



Agenda Item #1  
CRC Meeting October 25, 2004

TAMPA BAY REGIONAL PLANNING COUNCIL  
CLEARINGHOUSE REVIEW COMMITTEE

Tampa Bay Regional Planning Council  
Pinellas Park, FL 33782

September 27, 2004  
9:30 a.m.

REPRESENTATIVES PRESENT:

Commissioner Jane W. Von Hahmann, Manatee County, Chair  
Ms. Jill Collins, Hillsborough County  
Reverend James T. Golden, City of Bradenton  
Mr. Robert Kersteen, Pinellas County  
Mr. Todd Pressman, Pinellas County  
Mayor Mary Maloof, City of Treasure Island

REPRESENTATIVES ABSENT:

Councilwoman Mary Alvarez, City of Tampa  
Mayor Ward Friszolowski, City of St. Pete Beach  
Mr. Michael Guju, Pinellas County  
Mr. Kenneth Hoyt, Hillsborough County  
Commissioner Bob Langford, City of New Port Richey  
Councilwoman Virginia Littrell, City of St. Petersburg

OTHERS PRESENT:

Ms. Diane Chadwick, SMR  
Mr. Jim Grant, USF St. Pete  
Mr. Joe Grimail, Grimail Crawford  
Mr. Caleb J. Grimes, SMR  
Mr. Pat Neal, Neal Communities  
Mr. Todd Pokrywa, SMR  
Ms. Anne Pollack, Opus, Hillsborough River Realty, Tampa Port Authority  
Mr. Manny L. Pumariega, Executive Director, TBRPC  
Mr. Roger Tucker, General Counsel, TBRPC  
Mr. Avera Wynne, Planning Director, TBRPC  
Ms. Suzanne Cooper, Principal Planner, TBRPC  
Ms. Betti Johnson, Principal Planner, TBRPC  
Mr. John Meyer, Principal Planner, TBRPC  
Mr. Gerald Smelt, Principal Planner, TBRPC  
Mr. Greg Miller, Planner, TBRPC  
Ms. Lori Denman, Secretary, TBRPC

Commissioner Jane W. von Hahmann, Chair, called the meeting of the Clearinghouse Review Committee of the Tampa Bay Regional Planning Council to order on September 27, 2004, at 9:45 a.m. There was not a quorum.

Mr. Roger Tucker stated that, because there was not a quorum, the primary purpose is for the Northwest Sector; it is his understanding that they are prepared to waive the quorum for this particular issue. As far as the other items are concerned, the Committee can take action as it normally would and then it would be placed on the agenda for ratification at the next Council agenda.

Chairman von Hahmann noted that the Committee would move on. She asked that the applicant, during their presentation, acknowledge that they are willing to waive the quorum.

### **Agenda Item #1 - Minutes**

Reverend Golden moved that the minutes be approved. Mr. Kersteen seconded the motion, and the motion passed.

### **Agenda Item #2 - Consent Agenda**

Reverend Golden moved that the consent agenda be approved. Mr. Kersteen seconded the motion, and the motion passed.

### **Agenda Item #3 - Items Removed From the Consent Agenda**

None.

### **Agenda Item #4 - Developments of Regional Impact**

#### **A. DRI #256 - Northwest Sector, Manatee County, Pre-application Conference**

Mr. John Meyer, TBRPC staff, made the following presentation:

Mr. Meyer noted the Department of Community Affairs originally agreed to participate in the teleconference, however, due to the emergency hurricane situation, they will not be part of the conference call.

The purpose of the pre-application conference is an agreement between the applicant and the review agencies as to what the regional impacts will be addressed for the duration of the ADA review. Comments received from the Southwest Water Management District, FDEP, and FDOT have been included in the Council member folders.

Schroeder-Manatee Ranch, Inc, is seeking Development of Regional Impact (DRI) approval for a two-phase multi-use project located on approximately 1500 acres in south central Manatee County. The project is located east of I-75, west of Lorraine Road between S.R. 70 and S.R. 64. As proposed, the project will consist of nearly 4,500 residential units as well as 177,500 sq. ft. of retail and 127,500 sq. ft. of office space. The two-phase project is anticipated to be complete in 2019.

SMR is also the developer of several DRI's to the south, including Cypress Banks, University Lakes, as well as University Place. TBRPC staff is in agreement with the revised transportation

methodology statement included in the report. As is the case in most DRI proposals, the Council will be focusing on the effects of the project's impacts on the transportation system, the environment, affordable housing, proposed schools and potable water demand. Council staff fully supports the developer's proposal to provide full responses to all the regional issues and upon approval of the pre-application conference report, the applicant would be encouraged to commence preparation of the ADA, if they have not already done so. It was agreed at the transportation methodology meeting that the ADA should be submitted on or before August 4, 2005.

Ms. Diane Chadwick, of Wilson Miller, representing the applicant, briefly described the proposal in more detail.

Questions and comments followed:

Mr. Pressman noted there were a number of letters from FDOT, SWFWMD and FDEP. Mr. Meyer responded that these are some of the focal points of the different review agencies. Mr. Pressman noted the balance of the commercial to residential; all the commercial is being put in the first phase.

Reverend Golden raised questions about affordable housing in the area, how the affordable housing analysis will be conducted and how the findings could be applied.

Ms. Chadwick replied that, as is required of all DRIs, the housing analysis will be conducted in accordance with the Florida Administrative Code and, in particular, the 20 minute/10-mile radius of the project provision. In addition, it is important to note that the affordable housing demand is based on non-residential uses with a project.

Mr. Caleb Grimes, attorney for SMR, stated that he would like the record to reflect that this meeting is on a Monday following a major hurricane event, and they recognize that, as a result of that, there are a lot of municipalities and counties and various government officials bothered with problems elsewhere and they recognize this quorum situation. They are in the same boat as all of you. They know there is a problem as a result of outside forces and they would like to proceed. They don't need to burden the TBRPC with additional meetings and recognize that this group is representative. They will not object to what is said having waived the quorum.

Commissioner von Hahmann reiterated that we are really early in this process. Any of the individual issues they want to be discussed further can be discussed following this meeting. Ms. Collins made a motion for approval of the pre-application. Mr. Pressman seconded the motion. The motion passed.

#### **Agenda Item #5 - Local Government Comprehensive Plan Amendments reviewed**

Commissioner von Hahmann stated that the committee would make the motions and vote on the motions. Once the motion has been made and moved. If there are any questions about approvals, then those issues would be brought up and not accepted at the next meeting and they would need to be dealt with then.

Mr. Smelt stated that when the September Council meeting was cancelled the reports were sent to DCA so that they would have them. He would like to send a letter to DCA saying CRC acted on these, but, again, due to a hurricane, formal action will be taken at the Council meeting in October. He recommended that, if there are no objections to any of the reports, that all nine reports be acted upon in one motion.

Ms. Collins moved that the staff reports be approved. Reverend Golden seconded the motion. The motion passed.

### **Agenda Item #6 - University Campus Master Plan Update**

Mr. Smelt made a brief presentation on the background of the need for updating the USF St. Petersburg Campus Master Plan and pointed out several of the areas identified as being of regional importance.

Pursuant to Section 1013.30(6), FS, the Council is required to review and provide comments on the proposed update to the University of South Florida St. Petersburg Campus Master Plan. There were no major concerns with any aspect of the update. Page 14 of Agenda Item #6, under Regional Comments, lists some items for consideration before the final master plan is adopted. None of these are major concerns other than the Coastal Management Element where the on-campus student housing proposed as part of the plan update is located within a Level B evacuation zone. It is recommended that an objective and implementing policies be added which discuss the evacuation and sheltering of students living on campus in case of an emergency.

Mr. Kersteen made a motion for approval of the staff report and forwarding it to the University of South Florida at St. Petersburg. Mr. Pressman seconded the motion, and the motion passed.

### **Agenda Item #7 - Strategic Regional Policy Plan**

Mr. Smelt gave a review of the work completed to date on the updating of the Strategic Regional Policy Plan including the revisions to the goals and policies and regionally significant resources and facilities. He pointed out that the revision effort was based on three precepts: improving readability, improving usability, and eliminating duplication. This was followed by a presentation on the type of mapping effort being developed for the regionally significant resources and facilities.

Mr. Smelt stated that no action was required on this item. In October we will be giving you the final draft of the Indicators Report.

Commissioner von Hahmann requested that the maps be enlarged. She noted that, as a regional body, we need to provide guidance for local jurisdictions as they deal with the regional issues individually in (their) own jurisdictions. The SRPP provides the policies and goals and objectives that the region would like to see implemented at the local level.

**Agenda Item #8 - Other Business - Chairman**

Ms. Betti Johnson will report on regional coordination of hurricane efforts at the November Council Meeting.

**Agenda Item #9 - Announcement of Next Meeting Date**

The next meeting will be announced as needed.

**Agenda Item #10 - Adjourn**

Meeting adjourned at 10:40 a.m.

Respectfully submitted,

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Sue Young, Recording Secretary

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Mr. Robert Kersteen