



Agenda Item #1
2007

TAMPA BAY REGIONAL PLANNING COUNCIL
CLEARINGHOUSE REVIEW COMMITTEE

Tampa Bay Regional Planning Council
Pinellas Park, FL 33782

March 26, 2007
9:30 a.m.

REPRESENTATIVES PRESENT:

Mayor Ward Friszolowski, City of St. Pete Beach
Mr. Robert Kersteen, Pinellas County
Ms. Angeleah Kinsler, Hillsborough County
Commissioner Deborah Kynes, City of Dunedin
Commissioner Jack Mariano, Pasco County
Commissioner Jane von Hahmann, Manatee County

REPRESENTATIVES ABSENT:

Ms. Michele Cavallo
Commissioner Bill Dodson, City of Plant City
Reverend James T. Golden, City of Bradenton
Mr. Andy Nunez, Pinellas County
Councilperson Carlen Petersen, City of Clearwater
Ms. Kim Vance, Hillsborough County

OTHERS PRESENT:

Mr. Wiatt Bowers, PBS&J
Ms. Rebecca Bray, Sun West Harbourtowne
Ms. Maya Burke, SWFWMD
Mr. Bob Carpenter, SunWest Harbourtowne
Mr. Bob Collins, PBS&J
Mr. Jim Edwards, WilsonMiller, Inc.
Mr. Georgianne Ratliff, SunWest Harbourtowne
Mr. Ron Horlick, DCA (on phone)
Mr. Manny L. Pumariega, Executive Director, TBRPC
Mr. Martin Shelby, General Counsel, TBRPC
Mr. Avera Wynne, Planning Director, TBRPC
Ms. Wren Krahl, Manager of Administration, TBRPC
Mr. John Meyer, Principal Planner, TBRPC
Mr. Patrick O'Neil, Senior Planner, TBRPC
Ms. Sue Young, Secretary, TBRPC

Commissioner Kynes called the meeting of the Clearinghouse Review Committee of the Tampa Bay Regional Planning Council to order on March 26, 2007 at 9:35 a.m.

Agenda Item #1 - Minutes

Mayor Friszolowski moved that the minutes of the July 10, 2006 meeting be approved. Commissioner von Hahmann seconded the motion; the motion passed.

Agenda Item #2 - Consent Agenda

Commissioner von Hahmann said she would like to pull Item #2.B., DRI Notice of Proposed Change for DRI #229, Gulf Coast Factory Shops in Manatee County. A motion was made (Commissioner von Hahmann) and seconded (Mayor Friszolowski) to approve the consent agenda with the pulling of Item #2.B. The motion passed unanimously.

Agenda Item #3 - Items Removed from Consent Agenda - Discussion

Commissioner Kynes noted that the committee would discuss Item #2.B., DRI Notice of Proposed Change for DRI #229, Gulf Coast Factory Shops in Manatee County.

Commissioner von Hahmann said in order to move the discussion along she would direct her questions to John Meyer and make comments so the applicant understands her position as a Commissioner of Manatee County. At the time she was Vice Chairman, she was extremely chastised by this Board for the applicant's inability to provide for the traffic counts from the original DRI report. We got letters at the county level saying they were not complying and that we as the county authority needed to. But you are requesting now, and your comments at that time in your letter were "we do not need to meet this reporting requirement, because we no longer intend to do any increase, we no longer intend to do phase B."

Now you are coming with, and I need to understand the presumption of rebuttal, that they are saying this is not a substantial change to the Development Order. The biggest issue you are going to face in Manatee County or with this board is the regional roads they are stating you will be impacting with the increase of trips needed for this additional 136,000 square feet of retail space and your parking facility. I for one would like the applicant to, in some way, send me a letter explaining, first of all, why all of a sudden, now that we do want expand, we didn't need to respond to those traffic counts. This is a miserably, miserably failing area. We have had this conversation at the board level I think with the applicant already under preview. So, I need to better understand what it means when you say presumption has been rebutted.

Mr. Meyer noted that the applicant has provided the level of analysis that satisfies Council staff and the Florida Statutes. The entire project has been analyzed, not only the expansion, out to their new project buildout date. All the issues were on the table and, in our opinion, it has been addressed.

Commissioner von Hahmann noted the recommendations were very broad recommendations, optimizing signal timing/phasing. So these are your recommendations of the only transportation improvements that need to be made?

Mr. Meyer said, yes, but there is an extensive list of improvements (Table 1), included in the Report which Manatee County can consider and/or address as part of the Development Order, resulting from the revised project scope. It is my understanding that they were not previously required in the development order. The analysis assumed the new buildout date and the new retail entitlements.

Commissioner von Hahmann noted that Manatee County conducts a different level of review. But I wanted you mainly to hear my concerns about what happened to me personally and as a Board member about 2-1/2 to 3 years ago. Now it is a 180-degree turn. Now we are going back, even though we didn't meet the requirements of the initial approval which was to do these traffic studies and provide reports. Those are my comments. I wanted them on the record.

Commissioner von Hahmann moved that this DRI Notice of Proposed Change Report for DRI #229, Gulf Coast Factory Shops Manatee County be approved. Mr. Kersteen seconded the motion. The motion passed unanimously.

Agenda Item #4 - DRI #267 - SunWest Harbourtowne, Pre-application Conference, Pasco County

Mr. Meyer said he would like to welcome Ron Horlick from DCA on the speaker phone.

Mr. Meyer stated the purpose of the pre-application conference is to establish an agreement between the applicant and the review agency as to which regional issues will require analysis during the course of DRI review. This includes methodologies and assumptions, such as the transportation, how they are going to conduct the environmental assessment, etc. There are additional correspondences in committee members' packets from Pasco County, Hernando County and the Water Management District indicating their initial concerns with the proposed submittal, which will be evaluated during the course of the DRI review. The correspondences will be appended to the Council's Report.

This 2,600+ acre project is located in the northwest corner of Pasco County, between the unincorporated communities of Hudson to the south and Aripeka to the north and bound to the east by U.S. Hwy 19. Old Dixie Highway runs through the project and the Gulf of Mexico essentially serves as the projects western boundary. The project limits are less than a mile south of the Hernando County line. The proposal includes 2,670 residential units, which are primarily townhomes, condominiums and apartments; nearly 400,000 square feet of retail; 145,000 square feet of office, 250 hotel rooms, marina with 850 wet and dry slips and an 18-hole golf course.

The proposed development involves a concentration of project uses primarily along the eastern portion of the project site. Conservation areas are located along the western side of the project.

Hurricane evacuation and sheltering will be a concern and evaluated during the course of review. The entire site is within hurricane evacuation level "A" according to the current *Hurricane Guide*. The coastal high hazard area is now defined as the storm tide limits for Category 1.

Impacts to designated *Natural Resources of Regional Significance* will also be evaluated during the course of the review. A large portion of the eastern and western side of the site are designated as Natural Resources of Regional Significance. The entire site will be surveyed as a DRI review requirement.

The applicant has been notified that the project will be evaluated for consistency with the Council's current *Strategic Regional Policy Plan* and the corresponding *Natural Resources of Significance* adopted in September 2005.

As is the case with most new DRI proposals, key issues of the review will also include the project impact on the environment, the transportation system, public schools and provisions for potable water. However, additional concerns for this project include hurricane evacuation and floodplains.

Upon approval of the *Preapplication Conference Report*, the applicant will be encouraged to commence preparation of the *Application for Development Approval*, which will be submitted within one year of the date of the transportation methodology meeting if they have not already done so.

In accordance with a provision of Florida Administrative Code, the review agencies will be provided a time period of about 50 days following this meeting to provide any additional final comment(s). Those comments will be incorporated with this Report, stamped as final and mailed out to all the review agencies.

Mr. Meyer then turned the presentation over to Mr. Jim Edwards of Wilson Miller representing the applicant.

Mr. Edwards said he is a Senior Project Manager for Wilson Miller in Tampa. The acreage has been reduced on the basis of the county not participating in the DRI as an applicant; the total revised site acreage is approximately 2,333 acres. There is a future county park site being planned as a separate project by the county. We recognize that there are significant issues; the project is in a coastal high hazard area. Other issues include floodplains, channel dredging, transportation, hurricane preparedness, historical & archeological and housing issues.

The site has been extensively mined for limerock the past 50 years. The vision of the project is to remake these disturbed lands; there are almost 300 acres of freshwater lakes. About 200 acres of lakes will be used for freshwater activities. Other lakes will be used for site amenities including golf course. Our co-applicant is the Southwest Florida Water Management District which currently owns 90 acres along Aripeka Road and U.S. Hwy 19. Approximately 226 acres of wetlands will be preserved on the site via Conservation easement. There is an 8± acre outparcel within the project. The applicant will be looking to place parking under structures. There is deepwater access to the Gulf; only four other locations in Pasco County currently provide that service. That is the keystone of this community.

We are here to answer your questions. We have had transportation methodology on January 29th and we expect to reach agreement on unresolved transportation issues shortly.

Questions and comments followed.

Commissioner Mariano said Pasco County has never been able to do much with this property because of the access. The county could benefit from the 10 acres of useable site; facilities could be put there for meetings. It would be a good place for the citizens to go. I could envision a very nice county park there with canoeing and kayaking. It's a tremendous project; I see a lot of great things coming out of it. The key is going to be the dredging to bring the channel out there. There will be access to the Gulf with great recreational opportunities at the same time helping to mitigate what is going on in the development. There are 14.75 acres of Brazilian peppers out there; they have agreed to eliminate all of those. This project would be a great boon for the county -- Pasco County doesn't have much beach access. Just to the south of the County is a piece the County may end up with -- about 7-1/2 acres of land where we could actually design a beach with parking. Residents could go there. The water quality is very good. Even some Boy Scouts have discussed camping in this area. This is a great opportunity.

Commissioner Mariano said he only had two concerns. One is vacating the Old Dixie Highway and the access to U.S. Hwy 19. This has not been addressed yet. The other concern is that going around the outside perimeter closer to the Gulf is the amount of residential, if there is a Category 1 or 2 hurricane, where would the residents go?

Mayor Friszolowski said he is impressed with the amount of conservation area, and he is glad to see the County, SWFWMD and the applicant are working together. The County would have access to the water and marinas. As the County Commissioner suggested, there needs to be some follow-up on the Old Dixie Highway issue. It's a nice property. He said the report discusses units but there is no acreage in association with that.

Ms. Georgianne Ratliff said that would be calculated.

Commissioner Kynes asked about the ratio of developed acreage to conservation.

Mr. Edwards said about 50+% would be considered in the conservation categories. The part of the site that will see the most intense development is actually the part of the site that has been actively mined for the last 50 years. Most of the area has been disturbed already. They would not be disturbing existing wetlands.

Commissioner Kynes asked if the commercial area would be along U.S. Hwy 19.

Mr. Edwards said there would be some pockets of commercial in these areas. The county park also envisions about 10,000 square feet of retail type uses within the park. The bulk of the Harbourtowne retail will be in the village center itself, the marina village.

Commissioner Kynes asked about the height of the low to mid-rise residential project along the western edge of the lake.

Mr. Edwards said they envision 8 to 10-story buildings in that area with parking underneath.

Commissioner von Hahmann asked what is the height of the hotel and the marina.

Mr. Edwards said that has not been determined. The lake is over 200 acres and averages 70 feet deep.

Commissioner von Hahmann asked how the 850 boat slips work; that is a lot of boat units.

Mr. Edwards said a lot of those would be stretched along the lake and the marina basin itself. The bulk of them would be in the marina basin, which would have access to a lift system which would be located at the canal. There would also be a 350-unit "high and dry" facility as part of the marina.

Kenneth Caraccia, PBS&J said the actual marina concept plans being developed now are based upon 1821 statutes in terms of entitlement for 40 square feet of dockage available for each linear foot of shoreline. That has been established from a pollution standpoint. We are probably looking at 400 in water and 350 in the high and dry. We envision three piers extending out approximately 200'; 15 45 boats per grouping. The Harbourtowne Village will have approximately 100 slips in conjunction with the high and dry and the necessary dockage for queuing. They envision 200 launches maximum per day.

Commissioner von Hahmann said that is a lot of time.

Mr. Caraccia agreed. He said they have done an extensive vessel traffic study to determine relative channel widths, boater safety and launch times, and they have polled some of the commercial marinas in the vicinity for cycle time associated with lifts to be able to generate realistic numbers so we could come up with a number.

Commissioner von Hahmann asked if the county park would have an additional seven boat launches into the channel itself. They look like they are located in the same general vicinity.

Mr. Caraccia said they actually not. There is a distance of approximately 300 feet between the boat launch area and the SunWest launch area, which incorporates a notch that is cut out of the north side of the channel. It won't conflict with the county launch area. The existing channel currently ranges between 80 and 100 feet. The final marked channel will be very clearly marked all the way out to deep water access of -6 and that will be 80 feet marker to marker a minimum 65 feet across the bottom and a controlling depth of -5 MLW.

Mr. Pumariega noted Mr. Edwards said SWFWMD is the co-applicant; is that correct?

Mr. Edwards said that, as a landowner within the boundaries of the DRI, they are a signatory of the actual DRI itself. They are represented and are keenly interested in the conservation aspects of the project and obtaining 1,200± acres for the general public adjacent to what they already own.

Mr. Meyer said to address that the report will be updated to reflect the Water Management District as a co-applicant. He has talked with them personally and they have agreed.

Mr. Bob Carpenter of SunWest said he wanted to elaborate on a few questions. We approached this project with the idea we were going to put the environment first – 2,333 acres

that we own, 640 acres of development lands. So we are using 600 acres out of 2400. We worked through the process with the Corps of Engineers to minimize wetland impacts; our total impacts on wetlands is approximately 45 acres. We have submitted our conceptual permit application to the Corps and to SWFWMD. The SWFWMD permit will be very difficult to process because we don't have our full stormwater design processed through because we put the environment first. So we don't have the market analysis part you may be used to hearing.

Commissioner Kynes asked about hurricane evacuation. Where are the evacuation routes in a floodplain?

Mr. Bob Collins with PBS&J said that, as it stands right now, there is some load on some of the critical links for this particular area. With this particular development there will be some impact on the critical link for Pasco County, but a lot of those impacts can be very easily mitigated. If anything, this is on as good a piece of property as you can to mitigate any sort of hurricane evacuation impact, certainly from the transportation standpoint. Certainly, for sheltering, some other things are going to have to come into play to allow shelterees or potential shelterees to actually find some type of refuge in Pasco County. Certainly there will have to be some arrangements made to deal with the public shelter issues, but I think the transportation issues are not going to be a major impediment to this particular development.

Commissioner von Hahmann asked how far out do you measure that transportation impact for evacuation? Will you have to do a study of determine how those trips are distributed?

Mr. Collins said we have to look at the adjoining roadways to see what the impacts would be from a regional standpoint and modeling perspective.

Commissioner Mariano noted the county is currently working on a public shelter facility on Denton Avenue as obtained from existing County parkland. That is in the works now.

Mr. Collins said a truism we apply in hurricane evacuation planning is that the kinds of residents and visitors who are going to be at this particular site are not normally big shelter seekers. Normally they will evacuate earlier than most of the population. These will be higher income individuals who will opt for hotels. We normally assume that between 5 and 10% of the residents and visitors of that particular site would actually evacuate and seek public shelter; normally it is much less than that.

Commissioner von Hahmann asked if Mr. Collins perceived that a large number of the owners may not even be here during hurricane season. They may be seasonal homeowners.

Mr. Collins said that is a distinct possibility and that he has not delved that deeply into it.

Mr. Kersteen asked if the applicant would go over the affordable housing methodology. The pressure is being placed on Pasco and Hernando counties to adapt into the affordable housing market.

Ms. Ratliff said there is a lot of affordable housing pressure on everyone at this point. We have been working with your staff to develop a methodology that we think is going to be more

constructive than the one we have been using in the past. We've had several meetings and we are going to have more and then we will meet with DCA. We do know that we need to deal with this.

Mr Horlick with DCA said they are a little concerned about extra residential that will be in the coastal high hazard area and whether a Comprehensive Plan Change will be required.

Mr. Edwards said they have met with the county several times on this. We will be requesting a comprehensive plan change to "Plan Development" (PD) category. That is a new category in the new comp plan that was approved in the last three or four months by the Board of County Commissioners. Yes, we do need to do a comprehensive land use map change; we will be working with you and the county on that.

Mr. Horlick asked if that would be done concurrently with the submission of the ADA?

Ms. Ratliff said that, yes, they will be filed in simultaneously. Also, we are very aware that the law does not allow us to increase density above that which is already permitted in the coastal high hazard area. So even though we are seeking a comp plan change, actually what we are asking for here is less than the current comp plan would allow.

Commissioner von Hahmann asked what is the future land use category on this particular piece of property?

Mr. Edwards said the highest land use category on this land is residential/office/retail, which can go up to 24 units per acre.

Commissioner Kynes asked if it is possible to approve, with comments as given? Do all of the comments go in? I think there are some concerns with densities on the western areas, along the large lake. Also, the Dixie Highway is an interesting question.

Commissioner Mariano said that may be become where it is not even an issue, but we will find out as we go along. There wasn't a huge amount of backlash, but I do want to get with the residents just to make sure. It depends on whether the Aripeka residents want the access or not.

Mr. Carpenter said they have addressed that with a preliminary investigation. We did a traffic count on the dirt road (Old Dixie Highway) and there were 200 trips a day, counting the mining trucks coming out of the operation. We don't think there will be a large outcry.

Commissioner Mariano said there are some uplands along southern part of Old Dixie Highway in there that are actually fairly accessible and are a good scrub jay habitat. The applicant has left it all conservation.

Commissioner von Hahmann made a motion to approve the SunWest Harbortowne pre-application conference report, with comments made at this meeting. Commissioner Mariano seconded the motion. The motion passed unanimously.

Mr. Meyer noted that the ADA will be submitted as soon as possible and all the Clearinghouse Review Committee members will be invited to go on the site visit.

Agenda Item #5 - Adjourn

Meeting adjourned at 10:44 p.m.

Respectfully submitted,

Sue Young, Recording Secretary

Commissioner Deborah Kynes, Chair