



# Agenda

## CLEARINGHOUSE REVIEW COMMITTEE

9:30 a.m.  
October 25, 2004

The Committee, in accordance with its adopted rules of procedure, may take action only on matters on the printed agenda. It may exercise agency discretion and policy-making upon a finding by the Committee of an emergency situation affecting the public's health, safety, and welfare.

Committee meetings are public meetings within the context of Section 286.011, Florida Statutes (F.S.). Committee meetings are not public hearings within the context of Section 120.54, F.S. The Chairman has full discretion as to whether or not to recognize speakers other than Committee members or staff, and is not required to recognize individuals to speak on issues before the Committee. Public hearings on issues before the Committee are conducted by individual local governments and are the proper forum for public comment.

Please note that if a person decides to appeal any decision made by the Committee with respect to any matter considered at this meeting, that person must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

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<http://www.tbrpc.org>

If you are a person with a disability who needs any accommodation in order to participate in this meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Tampa Bay Regional Planning Council at (727) 570-5151, x 217 within three working days of the meeting.

## ROLL CALL

### Agenda Item #1

### MINUTES

Additional Material: Minutes of September 27, 2004.

Action Recommended: Motion to approve.

### Agenda Item #2

### CONSENT AGENDA

The following items are either informational or non-controversial in nature and are recommended by staff for approval. Discussion of any individual item may be accomplished by any Committee member requesting that the item be removed from the Consent Agenda. Requests to remove items from the Consent Agenda must be made prior to the motion to pass the Consent Agenda. Items removed from the Consent Agenda will be discussed, in order of appearance, as Agenda Item #3, immediately following passage of the Consent Agenda.

#### A. DRI STATUS REPORT

Item provided as Information Only. The *DRI Status Report* identifies the review status of all DRIs currently seeking amendment(s) and/or approval(s). ([report attached](#))

Action Recommended: None (Information Only)  
Staff Contact: John Meyer, ext. 29.

#### B. DRI NOTICE OF PROPOSED CHANGE OR SUBSTANTIAL DEVIATION REPORTS

1. DRI #116 - Tampa Telecom Park, City of Temple Terrace ([report attached](#))
2. DRI #141 - Westshore Areawide, City of Tampa ([report attached](#))
3. DRI #216 - University Lakes, Manatee County ([report attached](#))
4. DRI #233 - Connerton, Pasco County ([report attached](#))

Action Recommended: Approve Staff Reports  
Staff Contact: John Meyer, ext. 29.

#### C. DRI ANNUAL REPORT SUMMARIES

DRI #65 - Tampa Palms, RY 2002-03, City of Tampa ([report attached](#))

Action Recommended: Approve Staff Report  
Staff Contact: John Meyer, ext. 29.

D. INTERGOVERNMENTAL COORDINATION & REVIEW (IC&R) PROGRAM

1. IC&R Reviews by Jurisdiction ([report attached](#)).
2. October, 2004 (to date) IC&R Database ([report attached](#)).

Action Recommended: None (Information Only)  
Staff Contact: John Meyer, ext. 29.

**Agenda Item #3 ITEMS REMOVED FROM CONSENT  
AGENDA - DISCUSSION**

**Agenda Item #4 DEVELOPMENTS OF REGIONAL IMPACT**

**DRI #260 - Wiregrass Ranch, Pasco County, Preapplication Conference**

Pulte Home Corporation and Goodman Properties are jointly seeking Development of Regional Impact (DRI) approval for a 5,100± acre mixed-use community located in southern Pasco County, east of S.R. 581, south of S.R. 54 and approximately one mile north of the Hillsborough County line. The project will be traversed by the planned extension of S.R. 56. The project is planned over four phases with ultimate completion scheduled for 2020. As proposed, the project consists of 16,000 residential units, 4.4 million square feet of commercial, and 3.9 million square feet of office space and a small variety of other uses. The Council's *Preapplication Conference Report* and the applicant's *Pre-Application Conference Document*, each of which are attached, provide greater detail of the proposal.

Additional Material: *Pre-Application Conference Document* (prepared by the applicant) **and** *Preapplication Conference Report* (prepared by Council staff). ([report attached](#)).

Action Recommended: Conduct Pre-Application Conference.

1. Presentation by TBRPC staff.
2. Presentation by applicant and/or representative(s)
3. Comments by other reviewing agencies.
4. Motion to approve the *Preapplication Conference Report*.

**Agenda Item #5 OTHER BUSINESS - CHAIRMAN**

**Agenda Item #6 ANNOUNCEMENT OF NEXT MEETING DATE**

The next CRC meeting will be announced as needed.

**Agenda Item #7 ADJOURN**

