

**JLUS Policy Committee  
Briefing Report  
11/09/05**

A. JLUS consultants retained according to approved JLUS Scope of Work

- Approved Grant Timeline stated “October 1, 2005: Retain JLUS Consultant services to begin Technical Working Group/public meeting process.”
- MurphyLaRocca accepted the assignment on 09/09/05
- Tampa City Council approved resolution granting a work order to MurphyLaRocca on 10/06/05
- JLUS on target – refer to Revised Work Program

B. Technical Working Group Sub-Committees complete 1<sup>st</sup> round of fact finding

- Held 1<sup>st</sup> round of Subcommittee meetings on 7/8/05, 7/11/05, and 7/12/05 to discuss parameters of study and delegate assignments
- Held 2<sup>nd</sup> round of Subcommittee meetings on 9/30/05, 10/03/05, and 10/07/05 for delivery of assignments/research findings
- Subcommittee findings, suggestions, and items still needed are as follows:

1. Transportation/Infrastructure:

a. *Transportation:*

- (1) COT Public Works is seeking bids for transportation study south of Gandy Blvd., Tindale-Oliver has bid on job, Mahdi Mansour to provide more info when available
- (2) MacDill AFB (BRAC proposes adding personnel & planes to MAFB):
  - Gate Counts conducted in May 2003 for each gate
  - \$7 million gate enhancement project on Dale Mabry to add AM peak for entry lanes (this will hopefully divert traffic to Dale Mabry from Bayshore)
  - Route truck traffic to Manhattan gate a.k.a. “Port Tampa Gate”
  - MacDill gate is only partially open
- (3) TIP May 2006 – September 2010:
  - Gandy (bridge to Dale Mabry) to be widened & resurfaced w/aesthetic improvements
  - Bayshore – bike path from Platt to Gandy
  - Dale Mabry – resurfacing from MAFB to Gandy
  - Friendship Trail – bike path from Tyson to Interbay
  - Friendship Trail Bridge repair
  - Bayshore roadway enhancements
  - Manhattan Ave roadway improvements from Euclid to Gandy
- (4) LRTP to 2025:
  - Gandy ITS from bridge to Dale Mabry (unfunded)

- Gandy (PCA) from bridge to Crosstown (unfunded)
  - MacDill Ave from MAFB to Bay to Bay (unfunded)
- (5) HartLine:
- Proposed changes to Route 25X (Brandon to MAFB) reduce 3 A.M. trips/3 P.M. trips to 2 and 2
  - Proposed new Route 24X (FishHawk Ranch to MAFB) 2 A.M. and 2 P.M. trips
- (6) Potential Water Ferry: in preliminary discussions with MAFB
- (7) Sub-Committee suggested improvements:
- Pedestrian/bicycle bridges over Gandy-Dale Mabry, Gandy-Westshore, Dale Mabry-Interbay
  - Further our research/conversations with HartLine for details on proposed reduction of service & funding issues
  - Retrieve counts for road segments adjacent to base gates and total capacity numbers
- b. *Stormwater [2-5 year (priorities)]:*
- (1) Paxton-6<sup>th</sup>, original City estimate approximately \$700,000, only one (1) bid came in at \$1.7 million, re-bid to open in December 2005
  - (2) MacDill Ave-Manhattan, no dollar value yet
  - (3) Found that stormwater improvements are not planned for future growth but in response to long-term problems
- c. *Wastewater & STAR:*
- (1) Nothing on 5 year plan
  - (2) Potential improvements needed at Ballast Point Station (east of Dale Mabry)
  - (3) Just completed Lois Station (complete replacement & doubled capacity/lines out)
  - (4) STAR expansion to south of Gandy at least 10 years
- d. *Water:*
- (1) Existing 2-inch lines are required to be upgraded to 6-inch when new development occurs
  - (2) Modeling being done for year 2025 based on increased population
  - (3) Tom Koons, Water Dept., currently researching population projection used in model
- e. *TECO/People's Gas:*
- (1) Items found:
    - Fax sent to Jeff Wykof for info, waiting on reply
    - Identified as "hot spot"
    - No capital improvements planned for study area
    - Just completed MacDill Ave Substation expansion close to AFB gate (room for more expansion exists)

- Himes & Oklahoma Substation has room for expansion
- Manhattan & Price Substation has room for expansion through constructing a larger station not through more transformers
- McCoy Substation site just outside of study area is vacant

(2) Sub-Committee suggested items:

- Estimation on cost for placing lines underground in Clear Zone & APZ I in first phase to reduce additional impacts of accident

f. *Brighthouse/Verizon*: no improvements planned

2. Land Use/Zoning:

a. Windshield surveys of whole study area to identify actual land uses vs. use codes assigned by Property Appraiser vs. use codes in City database

(1) Create a discrepancy list

(2) Identify areas where coordination/communication could improve (benefit could be that Appraiser/City has updated information, find code violations, potential increased tax revenue)

(3) Identify additional parcels to purchase in Clear Zone & APZ I through State Grant program

b. When platted, the area had little to no regulatory requirements – rendered odd-shaped blocks/lots, ROW widths

(1) Consider rezoning to less dense zoning districts (RS-75 & 100 vs. RS-50 & 60), or

(2) Consider creating a special zoning district similar to M-AP 1 through 4 around Tampa International Airport, which limits uses, heights, floor area ratios, lot coverages

c. New developments/residents have limited awareness of AFB and impact on transportation and noise

(1) Consider including disclosure statement in title/closing documents when properties are purchased for those properties lying within Clear Zone, APZ I, APZ II

(2) Consider additional roadway signage acknowledging close proximity to AFB or location within Clear Zone, APZ I, APZ II

d. Create comparison table of 3 other JLUS recommendations for regulation changes in land use, zoning, and building regulations

(1) Research any legal challenges to regulation changes resulting from JLUS recommendations

(2) Research public feedback, if available, to recommended changes and those that became law (news articles, citizen surveys, etc.)

3. Environmental-Natural Resources/Public Spaces:

a. Proposed “off-road” greenway/trail running along boundary of AFB through property to be leased from AFB/TECO and city-owned/leased parcels

b. Proposed “on-road” greenway/trail running along Bayshore Blvd from Gandy Blvd to AFB; along Interbay Blvd from Bayshore Blvd to Picnic Island; along Gandy Blvd from Bayshore Blvd to

Friendship Trail Bridge; and running west from Bayshore Blvd through MacDill 48 and south to Gadsden Park

- c. Improvements for Ballast Point Park just beginning
  - (1) Need details on total extent of improvements:
    - Structures being built?
    - Additional active amenities being added?
- d. Ballast Point community has expressed the need for a community center
  - (1) Build where?
  - (2) Co-locate with baseball fields in APZ I?
  - (3) Expand Ballast Point Wellness Center in APZ II?
  - (4) Find alternate location outside of Clear Zone, APZ I, APZ II?

4. Emergency Management/Evacuation:

- a. Brief discussion on Hillsborough County EOC and their duties (Local Elected Officials/City/County/State/FHP/FEMA)
- b. City is initial responder, County is secondary (they wait for City to call)
- c. MacDill is 1<sup>st</sup> responder for aircraft accident off of base
- d. MacDill officials cover City firehouses if personnel are pulled for other duties; Hillsborough County also covers for same reason
- e. Yearly drill conducted prior to air show for response time
- f. Learned Tampa-Hillsborough is better organized than in New Orleans for emergency responses
- g. Hillsborough County Website/pamphlets named shelter locations; however, needs to be more user-friendly for emergency-related items
- h. City Website should link to flood maps
- i. Update findings at end of Phase II for draft JLUS based on any changes in response to active hurricane season i.e. Katrina, Rita, Wilma
- j. Chemical leak from tanks in port could cause issues on MacDill AFB and adjacent community
- k. Identify spectrum of flood zones in study area
- l. Sub-Committee suggested improvements:
  - (1) Reevaluate current emergency management plans in response to recent natural hazards
  - (2) Seek improvements in interdepartmental/interagency communications
  - (3) Ramp up marketing efforts to general public for shelter locations, evacuation routes, moving to higher ground vs. center of state

5. Military Operations, Growth Objectives & Planning/MacDill AFB-COT-Public Relations:

- a. Current plan for 2015
- b. MAFB in process of updating plan – 35% complete
- c. 804 residential units base to be reduced to 400
- d. Housing allowance given to military personnel is based on a hour commute
- e. Consider reviewing parcel map to locate additional properties to be purchased through State Grant program

C. Timeline (update on “next steps”):

1. Work Program Element 1 to be completed by February 6, 2006:

**Deliverables:**

JLUS Project Coordinator

Final work program. Pamphlet describing the MacDill program. A base map for study area produced by GIS.

Consultant

Summary table of initial public workshops outlining public awareness of MAFB, concerns, suggestions, and general comments.

2. Work Program Element 2 to be completed by March 3, 2006

**Deliverables:**

JLUS Project Coordinator

GIS map coverages for existing and future land use, aggregate zoning districts, recent development activity, and environmental constraints to development within study area.

Consultant

Beginning JLUS Draft with Introduction and Statement of Goals and Needs; draft table of data collected, research completed, and recommendations.

3. Work Program Element 3 to be completed by April 7, 2006

**Deliverables:**

JLUS Project Coordinator

GIS produced maps showing the locations of noise and air hazard zones for MacDill AFB. GIS produced maps showing the locations of noise and air hazard zones for MacDill AFB in relation to Peter O’Knight & Tampa International.

Consultant

Draft description of Air Installations Compatible Use Zones.

4. Work Program Element 4 to be completed by May 5, 2006

**Deliverables:**

JLUS Project Coordinator

A series of GIS work maps identifying potential future development areas within the vicinity of MacDill AFB.

Consultant

Update draft tables of data collected, research completed, and recommendations, including infrastructure improvements and population projections.

5. Work Program Element 5 to be completed by June 2, 2006

**Deliverables:**

JLUS Project Coordinator

Land use compatibility maps.

Consultant

Draft land use analysis and assessment of Air Installation Compatible Use Zone Study.

6. Work Program Element 6 to be completed by July 31, 2006

**Deliverables:**

Consultant

Transmit final JLUS Report copies to OEA (one (1) hard copy and four (4) CD copies). Deliver final JLUS Report copies to JLUS Project Coordinator for distribution internal to the City of Tampa (seventy-five (75) hard copies and ten (10) CD copies).

D. Scheduling of update Policy Committee meetings:

1. Element 1 completion update meeting: February 8, 2006 (2:00 p.m. – 3:30 p.m.)
2. Element 2 completion update meeting: March 8, 2006 (2:00 p.m. – 3:30 p.m.)
3. Element 3 completion update meeting: April 12, 2006 (2:00 p.m. – 3:30 p.m.)
4. Element 4 completion update meeting: May 10, 2006 (2:00 p.m. – 3:30 p.m.)
5. Element 5 completion update meeting: June 7, 2006 (2:00 p.m. – 3:30 p.m.)
6. To complete Element 6, multiple Technical Working Group and Policy Committee meetings will need to occur. These meetings will take place between June 8, 2006 and July 26, 2006 and may occur on any regularly scheduled workday. Each Policy Committee member may appoint or delegate their voting authority through a notarized affidavit, as provided by the JLUS Project Coordinator, if he/she is unable to attend any of these meetings.