



Agenda Item #1.
CRC Meeting 6/28/04

TAMPA BAY REGIONAL PLANNING COUNCIL
CLEARINGHOUSE REVIEW COMMITTEE

Tampa Bay Regional Planning Council
St. Petersburg, FL 33702

April 26, 2004
9:30 a.m.

REPRESENTATIVES PRESENT:

Commissioner Jane W. Von Hahmann, Manatee County, Chair
Ms. Jill Collins, Hillsborough County
Mayor Ward Friszolowski, City of St. Pete Beach
Mr. Michael Guju, Pinellas County
Mr. Kenneth Hoyt, Hillsborough County
Mr. Robert Kersteen, Pinellas County
Commissioner Bob Langford, City of New Port Richey
Councilwoman Virginia Littrell, City of St. Petersburg
Mr. Todd Pressman, Pinellas County

REPRESENTATIVES ABSENT:

Councilwoman Mary Alvarez, City of Tampa
Reverend James T. Golden, City of Bradenton

OTHERS PRESENT:

Ms. Kelly Love, Heidt and Associates
Mr. Chris Dinklage, Heidt and Associates
Vice Mayor Robert Daugherty, City of South Pasadena
Ms. Kathleen Wolf, Pasco County
Mr. Richard Albrecht, Pasco County
Mr. Doyle Dudley, Lennar Homes
Mr. Kartik Gayani, Lennar Homes
Ms. Donna Wirt, Pasco County
Mr. Tim Johnson, Johnson, Blakely et.al.
Mr. Roy Chapman, Florida Design Consultants
Mr. Scott Rogers, Department of Community Affairs (via telephone)
Mr. Manny L. Pumariega, Executive Director, TBRPC
Mr. Avera Wynne, Planning Director, TBRPC
Ms. Suzanne Cooper, Principal Planner, TBRPC
Mr. Gerald Smelt, Principal Planner
Ms. Sue Young, Secretary, TBRPC

Mr. Robert Kersteen called the meeting of the Clearinghouse Review Committee of the Tampa Bay Regional Planning Council to order on April 26, 2004, at 9:34 a.m. He noted that Commissioner Jane von Hahmann, the Chair, would probably arrive a little late; she was coming from Bradenton.

Agenda Item #1 - Minutes

Mr. Kenneth Hoyt moved that the minutes be approved. Mr. Todd Pressman seconded the motion, and the motion passed.

Agenda Item #2 - Consent Agenda

Ms. Jill Collins moved that the consent agenda be approved. Mr. Michael Guju seconded the motion, and the motion passed.

Agenda Item #3 - Items Removed From the Consent Agenda

None.

Agenda Item #4 - Developments of Regional Impact

Mr. John Meyer, TBRPC staff, made the following presentation concerning DRI #258 -Epperson Ranch, Pasco County:

He noted that Mr. Scott Rogers, Department of Community Affairs, was participating via speaker phone. He also noted that supplemental correspondences from Florida Department of Community Affairs, Pasco County Growth Management, Florida Department of Transportation, Florida Department of Environmental Protection and the Southwest Florida Water Management District, were provided within the Council member folders.

The purpose of a pre-application conference is to reach agreement between the applicant and the review agencies as to which regional issues will be addressed for the duration of DRI/ADA review.

Lennar Homes, Inc. is proposing a 1,750-acre mixed use community in east-central Pasco County, east of I-75 and about midway between the S.R. 54 and S.R. 52 intersection. It is anticipated that this two-phase project will consist of 3,500 residential units, more than 200,000 sq. ft. of retail space, 50,000 sq. ft. of office space, 100 motel rooms and a 750-student elementary school site.

Potential aggregation issues of the project with the Bridgewater development located south of the project must be resolved prior to or as part of the ADA review process. The ultimate determination regarding aggregation will be made by the Florida Department of Community Affairs.

One concern expressed by Council staff was the fact that the Revised Transportation Methodology Statement" was submitted for review one day prior to the applicant's Pre-application Conference Document. Generally, review agencies are provided a minimum of two weeks to review and comment on a revised transportation methodology statement. Several transportation concerns have been subsequently identified by the various transportation review agencies. Council staff instructed the applicant to prepare a document for inclusion in the

Report which essentially summarizes the remaining outstanding transportation issues identified by the transportation review agencies and include a response addressing each of these issues. This request was provided as *Exhibit 2* to the Council's Report. The Council's transportation consultant has reviewed and agreed with the applicant's responses.

Mr. Meyer then turned the discussion over to the applicant who provided a further description of the project.

Kelly Love, Community Planner for Heidt and Associates, made the following comments:

The final version of the transportation methodology statement is almost complete. Conversations have begun with Pasco County on transportation methodology. Some of this was county specific and some was DRI related. The area is primarily an agricultural area. This project is proposed as two phases with the latter phase ending in 2015. To the north of Epperson Ranch is the Canon Ranch DRI and south of the project is the New River DRI.

The Pasco County State Road 54 Corridor Study has been taken as a model. It was made very clear that the suburban strip center sprawl along Curley Road was not desirable. Overpass Road goes over I-75 and connects with Old Pasco Road. This path will take people away from the Wesley Chapel congestion. Old Pasco Road is going to be improved to four lanes in that area.

Ms. Love concluded by indicating that the ADA should be submitted sometime in September.

Discussion followed regarding the current land uses associated with the site, the potential impacts to the Pasco County school system, primary access points to and from the project site and the economic vitality of the project.

Scott Rogers, DCA, expressed a concern regarding the process of estimating the supply of single-family units as a three-year average rather than annual. He believes that this may be inconsistent with East Central Florida Affordable Housing methodology.

Mr. Rogers also indicated the need to coordinate the timing associated with the Comprehensive Plan Amendment with the DRI process. The ADA will need to include information that addresses the wetland classification system used by the County in order to determine consistency with the Comprehensive Plan.

The TBRPC staff feels comfortable with what has been agreed to regarding transportation methodology issues. The transportation methodology meeting was held in the Council offices on March 19, 2004 and involved FDOT, Pasco County, Hillsborough County and DCA.

Mr. Hoyt expressed concerns regarding the April 21, 2004, correspondence from Pasco County MPO indicating major concerns and issues. By no means is the methodology statement approved at this time. Mr. Meyer responded by stating that the Pasco County MPO will have the opportunity to resolve the issues during the review of the DRI and/or through their local review process.

Mr. Meyer made the following summary:

As is the case in most new DRI proposals, key issues which Council staff will be focusing review efforts on include the project's impact on the transportation system, the environment, affordable housing, the public school system and the potable water demand.

Council staff concurs with the applicant's request for exemption from responses to Question #23 (Hurricane Preparedness) and all the "optional issues" on the basis that the project is located outside of hurricane vulnerable areas and the "optional issues" do not pertain to the project. Upon approval of this Pre-application Conference Report, the applicant would be encouraged to commence preparation of the Application for Development Approval. As agreed upon in the methodology meeting, the ADA must be submitted within one year of the transportation methodology meeting, March 16, 2005.

A motion was made to approve the pre-application report (Mr. Ken Hoyt). The motion was seconded (Ms. Jill Collins), and the motion carried.

Agenda Item #5 - Overview of the Clearinghouse Review Committee Roles and Responsibilities

1. Developments of Regional Impact - Mr. Meyer gave an overview of the DRI process. Ms. Collins requested that staff prepare a flow chart of the process for distribution.

Mr. Wynne noted that one of the critical things to understand when viewing a flowchart is that the Regional Planning Council and the review agencies always have a clock; it is either 30 or 45 days. The developer can take much longer (generally 120 days) to respond to agency issues. A typical DRI normally goes through 2 to 3 rounds of sufficiency responses. The timeframe associated with DRI review could be substantially reduced by the timeliness and completeness of responses.

2. Intergovernmental Coordination and Review - Mr. Meyer gave a brief description of the IC&R process.

Mr. Gerald Smelt gave a presentation on comprehensive plans:

Under Florida Communities Trust, Department of Community Affairs, local governments may apply annually for funds to purchase environmentally sensitive land for recreational purposes. The four counties in the Tampa Bay region have been actively involved in submitting applications for this. The process started back in 1991. Since that time 51 projects have been approved for funding within the four counties. Since fiscal year 1998-99 50% of applications for the four counties have been approved. The Council gets copies of the applications from the State with a list of six questions. The Council acts as an advocate for the local government application.

Under Florida Statutes Chapter 163, Part II FS local governments are required to prepare comprehensive plans for their jurisdictions which spell out what elements are required, land use, transportation, infrastructure, etc. The specifics of what is included in the comprehensive plan

is Rule 9-J5 FAC. Either the local government or a private citizen may request a comprehensive plan. Local government works through its citizens' advisory committee that makes recommendations at a public hearing and goes before the elected body. The elected body holds a public hearing. They, in turn, authorize the transmittal to the Department of Community Affairs. When that transmittal goes to the State, it comes to TBRPC at the same time. The Council's responsibilities are to review it against two factors: its impact on regionally significant natural resources and facilities or extra-jurisdictional impacts.

3. Subcommittees - Mr. Avera Wynne briefly discussed the three following subcommittees:

a. Transportation

The Clearinghouse Review Committee sits as the Transportation Subcommittee of the Council and meets on an as-needed basis. Currently, Mr. Ken Hoyt is chairing that effort, which primarily entails attending the MPO Chairman's Coordinating Committees on a quarterly basis. When the Strategic Regional Policy Plan was adopted in 1996, this committee did a lot of work reviewing that element. Sometime this year this committee will probably be asked to look at the map and make recommendations on the regionally significant roadway network.

Because the Clearinghouse Review Committee has not been meeting as often, some of the review functions have gone straight to Council. The number of reviews has also been streamlined -- from approximately 800 to 300; only 20 were regionally significant and generate a full report. This has reduced the need for this committee to meet. The major function of this committee is the DRI pre-application process. The committee will definitely convene when there are DRI pre-applications. The transportation, emergency management and economic development subcommittees are ad hoc.

This group provided input to the Transportation Summit in February 2001 and a Regional Transit Roundtable was held in May 2003. The Regional Planning Council was also a co-sponsor of the transportation cornerstone study which the Tampa Bay Partnership conducted.

There is going to be a Bus Rapid Transit meeting on Thursday, June 10th at the Clearwater Holiday Inn on Ulmerton Road. The following week, the Council will conduct the second Regional Transit Roundtable at the request of PSTA and Hartline on June 18th here at the TBRPC offices.

b. Emergency Management

Emergency Management Planning at the regional planning council is divided loosely into two different types of hazards: natural and man-made. Betti Johnson heads up the natural disasters and Bill Lofgren leads the man-made group. Betti coordinates the hurricane evacuation plans and she works on the shelter study. The hurricane evacuation study is due to be updated next year. The Small Business Disaster Kit was remade this year and is currently being distributed. The Council is also involved in COOP, Continuity of Operations Plans, and COGs, Continuing of Government Plans. The regional planning councils will be involved in Homeland Security issues.

This committee will also be involved in the final revisions to the Strategic Regional Policy Plan.

c. Economic Development

The Council has two major programs - The economic modeling program is a technical assistance program for our economic development partners as well as other policy issues. The two models are REMI (Regional Economic Models, Inc. and Policy Insight) and IMPLAN, a basic input/output model. After many years of work, the Council finally received a designation a year ago. The first annual update was approved at the last Council meeting.

In order to make the best use of everyone's time, the Clearinghouse Review Committee will meet on an as-needed basis.

Agenda Item #9 - Adjourn

Meeting adjourned at 11:00 a.m.

Respectfully submitted,

Sue Young, Recording Secretary

Commissioner Jane W. Von Hahmann, Chair