



TAMPA BAY REGIONAL PLANNING COUNCIL
CLEARINGHOUSE REVIEW COMMITTEE

Agenda Item #1
CRC -

Tampa Bay Regional Planning Council
Pinellas Park, FL 33782

August 22, 2005
9:30 a.m.

REPRESENTATIVES PRESENT:

Mayor Ward Friszolowski, City of St. Pete Beach
Reverend James T. Golden, City of Bradenton
Mr. Michael Guju, Pinellas County
Mr. Robert Kersteen, Pinellas County, Chair
Deputy Mayor Bob Langford, City of New Port Richey
Ms. Kathleen Wolf, Pasco County

REPRESENTATIVES ABSENT:

Mr. Richard Albrecht, Pasco County
Commissioner Bill Dodson, City of Plant City
Councilwoman Virginia Littrell, City of St. Petersburg
Mr. Kenneth Hoyt, Hillsborough County

OTHERS PRESENT:

Mr. Gerald Daniels, DCA (by telephone)
Mr. Roy Chapman, Florida Design Consultants
Mr. Ben Harrill, Starkey Ranch
Ms. Carey Hayo, Glatting Jackson
Ms. Tracey Hurst, Corps of Engineers
Ms. Andrea Petersen, Glatting Jackson
Mr. Frank Starkey, Starkey Ranch
Mr. Trey Starkey, Starkey Ranch
Mr. Steve Wasson, Florida Design
Mr. Roger Tucker, General Counsel, TBRPC
Mr. Avera Wynne, Planning Director, TBRPC
Mr. Gerald Smelt, Principal Planner, TBRPC
Ms. Suzanne Cooper, Principal Planner, TBRPC
Mr. John Meyer, Principal Planner, TBRPC
Mr. Randy Deshazo, Senior Planner, TBRPC
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 August 22, 2005, at 9:30 a.m.

Agenda Item #1 - Minutes

Reverend Golden moved that the minutes of the July 25, 2005 meeting be approved. Deputy Mayor Langford seconded the motion; the motion passed.

Agenda Item #2 - Consent Agenda

Reverend Golden moved that the consent agenda be approved. Deputy Mayor Langford seconded the motion; the motion passed.

Agenda Item #3 - Items Removed From the Consent Agenda

None.

Agenda Item #4 - Developments of Regional Impact

A. DRI #264 - Starkey Ranch, Pasco County

Mr. Meyer made the following presentation:

The pre-application conference is an agreement between the applicant and the review agencies as to what the regional issues will be for the duration of the DRI review. Supplemental comments received from various review agencies are in the folders. There is also a replacement Table 3. The change is the request for the applicant to provide a response to Question #23.C., as it pertains to possible school shelter mitigation.

The applicant is proposing a 2,525-acre mixed use development located in southwest Pasco County. The project is generally located northeast of the S.R. 54/Starkey Boulevard intersection and is less than three miles from both Pinellas County and Hillsborough County. The northern part of the project abuts the Starkey Wilderness Preserve.

The various land uses of the three-phase project will include residential, office, retail, light industrial, civic uses, schools, movie theater and hotel with an anticipated buildout year of 2017.

As identified on Map 3 of the Council's report, Natural Resources of Regional Significance exist on site. Subject to groundtruthing, Council staff will seek to ensure the protection of these resources and any others detected during the review and site visit.

It is also noteworthy that a large portion of the site is located within the 100-year floodplain. Council will be interested in the protection of the floodplain and compensation for loss of 100-year flood storage.

The applicant has agreed to provide an affordable housing analysis that is in strict accordance with East Central Florida Housing methodology.

Upon approval of the pre-application conference report for Starkey Ranch, the applicant will be encouraged to commence preparation of the Application for Development Approval if they have

not already done so. In accordance with rule 9J-2.021 of the Florida Administrative Code, the review agencies will be provided a period of about 50 days following this meeting to provide any final comments they may have regarding the pre-application. Any comments received will be attached to the report.

The Application for Development Approval must be submitted within one year following the transportation methodology meeting, June 8, 2006, or the project will potentially be subject to a new transportation meeting.

Carey Hayo, representing Glatting Jackson made the following presentation:

Glatting Jackson is the project manager, planners, and they are also doing the environmental work on the DRI.

One of the great opportunities with Starkey Ranch is that it is bordered on almost three full sides by the Starkey Wilderness Park and Starkey Wilderness Preserve. The Starkey family continues to ranch cattle today; it is still a working ranch. The family philosophy has been one of partnership with the land. One of their missions is environmental stewardship. They are also very experienced in developing communities; they are the developers of the Long Leaf community.

One of the key elements of the master plan is a series of neighborhoods connected by a street network, all with a village center. The neighborhood centers are sized to serve daily needs and some of them will have an elementary school as a foundation of the neighborhood center. All of the neighborhoods will be on a walkable scale, a 5-minute walk, with a town and country character.

We are contemplating preserving the wetlands primarily in the northern end. The design of our neighborhoods is going to be new urbanist. The idea is to cluster development in neighborhoods and compact the areas, which means we will have to impact wetlands, as opposed to preserving every wetland on site, whether isolated or not. We would concentrate development and cluster it in the neighborhood. That allows us to save larger, more connected areas of wetlands and uplands along the northern edge.

We know that S.R. 54 is going to be a six-lane road. We believe Gunn Highway will be four-lanes coming up into S.R. 54 at some point in the future. We know we will probably have to take it into our site as a four-lane road, but we want to quickly break it down into two two-lane roads, which we are calling Gunn Avenue North and Gunn Avenue South. This is probably the most critical planning element of our site plan: we will not have a four-lane highway arterial road cutting through the middle of our community because it would not make for a walkable community.

We are embarking on this entitlement process to implement our vision. We are proposing, at this point, approximately 4,600 dwelling units that will include a mix of residential uses with 500,000 sq. ft. of retail that would occur both in the town center and in the neighborhood centers with the concentration of that occurring in the town center. There would be 355,000 sq. ft. of office, which will provide some employment. These are offices to serve the local residents; they might be dental, doctor, or optometrist offices. The county is planning major corporate

employment centers in areas where transportation access is suitable. We think that we have a site that is compatible with the already existing industrial use to the south where we can have some light industrial use and, of course, incorporate commercial uses throughout the neighborhood and probably a movie theater and possibly a hotel in the town center area, with day care in the neighborhood centers. At this point in time we are looking at having two elementary schools on site.

We are continuing to do field work on habitat and species until September. We will begin working on the DRI application, which we hope to submit before the holidays. We have agreed to provide full response as appropriate to Question 22, which is the Air Quality question, and Question 23, which relates to Hurricane Evacuation. We will also respond to part C, which deals with actual mitigation. The other questions at the bottom of the list don't relate to the type of land use we have in our project.

Questions and comments followed.

Mr. Gerald Daniels (FDAC) questioned the uses along the north side of the project, including Country Estates.

Ms. Hayo responded that the uses bordering and in the proximity of Starkey Wilderness Preserve will be assigned and refined as part of the DRI review and after sufficient environmental analyses has been conducted.

Rev. James Golden inquired as to the timing associated with the required road improvements.

Mr. Roy Chapman (FDC) responded by stating that the road improvements will be synchronized with development construction. If development is not constructed, the required improvements would not be necessary.

Robert Kersteen asked if the affordable housing analysis will consider any on-site affordable housing units.

Ms. Hayo stated that the housing analysis has not been conducted at this point and that a determination of the need for and location of the affordable housing units will come as a result of completion of the analysis.

Mr. Michael Guju inquired as to the location of middle and high schools.

Mr. Frank Starkey (Starkey Development Company) identified the location of the closest elementary and high schools in proximity of the project.

Mr. Bob Langford asked whether a 770-student and a 1,000-student elementary school would be of sufficient size to serve the proposed 4,635 residential units within the project.

Ms. Hayo indicated that they are continuing to coordinate with the school board regarding projected student populations and stated that a Starkey family member is on the Pasco County

School Board.

Ms. Kathleen Wolf expressed Pasco County School Board's recent desire for smaller schools. Ms. Wolf suggested that schools designed to accommodate 770 and 1,000 students are relatively large schools.

Ms. Hayo stated that negotiations would continue with the School Board regarding the size and location of proposed school facilities.

Deputy Mayor Langford moved that the pre-application be approved. Ms. Wolf seconded the motion and the motion passed.

Agenda Item #5 - Other Business - Chairman

None.

Agenda Item #6 - Announcement of Next Meeting Date

The next meeting will be announced as needed.

Agenda Item #7 - Adjourn

Meeting adjourned at 10:20 a.m.

Respectfully submitted,

Sue Young, Recording Secretary

Mr. Robert Kersteen, Chair