

**MINUTES OF THE  
TREASURE COAST REGIONAL PLANNING COUNCIL  
MAY 19, 2006**

Chairman Koons called the meeting to order at 9:40 a.m. and welcomed everyone to the meeting. He led the pledge of allegiance and requested roll call.

The following members and alternates were present:

Indian River County:	Councilmember Abell Commissioner Lowther Commissioner Wheeler
St. Lucie County:	Vice Mayor Christensen, Alternate
Martin County:	Commissioner Valliere Commissioner Smith Commissioner Bausch
Palm Beach County:	Commissioner Koons Commissioner Newell Councilmember Brinkman Mayor Golonka Vice Mayor Levinson Mayor Ferreri Commissioner Vespo (for Rhetha Lowe) Commissioner Exline Mayor Jacobson Councilman Dr. Priore
Gubernatorial Appointees:	Susan Hershey Kevin Foley Daniel Miteff Richard Hurley
Ex-Officios:	Marguerita Engle, SJRWMD Mary Murphy, FDEP
Council Staff:	Kathryn Boer Michael J. Busha Marcela Cambor Sandy Gippert Elizabeth Gulick Wynsum Hatton Stephanie Heidt Terry Hess Peter G. Merritt Gregory Vaday Joan Young

Council Attorney: Roger Saberson

The Executive Director announced a quorum was present.

### **AGENDA**

Council staff distributed an amended agenda to add Item 9, Palm Beach County Urban Redevelopment Area Contract. Council's attorney noted that this is a good cause addition as the text had not been finalized until this week and the contract will begin prior to the next scheduled Council meeting. Staff asked that this Agenda Item be moved to number 7 on the amended agenda. Additionally, staff requested that items 4C, Village of Palm Springs Comprehensive Plan Amendments; and 4D, Intergovernmental Coordination and Review Log be pulled from the Consent Agenda. Commissioner Lowther moved approval of the amended agenda. Councilmember Abell seconded the motion, which carried unanimously.

**Motion**

Commissioner Bausch asked for an update on collecting the outstanding Hurricane Wilma Emergency Bridge Loans. Staff noted the loans were for a 180 day period and that collections had already begun and would continue to the end of June. Chairman Koons noted for Council that the outstanding balance of the loans appears as debt on Council's books. Staff stated that a request has been made of to the state to transfer this debt to the Treasure Coast Enterprise Fund which is a 501C3 organization under the Council. The Office of Tourism, Trade and Economic Development is formulating a contract amendment for this purpose.

### **CONSENT AGENDA**

Commissioner Wheeler moved for adoption of the Consent Agenda with the removal of items 4C, Village of Palm Springs Comprehensive Plan Amendments and 4D, Intergovernmental Coordination and Review Log. Commissioner Lowther seconded the motion which carried unanimously. Items on the Consent Agenda were: 4A, Financial Report – March 31, 2006; and 4B, Minutes – April 21, 2006.

**Motion**

### **VILLAGE OF PALM SPRINGS COMPREHENSIVE PLAN AMENDMENTS**

Staff stated that Village staff contacted Council offices regarding a discrepancy in the amendment materials. Staff requested that a modification be made to the report to delete the first comment in the Comments and Recommendations section and renumber the remaining two comments. Commissioner Valliere moved approval of the modified report. Mayor Golonka seconded the motion, which carried unanimously.

**Motion**

### **INTERGOVERNMENTAL COORDINATION AND REVIEW LOG**

Staff made reference to an addendum to item SAI# FL200604172193C – Scoping Notice – Study the Feasibility of Using the “St. Lucie Shoal” Borrow Site in the Intergovernmental Coordination and Review log necessitated by information provided at recent public hearings and local comments. Staff noted that the report reflects recommendations on three critical issues: 1) the study should determine the regional implications to the Treasure Coast and the rest of southeast Florida; 2) the study should carefully examine the economic and

environmental costs and benefits of this proposal; and 3) that the Corp take a regional approach to these issues by broadening the scope of the proposed study, considering a multi-year regional comprehensive plan for beach renourishment and identifying long-term offshore resources for all counties in Southeastern Florida. Staff additionally noted that comments from Martin County were provided with the addendum. Staff requested that Council adopt the modified report and approve transmittal to the Florida State Clearinghouse.

Commissioner Smith noted that first and foremost our beaches are an enormous asset to the region. He asked that Staff continue with questions such as 1) What are our resources and how long will they last? 2) What is the anticipated long term plan? 3) Where are we going to obtain sand for the next 50 years? He noted that local consideration must have first priority. Although renourishment is expensive, it creates a tremendous economic return as well as protecting our shoreline and residents from hurricanes.

Councilmember Miteff moved for adoption of the report. Commissioner Smith seconded the motion, which carried unanimously.

**Motion**

### **CITY OF ATLANTIS**

Staff reported that the proposed amendments are based on the City's recently adopted Evaluation and Appraisal Report, which was found sufficient by DCA in March of this year. Staff noted that the only significant concern is the City's proposed deletion of a policy which directly supports and is consistent with a fundamental goal in the regional plan that calls for a range of housing types and affordabilities in proximity to employment and services. The deletion of this policy is considered to be inconsistent with the SRPP. As indicated in a letter contained within the staff report, City staff has agreed to recommend that the City retain the policy. The staff recommendation is that the amendments should be considered consistent with the SRPP except for the deletion of Policy 2.2 of the Housing Element. However, if the City Council elects to follow the City staff recommendation to retain that policy, then the amendments in their entirety would be considered consistent with the SRPP.

Councilmember Dr. Priore moved approval of the staff report. Commissioner Valliere seconded the motion, which carried unanimously.

**Motion**

### **PALM BEACH COUNTY**

Staff indicated that the proposed comprehensive plan amendments contain ten Future Land Use Map amendments and as well as text amendments to several of the elements. The staff report contains several comments on the proposed amendments including a conflict with another local government. Although staff does not find that proposed amendment to be inconsistent with the regional plan, it recommends that the County seek resolution to this conflict prior to the adoption of the amendment. Additionally, two of the future land use map amendments would redesignate properties which are currently located in the Rural Tier in Palm Beach County from one dwelling unit per ten acres to one dwelling unit per acre and require the incorporation of those properties into the urban/suburban tier. One of the major components of the county comprehensive plan is a system of tiers. Each tier corresponds with a level of urbanization. Within each of those tiers there is a range of urban services that is to be provided. The county plan spells out the condition under which a tier boundary can be modified. Staff indicated that

those two proposed amendments are not only inconsistent with the county plan, but they are not consistent with the SRPP which calls for sustainable countryside. It was recommended that if the character of these areas has changed so that they should be urban rather than rural, then a study should be done to reevaluate not only the future land use map designation on this one particular property, but the designations of all the properties in the area. This will ensure a compatible mix of land uses and consistency with the SRPP.

Councilmember Miteff asked if the projects are vested or coming in together. Chairman Koons indicated they are coming through separately. Councilmember Miteff asked if everyone in the area would be subject to the County workforce housing program. Chairman Koons indicated that commitments are being required as projects go through the approval process.

Commissioner Levinson indicated that during a meeting of the Issues Forum the Coastal Residential Exception Area Modification Amendment was temporarily withdrawn by the County. He furthered that the cities will be organizing a committee to negotiate with the County with respect to this issue. He inquired if there would be a procedural problem if this was removed. Staff indicated that the County would have to remove the item at the adoption stage. Commissioner Levinson noted that there were no comments specific to the County imposing its own workforce housing program on the individual cities contained in the staff report. Staff replied that the amendment reviewed was to the extension of the Coastal Residential Exception Area to the north and to impose the workforce housing condition just in that area. Commissioner Levinson stated that the County added to the proposed amendment at a meeting. Chairman Koons noted that it was to just extend the line north. Commissioner Levinson stated that was not what was put in the comprehensive plan amendment.

Lorenzo Aghemo, Director of Planning for Palm Beach County stated that the amendment being considered in the staff report only applies to the northern part of the county. He furthered that the amendment Commissioner Levinson is referring to is scheduled to be transmitted in round 06-02. It will be going to the Local Planning Agency in June and be transmitted by the board on July 19<sup>th</sup>. Commissioner Newell stated that the County has adopted a policy that all new developments must have a certain percentage of workforce housing. The policy states that any city with development east of I-95 is exempt from Traffic Performance Standards if workforce housing is provided. The County has asked the cities to adopt a similar policy. He noted that once this is evaluated by the committee, the policy may be changed. Commissioner Levinson expressed his concern that the cities in the north may not be in agreement.

Mayor Golonka stated that the northern municipalities were supportive of the basic concept and it was her understanding that it did not bind the municipalities to the County's workforce housing ordinance. Chairman Koons stated that the County is willing to work with the cities to reach a consensus of how to address the workforce housing issue.

Commissioner Levinson stated that he was concerned with the mandate of thirty percent density bonus for the northern cities. Commissioner Newell stated that this number is not exact and that there is a formula as to the density bonus versus the given density. Mr. Aghemo explained that the policy reads that if the development is to receive the concurrency exception, they must meet the requirement of the County Workforce Housing Program. The exception is optional, the city does not have to use the concurrency exception. Councilmember Miteff inquired about the date of the exemption. Mr. Aghemo noted that the ordinance is currently

being written and should be adopted sometime in October. For the time being, the Board of County Commissioners adopted interim policies for staff to follow. These interim policies were put into effect on April 5. Any new development will receive a condition attached to them by County staff to those policy requirements, but until the regulations are in place, it will be the responsibility of the Board of County Commissioners to approve the development or not.

Councilmember Brinkman noted that she would not be voting on this item. She expressed concern that policies have been set for a program that has not yet been adopted. Chairman Koons noted that trying to extend this to the cities was premature, therefore the County is now requesting the input from the cities.

Mayor Ferrari stated that it would make more sense to retain the lower density on the Southern Boulevard/Jog Road amendments due to the limited access. He also expressed concern that the portion of land that is Commercial being changed to residential is basically changing the land use to a lesser intensity. He questioned if staff, when evaluating the amendment, looked at it from that standpoint or from location and compatibility. Staff indicated from a regional planning perspective the amendment was consistent with the regional plan as the County indicated they would require the developer to buffer the southern portions of those properties closer to the lower density residential development with larger lots and have higher density/intensity uses closer to the canal on Southern Boulevard. It is also noted in the report that the County should address the concerns expressed by the City prior to adoption of the amendments.

Rosa Durando expressed her concerns with respect to the Lantana/SR 7 amendment. She put forward that there are no roads, schools, parks, amenities, utilities, or services. She questioned where the water will be discharged. Staff noted that the report finds these two amendments to be inconsistent with the SRPP. Staff furthered that the funeral home being proposed on SR 7 was not found in conflict, but it was noted that the designation should be limited to the funeral home use.

Commissioner Newell stated that the federal government is planning to locate a veteran's cemetery with 70,000 – 120,000 grave sites on State Road 7. The location for the funeral home was considered ideal as it will be adjacent to the cemetery.

Relative to the Coast Residential Exception Area Modification Amendment, Mayor Golonka indicated that municipalities have expressed concerns as to whether it is viable for them to meet the County workforce housing ordinance provisions. She made a motion that the staff report be amended to indicate that the Council urges the County to carry out its commitments to coordinate with the municipalities and attempt to reach a consensus on the requirements for the exception. Chairman Koons stated that this would put Council in the middle of the issue. He stated that the amendment reflects the plans of the County Commission. Commissioner Newell submitted that since the Commission supported this position and Council's recommendation is not supportive, then he cannot vote for approval of the staff report. Mayor Ferrari noted that he is against the motion. He expressed the need for long-range solutions to the workforce housing issues.

Chairman Koons noted that what is being proposed in this amendment is to extend a dotted line that was never extended in the north end of the County to be able to have housing east to I-95

exempt. He stated that the County is willing to work with the Cities. Mayor Golonka emphasized that the north County municipalities do support the change in the boundary. She also indicated that this amendment is not at odds with the position of the County Commission. Commissioner Newell noted that this was not the only issue within the amendment package that would be in conflict.

Councilmember Dr. Priore motioned that the vote go forward with the exception of the comments to FLUM Amendments 7 and 8 and Text Amendment 6. Mayor Ferrari seconded the motion, which carried unanimously.

**Motion**

Mayor Golonka restated her motion to approve with modifications to Amendment 6. Commissioner Smith seconded the motion, which carried with two opposed.

**Motion**

Commissioner Smith moved to approve Amendments 7 and 8 of the report. Councilmember Hurley seconded the motion, which carried with four opposed.

**Motion**

### **PALM BEACH COUNTY URBAN REDEVELOPMENT AREA CONTRACT**

Mayor Ferrari moved for approval. Commissioner Exline seconded the motion, which carried unanimously.

**Motion**

### **FLORIDA’S RESEARCH COAST: A REGIONAL APPROACH TO ECONOMIC DIVERSITY – PRESENTATION BY TED ASTOLFI**

Ted Astolfi, Executive Director of the Martin County Business Development Board presented a report that was prepared by the economic development organizations in Martin, St. Lucie, and Indian River Counties. It’s goals are to diversify the industrial base of the region and develop ways to bring high value jobs to create regional economic development while maintaining a high quality of life.

Commissioner Smith moved for approval of the staff recommendation. Councilmember Hershey seconded the motion, which carried unanimously.

**Motion**

Mayor Golonka asked, as the plan refines and moves forward, that Palm Beach County be considered another portion of the region. Mr. Astolfi noted that he has been working closely with economic entities in Palm Beach County and plans to include Palm Beach County in moving forward. Chairman Koons asked Mr. Astolfi to return in six months and report to Council how Palm Beach County will fit into the plan as well as make a presentation at the next joint meeting of the South Florida Regional Planning Council and the Treasure Coast Regional Planning Council.

### **COMMITTEE FOR A SUSTAINABLE TREASURE COAST – PRESENTATION OF FINAL REPORT BY STACY RANIERI**

Stacy Ranieri, former member of the Committee for a Sustainable Treasure Coast presented the final report to Council. The primary intent of the Committee was to evaluate and make recommendations concerning long-range planning to assure sustainable growth and development in the Treasure Coast Region. To accomplish this goal, the Committee focused

on opportunities for regional action in Natural Systems, Rural Lands, Built Environment, Social Systems, and Economic Diversity. After more than a year of work and dozens of public meetings and workshops, the Committee unanimously endorsed a final report with numerous goals and recommendations dealing with economic, environmental, and social issues. This report also identified various planning tools available to assist local governments with implementation of these broader goals.

Chairman Koons expressed his interest in approaching the state to fund non-profits to engage in land use and transportation planning. New funding strategies should be developed for infrastructure planning and funds for only those areas where growth is well planned. A joint partnership between the TCRPC and the Sustainable Treasure Coast non-profit could work closely with the FDOT.

Mayor Ferrari moved approval of the staff recommendation. Commissioner Smith seconded the motion, which carried unanimously.

**Motion**

Relative to the Committee for Sustainable Treasure Coast, Rosa Durando indicated that it would be impossible to accomplish Everglades restoration without Palm Beach County. She referred to the final report as a “bunch of platitudes”. She indicated that a regional examination must include all 16 counties in the Water Management District. She expressed disappointment with the selection of the members to serve on the technical advisory committee and with the lack of ability of the committee members.

Regarding the report on the Regional Approach to Economic Development, Ms. Durando was critical of the failure to include Palm Beach County in any regional approach to economic development. She indicated resentment that the Treasure Coast Regional Planning Council would prepare or endorse such a report unless there will be an auxiliary report devoted to Palm Beach County as part of the Treasure Coast Region.

#### **COUNCIL MEMBER INFORMATION EXCHANGE**

Commissioner Newell asked to have the Okeechobee Dike included in next month’s agenda. He noted that Palm Beach County has contracted to have an evacuation plan developed for communities in Palm Beach County should there be a dike break. He stated that if there is a break, there will be major effects on surrounding counties in the region.

#### **PUBLIC COMMENT**

None.

#### **STAFF COMMENT**

Staff reported that the summer meeting schedule will be issued once the determination has been made for scheduling the proposed developments of regional impact.

#### **CHAIRMAN’S COMMENT**

None.

**ADJOURNMENT**

There being no further business, Chairman Koons adjourned the meeting at 11:40 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 May 19, 2006, meeting of the Treasure Coast Regional Planning Council.

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Date

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Signature