law works and the way that methodology works is you end up not very often getting affordable housing requirements in development orders. We wanted to get around that. We wanted to say let's not do these studies that end up with no affordable housing being built. Let's go ahead and commit to building affordable housing and we worked long and hard with Avera and came up with studies to show how much workforce housing is generally needed on a ratio versus how many other types of houses you have in a community. That's the 10%. We worked long and hard at coming up with figures to justify that. We know we need this. We are willing here to say today, and we have our commissioner here that will hold us to it, that we will commit to ensuring the units are built. We will still need some type of methodology formula in there because each year we build 100- one year we may be building a set of units that will be affordable and the next year we may have the affordable or workforce in them. We have worked very hard at having the mix in with the other units. You may have a building with eight units and the 2 center ones are your workforce and the outside ones are more of a regular cost (market rate). What happens is as you go from year to year you may not have your 10% every year, but by the end you get it done. We will need to work out some kind of methodology with the trust. But what Mr. Pokrywa said is that he would like us to say we will commit and build them and not pay the "in lieu of" building them. So we will see that that's in the final development order but we will still have to work with you folks on how we procedurally do that. We therefore hope that we can go forward with this today with that kind of commitment.

Commissioner von Hahmann: We have never, in Manatee County, had SMR not meet their obligations or a promise that they have made to us at the board level. I've always been comfortable with Schroeder-Manatee. They are a top notch developer. Because they are such a large developer they do get held to a higher level of performance. They have always come through for Manatee County. As you all know Lakewood Ranch is becoming a real center of everything. They have done a great job. And I thank you Caleb for being willing to take that "in lieu of" payment off the table because I think my board would probably hold you to the production of those units.

Mr. Grimes: And one reason we have the "in lieu of" with some of the other developments, and I think Avera and I worked on this, is that some of them are coming up in later phases of already planned developments where sometimes its harder to put those in. We have a clean slate here and so it will be easier to do so. I really appreciate your comments. I feel the same way about Schroeder-Manatee and what they've done out there. I also wanted to add that the county has been very strict on assuring that the land use restriction agreement has provisions in it to assure that it is protected for the future. The county has required that in every one that I've been involved with, and we've been involved in many of them on both DRI and non DRI projects.

Councilman Williams: In light of your remarks, motion to approve the DRI Final Report with the language that says 10% of the units will be built for affordable housing. (Kersteen seconded)

Chairman Black: We have a motion and a second.

Councilwoman Mulhern: Could we add to the motion that we remove the language "in lieu of?"

Councilman Williams: Yes, that's a part of it. Motion seconded by Councilwoman Mulhern.

Chairman Black called the motion with the conditions and asked Commissioner von Hahmann, as the commissioner from Manatee County, if she was comfortable with this. She said she was. Motion passed.

6. **Annual Report, Council Programs DVD Presentation and the New Council Website**

The Council DVD Presentation was played. This DVD was produced in-house by Brady Smith and other staff, and is a general overview of the Tampa Bay Regional Planning Council's activities and programs. The presentation is available for community or business organizations. Council staff provides all the equipment needed for the presentation. Anyone interested was requested to contact Wren Krahl to schedule a date and time.

Mr. Avera Wynne, Planning Director, provided a brief presentation summarizing the Council's activities for 2007.

Agency On Bay Management:

- Held a forum on Clam Bayou
- Held a forum on the proposed Seagrass Management Plan
- Reviewed Tampa Bay Water's proposal to reclassify the Alafia River and the Tampa Bypass Canal to Class I Potable supply

Decision Support GIS

- Mapping and analysis support for Reality Check and One Bay
- Completed statewide support for economic development module
- Continued implementation and capability expansion of an Emergency Management Module for the Spatial Growth Model, Decision Support GIS

Emergency Preparedness

- Prepared Logistical Staging Areas report for State Emergency Response Committee
- Hazards/Risk Assessments workshops
- Staffed the Local Emergency Planning Committee
- Staff a planner position for the Region 4 Regional Domestic Security Task Force
- Is participating in the Statewide Regional Evacuation Study
- Worked with the state and local governments to interpret new coastal high hazard area
- 600,000 copies of the official Hurricane Guide in 6 counties and in two languages
-

Economic Development

- Completed major update to the Comprehensive Economic Development Strategy
- Update to Fiscal Analysis Tool
- Economic Analysis for impacts of corporate relocations, new manufacturing firms, support for various grant applications

Regional Reviews

- Staff reviewed and reported on 56 local government comprehensive plan amendments representing 99 individual amendments
- Staff prepared 14 Development Order Amendment Reports, 4 Development Order Reports, 16 Notice of Proposed Change Reports, and 84 Annual Report Summaries, all associated with Developments of Regional Impact
- 5 Development of Regional Impact *Final Reports* were issued during the past year. The reports were for: Hillsborough County Mine Consolidation S/D, Pasco Town Centre, Ashley Glen, Starkey Ranch & Lakewood Centre.

Telework Tampa Bay

- Hosted two workshops
- 15+ employer meetings/trainings
- 150+ employers have taken advantage of TTB services
- Participated in the Transportation Supersession, and Commuter Choices Week

Bay Soundings

- 6th Year, 4 Editions in 2007 - 30,000 circulation per issue. 9,000 people receive Bay Soundings in their mailbox and the other 20,000 are distributed to Bait Shops, and places where people are interested in the Bay's health
- Available on-line @ www.baysoundings.com and the statistics are quite remarkable.

Tarpon Tag

- 10,536 plates sold annually, with 80% being renewals
- More than \$150,000 raised each year for bay improvements. Some of the money goes towards producing Bay Soundings. The majority goes to through the Estuary Program into mini-grants, where communities come in and get money to help their local neighborhood.

Congratulations were provided to Manny Pumariega for receiving the award of Executive Director of the Year from the National Association of Regional Councils.

The Visions Annual Report edition was distributed.

Chairman Black thanked staff for putting together the video and asked that Council members keep it in mind for Chamber of Commerce type of presentations.

Commissioner von Hahmann asked if board members could receive copies of the video. She would like to show it to her board and stated that her meetings are filmed so constituents can see it as well.

Mr. Pumariega replied that staff would like to give the presentation to Manatee County. Staff went to Gulfport and Oldsmar and provided the presentation with a question and answer following. Also several other professional organizations have requested the presentation, including Mr. Núñez. If you see any community groups you would like us to show the DVD, we would be happy to do so.

Chairman Black: Did we give this to the public TV channels?

Ms. Krahl: We have not done that as yet.

Ms. Wren Krahl, Manager of Administration/Public Information and Ms. Kim Williams, Communication/Graphics Coordinator, unveiled the new and improved Council website which may be launched Friday, December 14th. Ms. Williams showed a before of the current web site and then the new and improved web site. Ms. Williams designed the web site and the style.

Ms. Krahl and Ms. Williams looked at several web sites and researched what they liked. Ms. Krahl provided a brief view of the web site and thanked Ms. Kim Williams for all her efforts.

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

- Commissioner Mariano announced that as Chairman of the Pasco County MPO, he is proud to say that they have sponsored \$10,000 to TBARTA and have taken that step forward.
- Mr. Philip Waller stated he went on a trade mission with Governor Crist to Brazil. Besides the normal trade mission which is to enhance business between organizations we also looked at what Brazil has done with bio-fuels and their energy independence. They are totally energy independent through big investment and use of sugar cane. All their gas stations have alcohol at the pumps. Most of their cars take either pure alcohol or gas or some combination in between. We looked at what Florida could do. In most of the US ethanol is from corn, but really for Florida we need to be looking at sugar cane or other opportunities to get ethanol in the state. A lot of the cars already can take flex fuels. You just can't get it anywhere.

Commissioner von Hahmann: If we do move forward and study this that we look at all of the sources, not just sugar cane or corn. I do think there is a significant impact on our grocery bills because of the corn use as a bio fuel. There are other things available such as switch-grass that has no redeeming value other than to use it as a bio mass. We also have all of our garbage. I hope the state of Florida doesn't focus on one area. Sugar is used for a lot of things and I don't want to see another increase against our cost of living.

Chairman Black: In the Dade City business center we actually have a company that is using outdated soda type products for this.

Vice Chair Kynes: The City of Dunedin has recently been putting forward a grant to use a bio product of waste water treatment, which is sludge, which we all deal with and to turn that into a useable energy source. We will always have sludge as long as we have people and land application doesn't work anymore because its non-environmentally sustainable. This is a new idea put forward with a patent from this man in Tarpon Springs using a plasma arc and then they convert the sludge. There is a lot going on out there in finding these sources to convert.

Councilman Williams: I used to do a lot of research in that area and I've got to tell you sugar cane and corn are probably the least ones today because when you look in terms of per gallon you get 1500 gallons of gas on switch grass versus sugar cane where you get 600. With corn you only get 350 gallons per acre. It's not the best thing. I was in Brazil and I've seen what they've done down there. There whole matrix is a little bit different from us. Dr. Post out of the University of Florida has been doing a lot of research on this. Anything that has carbohydrates in it works and you can make alcohol. The City of Dunellen right now has a co-generation process where they use wood chips to create gas that is used to generate their electric. Sugar cane usage in Florida is not a good deal because they are subsidized. It's to expensive. In Brazil that's not the case. I'm wondering if they are talking about solar. I think about this a lot - if we could change our state's slogan from the Sunshine State to the Solar State maybe we would start thinking about that. In Florida there is no better place to have the biggest research opportunity and I don't hear much about it.

Councilwoman Mulhern: I'm wondering if they are talking about solar. I think about this a lot - if we could change our state's slogan from the Sunshine State to the Solar State maybe we would start thinking about that. In Florida there is no better place to have the biggest research opportunity and I don't hear much about it.

Mr. Waller: One of the things is that DEP is looking at an overall plan and are working with the power companies to encourage using wind and solar.

Commissioner Mariano: I agree 100% with the solar aspect. We actually applied for an ethanol grant as well and I wouldn't mind talking about the sludge as well. We are actually looking at bio-meds. We've got a waste energy plant and with the facility that is already built, a 4.5 million dollar facility that has just been sitting and part of our grant was to make that available and other than putting in a conveyer belt its almost ready to go.

Council Member Petersen: (inaudible due to interference) I have the same comment, the Sunshine State certainly should have solar panels.

8. **Program Reports**

A. Agency on Bay Management (ABM) - Chair, Mr. Robert Kersteen

The November 8th Full Agency on Bay Management Meeting was very interesting. The regional planning council's attorney, Mr. Don Conn, informed us about Florida's Sunshine Law and how we are to comply with the law. This is a challenge, since many of our members work together on various projects around the bay.

Also on the Agenda was the Hillsborough County Seagrass Management Plan and Proposed Pole & Troll Restrictions in Cockroach Bay. Mr. Tom Ash, of the Environmental Protection Commission of Hillsborough County, provided an update on the Commission's development of the management plan, the progress of the Pole & Troll Task Force, and the evolution of the Pole & Troll area boundaries within the Cockroach Bay Aquatic Preserve in southwestern Hillsborough County.

On December 13th the Agency's Executive Steering Committee will meet at 9 a.m. The committee will prepare recommendations for the Regional Planning Council chair's appointment of members for 2008, review of ABM Operating Procedures and Organizational Statement, and discuss ABM Goals for 2008.

Mr. Kersteen thanked the Council members who served on the Agency on Bay Management this year: Mayor Ward Friszolowski, Commissioner Bob Minning, Mr. Andy Nunez, Commissioner Robin Saenger, Ms. Kim Vance, Mr. Phil Waller, and Commissioner Bob Worthington. He also thanked Suzanne Cooper, staff to the Agency.

B. Clearinghouse Review Committee (CRC) - Chair, Vice Mayor Deborah Kynes
No Report.

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

D. Emergency Management
No Report.

E. Legislative Committee - Commissioner Jane von Hahmann, Chair
The next meeting will take place on February 11th, following the Council meeting.

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

G. Telework Tampa Bay
No Report.

H. Economic Development

No Report.

I. Regional Domestic Security Task Force (RDSTF)

No Report.

9. **Other Council Reports**

10. **Executive/Budget Committee Report** - Chairman Black - No Report

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

I would like to remind members of the upcoming Future of the Region Awards Luncheon. Please keep in mind the Herman Goldner Award for Regional Leadership. This goes to an individual, someone that has been a regional type statesperson, someone that has done a lot to advance the Tampa Bay region.

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

I would like to thank the officers, Council members, and staff for a successful year. I would like to thank Wren and Kim for the edition of Visions/Annual Report as well as Avera and the planning staff because they are responsible for the content of the report.

13. **Outgoing Chairman's Report** - Chairman Black

As I close I would also like to recognize our great staff. It has been a pleasure to work with each of you on a more personal nature this year as the Chair. I try to keep it on a personal basis as much as I can. I know in politics you aren't supposed to do that but its great to know each of you and I appreciate all the work you do.

I want to thank each member of the Council as well. It's been an honor to work with each of you. Some of us have known each other for quite a few years through the Suncoast League of Cities and also the Florida League of Cities and it's been a pleasure. When I came on the Tampa Bay Regional Planning Council 7 or 8 years ago I met some of you that don't always go to some of the League activities and it's been great to meet you as well. I want to thank you all for the unique opportunity to serve as your Chair this past year. Being from Dade City, the extreme northeast corner of our region and to have this opportunity is a real honor.

I would be remiss if I didn't bring up the name of Charles MacIntosh. When I was elected to the city commission in Dade City in 1990 Charles MacIntosh was the Mayor and he was one of those real life heroes with the things that he had experienced in his lifetime and the rich perspective that he brought to the city. We were particularly proud when the Council named a Future of the Region award in his honor. I was barely 25 years old, elected to the commission and he took me under his wing and I appreciated that. But I was always hearing about the Tampa Bay Regional Planning Council and we all came down when he was named the Chair, and when the award was named in

his honor. That's been one of those influences that I've appreciated as a young adult. My parents were always there as a young person, but Charles MacIntosh was always there when it came to the political side and helping to keep it a personal relationship. I always appreciated that. It's an honor to follow him as a Chair. Our town is smaller than a lot of these DRIs we're passing. It's kind of interesting as we look at the DRIs because they are all looking at this town centre approach and sometime in the past couple of years there was a project underway in western Pasco and they said they wanted to replicate downtown Dade City. I thought that was an honor as well. If you haven't been up to visit us in Dade City I hope you will do that. What we have in Dade City is the real thing. It's not something that is artificial. It's been there, it was built around a neat old county courthouse in Pasco County.

I've enjoyed working with you all as we celebrate Tampa Bay. The unique things that you are doing in your cities. I appreciated that opportunity. When our city commission was faced with budget cuts some were mandated, some had to come about because of unique things in a small town. Everything was on the chopping block. The topic of membership in the TBRPC came up and I said we've been members of the Council for years when it didn't have as great an impact on us as it does now because northeast Pasco is being discovered. To be at the table with all of you is important to a little town like Dade City as well as to your towns. You need to remember this as we have unique challenges facing us in the future about what to cut out of our budgets and what to keep. This planning council is making many decisions that are affecting your communities. This is one of those memberships that we shouldn't see as optional because it is very much affecting the quality of life in our communities.

Planning is an interesting thing. It's whether to say yes to a project or no. As mentioned earlier, for years Dade City has been beggars and now we can be choosers, but then we have to say is it legal to say no? There are so many ramifications. It has been a horizon broadening experience for me. I don't want to get into calling too many names, but as I mentioned earlier - the likes of Barbara Sheen Todd and being able to go to Washington DC and lobby with Barbara Sheen Todd. Just her name opens doors and it was a great experience. Working with the unsinkable Bob Kersteen. We've known each other for years and that's been a great experience. I've appreciated the inputs of each.

Some things we accomplished this past year: working with the Partnership in One Bay; TBARTA which is very important to each of us and I'm glad we could share our legal counsel Don Conn with TBARTA.

There are four people who are kind of unsung heroes. We see our staff members at all of our meetings and we appreciate everything they do but I have to say Wren and Lori helped me with a lot of things and also Sue and Bobbi. They are great people and I appreciate the support they have provided this past year.

I want to wish our incoming Chair, Deborah Kynes the best of luck. I know she will do a great job and I've enjoyed working with her through the years. I think we've worked more with this Council than we have with the League but its always great to see her at both events. We wish the best for Reverend Golden and Commissioner Mariano. Just as I came on in 1990 and had the confidence of someone as great as Charles MacIntosh, let's keep in mind that there will be people coming along after us and let's give them the support, caring and advice that they need. Hopefully someday I'll be one of those older statesman type. For a young boy from Trilby who went to the big city, Dade

City, in search of his fortune there are people out there that have been an influence to me and let's try to be that influence as well. If I ever leave Dade City it will be to go back home to Trilby.

14. **Installation of Officers**

Ms. Diane Corna, Pinellas Park City Clerk was introduced. Ms. Corna swore in the officers: Chair, Deborah Kynes and Secretary/Treasurer Commissioner Jack Mariano. (Reverend James Golden, Vice Chair, was absent).

Chairman Black performed the passing of the gavel to incoming Chairman Kynes and congratulated her.

As her first duty as the new Chair, Chairman Kynes presented Ms. Corna with a TBRPC paperweight as a token of appreciation for taking the time out of her busy schedule to administer the Oath of Office to the 2008 Slate of Officers. Since TBRPC moved to Pinellas Park four years ago Ms. Corna has graciously served in this capacity.

Chairman Kynes thanked and honored the immediate Past Chair, Commissioner Scott Black. His honest and kind demeanor, his wisdom and experience on local and regional issues and his wonderful sense of humor are assets that have provided this Council with a great leader. Thank you for celebrating Tampa Bay.

Every year the Council presents a framed bird print to the Past Chairman. Commissioner Black loves plaques and requested he receive a plaque instead of the bird print. However, we could not give him just a plain old plaque so we found this lovely wall clock that should fit the bill for his wall of plaques. The inscription reads: Commissioner Scott Black, Chair 2007, for dedicated service to the Tampa Bay Regional Planning Council, presented December 10, 2007. Chairman Kynes presented the plaque to Commissioner Black.

15. **Incoming Chairman's Report** - Vice Mayor Deborah Kynes

Since we have gotten to the noon hour I would like to make my comments at our January Council meeting. I am very proud to be your Chairman and will try very hard. I have wonderful role models that will help me along the way. Have a wonderful Holiday Season.

Adjournment 12:12 p.m.

Lori Denman, Recording Secretary

Vice Mayor Deborah Kynes, Chairman