

**MINUTES OF THE
TREASURE COAST REGIONAL PLANNING COUNCIL
MARCH 18, 2005**

Chairman Lowther called the meeting to order at 9:30 a.m. and welcomed everyone to the meeting. He requested roll call.

The following members and alternates were present:

Indian River County:	Commissioner Wheeler Commissioner Lowther Councilmember Abell
St. Lucie County:	Commissioner Coward Mayor Minsky Commissioner Smith, Alternate
Martin County:	Mayor Connolly, Alternate
Palm Beach County:	Commissioner Koons Councilmember Brinkman Mayor Golonka Mayor Ferreri Commissioner Exline Councilwoman Starace Councilman Jacobson, Alternate
Gubernatorial Appointees:	Susan Haynie Susan Hershey Kevin J. Foley Richard Hurley Ramon Trias Daniel Miteff Herman Baine
Ex-Officios:	Larry Hymowitz, FDOT, Alternate Mary Murphy, FDEP
Council Staff:	Michael J. Busha Marcela Cambor Kim DeLaney Elizabeth Gulick Sandy Gippert Wynsum Hatton Stephanie Heidt Terry L. Hess Dana Little

Peter G. Merritt
Gregory Vaday
Joan Young

Council Attorney: Roger Saberson

The Executive Director announced a quorum was present.

AGENDA

Councilmember Haynie moved approval of the Agenda. Councilmember Foley seconded the motion, which carried unanimously.

MOTION

ANNOUNCEMENTS

The Executive Director announced that he will not be present at the April 15 council meeting. Deputy Director Terry Hess will be acting in his place at the meeting.

CONSENT AGENDA

Mayor Ferrari moved approval of the consent Agenda. Commissioner Coward seconded the motion, which carried unanimously. Items on the Consent Agenda were 5A, Financial Report – October 31, 2004; 5B, Financial Report – November 30, 2004; 5C, Financial Report – December 31, 2004; 5D, Annual Audit – Fiscal Year 2003-2004; 5E, Minutes – January 21, 2005; 5F, City of Boca Raton Comprehensive Plan Amendments; 5G, City of Boynton Beach Comprehensive Plan Amendments; 5H, Martin County Comprehensive Plan Amendments; 5I, Village of Royal Palm Beach Comprehensive Plan Amendments; 5J, City of Sebastian Comprehensive Plan Amendments; 5K, Joint Participation Agreement between the Martin County Metropolitan Planning Organization and the Treasure Coast Regional Planning Council; 5L, North Federal Highway Corridor Master Plan Interlocal Agreement; 5M, Interlocal Agreement with the Palm Beach County Metropolitan Planning Organization Relating to Town Planning and Facilitation Services for Tri-Rail Station Development in Palm Beach County; 5N, Charrette Calendar; and 5O, Intergovernmental Coordination and Review Log.

MOTION

INTERLOCAL AGREEMENT FOR PROFESSIONAL SERVICES RELATING TO TRANSPORTATION AND LAND USE PLANNING IN SOUTHEAST FLORIDA WITH THE SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY

Council Staff briefed Council about a two-year agreement between the Treasure Coast Regional Planning Council and the South Florida Regional Transportation Authority (RTA). The agreement is similar to one that the RTA has proposed for execution with the South Florida Regional Planning Council. The agreement calls for Council to work with local governments to determine appropriate locations for transit stations, evaluate land use and zoning to encourage transit, help evaluate the design of sites that have been submitted by private developers and work with the local government collaboratively to identify appropriate designs.

Commissioner Koons stated that he is proud to have Council working with the RTA to coordinate land use and transportation planning. He is the Chairman of the Palm Beach County Metropolitan Planning Organization (MPO). The MPO will be helping to fund the RTA. It is the first time funding has been allocated to a land use planning project. This project will serve as a prototype for other such projects. He plans to continue to pursue funds to provide federal and state money to the RTA for such projects. He did note that the legal issues with the contract needed to be addressed.

Roger Saberson, Council Attorney, pointed out an Addendum to Agenda Item 6, relating to software rights, copyrights, and other miscellaneous provisions in the agreement.

Councilmember Hershey moved approval of the item authorizing the Executive Director in consultation with Council's attorney to execute the proposed Interlocal agreement with SFRTA. Councilmember Foley seconded the motion, which carried unanimously.

MOTION

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY – PRESENTATION

Council Staff did a brief presentation on the Comprehensive Economic Development Strategy (CEDS), the Region's framework for Economic Development.

Councilmember Miteff asked if there had been any input from the business community. Staff reported that a committee comprised of representatives from the business and economic development communities helped Staff prepare the plan.

Councilmember Miteff asked Commissioner Koons if the Palm Beach County Economic Summit that is being proposed will dove-tail into this. Commissioner Koons noted that Palm Beach County is in the process of scheduling an Economic Summit. The business community should be thinking regionally how the different counties can complement each other rather than competing against each other for the same business opportunities. Commissioner Koons stated that the Regional Business Alliance (RBA) received a grant to focus specifically on regional business issues. He noted the criteria used in obtaining this grant may be what we need to reference in moving forward.

Mayor Minsky noted that counties need to experience an economic benefit if they are going to participate in regional economic development. There should also be some cost-sharing with all the counties that will receive a benefit.

Commissioner Lowther asked Staff if a more regional approach to economic development is a new trend. Staff responded that Council is involved in a three-county effort to develop an economic development plan for Martin, St. Lucie, and Indian River counties. Commissioner Lowther stated that the Indian River County committee concurs that economic development should be done on a broader scale and the public should be more involved in the plan's development.

Mayor Ferrari stated that there is no incentive or plan to lessen the competition between counties. Perhaps the action plan should include a plan to create complementary industries

rather than competing for the same businesses. Staff pointed out that the counties within the region are beginning to understand that there is a wider spillover benefit when one county or area gets an industry.

Councilmember Miteff expressed pleasure that the CEDS is being done. He stated that this is needed for the region to get its fair share of resources for economic development. Commissioner Lowther related that Indian River, St. Lucie, Martin and Okeechobee counties have been cooperating on economic development issues.

Councilmember Hershey related that the Martin County School Board has been working with the Okeechobee School Board. She noted that they could use Council's assistance.

Commissioner Lowther pointed out that Indian River County is involved with Okeechobee County in most areas of government. Adding Okeechobee County to the Treasure Coast Region has been discussed.

WEST PALM BEACH TRANSIT ORIENTED DEVELOPMENT STRATEGY - PRESENTATION

Staff gave a presentation on the West Palm Beach Transit Village Charrette held in late January.

Councilwoman Starace asked if there would be a mechanism to ensure that the rental properties were kept up and would not diminish the value of the area. Staff noted that the rental housing is being considered in the models because it is one of the things the public requested. In the Charrette, the public noted that rental housing is one of the missing things in downtown. No one can afford to live downtown or buy a house downtown. It was noted that rental units will be at thirty percent. It was also stated that there needs to be a housing authority or some mechanism that will cover not only upkeep of the rental properties but be responsible for guaranteeing that there is a sufficient stock of affordable housing units as well.

Commissioner Wheeler asked if the property would be sold to a private enterprise to build the residential rental units. Staff noted that the transaction would have to be negotiated by the RTA, Palm Beach County, or the City of West Palm Beach. Commissioner Wheeler asked how affordable housing would be built and how the units would be maintained as affordable. A housing authority should be created to manage the affordable housing units because without a mechanism for affordable housing, market rates will take over. Many options such as deed restrictions and limited resale profits can be used to help keep units affordable. Staff emphasized that affordable housing is the most difficult issue in the project. There needs to be a political will to maintain the units as affordable to create a sustainable mix.

Staff noted that affordable housing is a key issue in regional economic development. The real estate industry has used the phrase "drive until you qualify", meaning keep driving west, away from established and more expensive areas, until the worker can afford a home. Projects such as the West Palm Beach Transit Oriented Village seek to reduce the number of commuters by offering affordable housing near where they live. Furthermore,

providing schools and daycare near affordable housing will result in a more sustainable community.

Councilmember Haynie asked what price is considered affordable. Staff responded that in West Palm Beach the affordable housing range is a rental of \$900 - \$1200 a month or \$260,000 for a for-sale unit. However, the range for what is affordable will have to be determined by the entity that oversees the affordable housing.

Councilman Jacobson asked about parking. Staff related that there will be 4,700 structured parking spaces plus 100 surface spaces to support 3.2 million square feet of new development. The parking meets the West Palm Beach code and there is a surplus of 200-300 parking spaces. The parking is not readily apparent in the master plan since it has all been designed internally and structured within the block. Councilman Jacobson asked if the first two floors of a building would be parking. Staff responded that there would be retail or residences ground floor, and parking would be behind the building inside the blocks. The West Palm Beach code requires internal parking.

Councilman Baine noted that most of the property is owned by the government. He asked if the neighborhood to the north has seen the plan. Staff responded that all of the surrounding neighborhood associations were invited to provide input and many neighborhood residents participated in the charrette. The City of West Palm Beach plans to connect the neighborhood. The City of West Palm Beach can use tax or other revenues to help improve and construct housing in this neighborhood.

Commissioner Koons thanked Staff for their involvement in this project. He indicated that it may be difficult to get the state and federal governments to change their thinking from an environmental perspective to an urban perspective. The governmental agencies that own the majority of the land in the study area must be encouraged to act as entrepreneurs in order for the plan to succeed. Commissioner Koons suggested that Council could act as the coordinators of this project.

COUNCIL MEMBER INFORMATION EXCHANGE

None

PUBLIC COMMENT

None

COUNCIL MEMBER INFORMATION EXCHANGE

Councilmember Haynie asked Commissioner Koons to comment on the joint meeting and presentation of Council and the Florida Long-Range Transportation Plan. Council decided to have a presentation of the plan at its May, 2005 meeting.

STAFF COMMENT

Council decided that the April meeting will be held at the Indian River Community College's Chastain Campus in Stuart at 9:30 a.m.

CHAIRMAN'S COMMENT

None

ADJOURNMENT

There being no further business, Chairman Lowther adjourned the meeting at 11:00 a.m. This signature is to attest that the undersigned is the Secretary or a designated nominee of the Treasure Coast Regional Planning Council, and that the information provided herein is the true and correct Minutes of the March 18, 2005, meeting of the Treasure Coast Regional Planning Council.

Date

Signature