

**MINUTES OF THE
TREASURE COAST REGIONAL PLANNING COUNCIL
DECEMBER 16, 2005**

Chairman Lowther called the meeting to order at 9:30 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: Commissioner Lowther
 Councilmember Aherns
 Councilmember Neglia

St. Lucie County: Commissioner Coward
 Commissioner Joseph Smith, Alternate
 Mayor Minsky

Martin County: Commissioner Smith
 Commissioner Bausch
 Mayor Connolly, Alternate

Palm Beach County: Commissioner Koons
 Commissioner Newell
 Councilmember Brinkman
 Mayor Golonka
 Mayor Ferreri
 Commissioner Exline
 Mayor Jacobson, Alternate

Gubernatorial Appointees: Kevin Foley
 Richard Hurley
 Eugene Gibbins
 Herman Baine
 Daniel Miteff

Council Staff: Kate Boer
 Michael J. Busha
 Marcela Camblor
 Kim DeLaney
 Sandy Gippert
 Elizabeth Gulick
 Wynsum Hatton
 Stephanie Heidt
 Terry L. Hess
 Peter G. Merritt
 Gregory Vaday

Council Attorney: Roger Saberson

The Executive Director announced a quorum was present.

AGENDA

Councilmember Foley moved approval of the Agenda and Consent Agenda. Mayor Ferreri seconded the motion, which carried unanimously. **Motion**

Items on the Consent Agenda were: 4A, Financial Report – September 30, 2005; 4B, Minutes – October 21, 2005; 4C, Resolution 05-03 – Designation of Hazardous Materials Awareness Week; 4D, City of Lake Worth Comprehensive Plan Amendments; 4E, Charrette Calendar; and 4F, Intergovernmental Coordination and Review Log.

ANNOUNCEMENTS

Council staff announced that the 2005 Growth Management Workshop held on December 5th, which was co-sponsored by the Treasure Coast Regional Planning Council and the Florida Department of Community Affairs (DCA), was well-attended and very informative with respect to the legislation that was adopted in 2005. The DCA is planning additional workshops regarding Public School Concurrency and Capital Improvements.

A plaque of appreciation was presented to Terry Hess, Council Deputy Director, for his work with the District 10 Local Emergency Planning Committee, which is staffed by the Treasure Coast Regional Planning Council.

Council staff gave an update on the Workforce Housing Symposium which was held on December 2, 2005. The symposium had over 200 participants. Presentations on a wide range of housing topics were provided by experts from around the country. Staff will be producing proceedings of the symposium early next year.

LOCAL GOVERNMENT COMPREHENSIVE PLAN REVIEWS

Staff provided a report on St. Lucie County Comprehensive Plan Amendments (DCA Ref # 06-1) which included the proposed Towns, Villages and Countryside, (TVC) Element. Staff gave a presentation on the proposed element, which had been prepared by the Treasure Coast Regional Planning Council under contract with St. Lucie County.

Mayor Ferrari expressed concerns that the density being proposed in the TVC Element is not consistent with the rural character in the area. He also questioned how the countryside would be maintained and expressed concern about the burden of additional transportation by locating workforce housing away from jobs.

Staff pointed out that the presentation given was only a synopsis, and assured Council that these issues are addressed in the full document. It was noted that the TVC creates a link by which the town will not survive if the countryside is not maintained. The countryside will provide the water needs, both in terms of drainage and dealing with the reuse water. It will create the jobs linked to agriculture, an airport within close proximity and a nearby research center. It was noted that when there is an urban intervention into the countryside, surrounding

agricultural land and the open space becomes an important land use. The countryside is a land use that is necessary to that town, basically to offset and mitigate all the impacts of the development. There needs to be a relationship between those people living in the houses and the countryside. The key to this plan is that it will address the entire twenty-eight square miles. Staff suggested that the County could create a Special Improvement District within which there could be a Community Stewardship Organization to help with the education and maintenance of this open space and countryside. Policies in the TVC element require an approved maintenance and management plan before moving forward with development.

Commissioner Coward provided a context for the situation that St. Lucie County is currently facing. Due to the saturation of available land in South Florida, the County has been a hotbed for development. The need for an alternative growth management strategy was recognized as an alternative to urban sprawl. He noted that there were several meetings with the landowners and interested parties to develop the TVC Element. The public's involvement was very extensive in creating this plan. The TVC Element is essentially asking the development community to earn development rights by contributing to a long list of public benefits such as higher education, economic development, better urban land form, open space, agricultural protection, environmental restoration, and workforce housing. Commissioner Coward noted that the transmittal of this element is only the first step and stated he welcomes any comments, or recommendations the Council may have as the County moves forward. Councilmember Miteff indicated that the award system will promote creativity by the developer, which is beneficial in addressing the affordable and workforce housing crisis.

Councilmember Foley expressed concern that approval of this element will become the only development model and there will be no variation. Those wanting larger homes on larger lots will have those options removed from the marketplace. Staff explained that with the transect, there will be variation within the town, allowing for homes on larger lots as well as more of the housing options that are currently driving the marketplace.

Councilmember Aherns inquired of the political structure of the towns. Staff replied that the town would be within the jurisdiction of the County. Mayor Minsky asked if there would be provisions in place to prevent the town from incorporating and inquired how the utilities would be handled. Commissioner Coward noted that the County is partnering with the Fort Pierce Utilities Authority. He noted that the County Comprehensive Plan currently precludes providing public utility lines outside the urban service boundary. In this instance, it is one of the incentives to the developer. If they participate and build towns and villages, then they become eligible for those utilities. The County's intention is to expand their partnership with the utilities authority in more of a regional utility approach to jointly provide services to these areas.

Councilmember Neglia asked if this plan would be applied to all counties. Chairman Lowther expressed that although it is for the individual counties to decide, Indian River County has been in direct contact on this and is interested in remaining part of the process as this concept is a viable alternative to unplanned growth. Commissioner Doug Smith commended St. Lucie County for their work to date. He expressed that it is better to search for predictability than to let growth occur without control.

Bob Ulevich, St. Johns River Water Control District, Sebastian River Waste Control District, stressed the importance of Council being involved with current activities of the water management district centers in this area.

Councilmember Baine moved approval of the staff recommendation for agenda item 6A, St. Lucie County Comprehensive Plan Amendments (DCA Ref #06-1). Councilmember Foley seconded the motion, which carried unanimously.

Motion

Staff provided a report on St. Lucie County Comprehensive Plan Amendments (DCA Ref# 06RLSA-1). A presentation was provided on Rural Stewardship Land Areas by Walker Banning from the Florida Department of Community Affairs. Ernie Cox, of Gunster Yoakley and Anita Jenkins of WilsonMiller, Adams Ranch gave a presentation on behalf of the applicant, Adams Ranch.

Mayor Golonka expressed concern that landowners would be given a large number of credits for land they could not develop if sold. She inquired of the applicant if their analysis takes into account that some wetlands may be required to be preserved by environmental agencies and if there is a twenty-five percent set aside of a particular species that make those areas undevelopable. Mr. Cox responded that there has been a complete paradigm shift established by the legislature. He noted that a big problem in Florida is the tendency to value areas regulated as extremely low. Their analysis would give high values to setting aside these areas and permanently protecting them in return for certain types of development in other places. The legislature gives the highest number of credits to those areas irrespective of the regulatory scheme. Commissioner Coward made note that the Board of County Commissioners unanimously supports this amendment, but noted for the record that there are concerns with some of the components of the RLSA program as proposed.

Nick Blount from Florida Power & Light expressed his desire to enter into record that Policy 3.1.1, which prohibits utility transmission lines from the land, is in direct conflict with state statutes which prohibit local governments from regulating these linear facilities. He provided a letter to DCA, the County and Council noting these concerns and the Florida Power & Light opposition of that prohibition.

Mayor Ferreri moved approval of the staff recommendation for agenda item 6B, St. Lucie County Comprehensive Plan Amendment 06RLSA-1. Councilmember Neglia seconded the motion, which carried unanimously.

Motion

COUNCIL REORGANIZATION - 2006 MEMBERSHIP APPOINTMENTS AND ELECTION OF OFFICERS

Staff read the names of the new Councilmembers into the record and asked that the Chairman certify that they have been duly appointed.

PALM BEACH COUNTY

Regular Members: Commissioner Karen Marcus
Commissioner Jeff Koons
Commissioner Warren Newell

Regular Member Alternates: Commissioner Mary McCarty
Commissioner Addie Greene
Commissioner Tony Masilotti

Municipal Members: Vice Mayor Joni Brinkman (Village of Palm Springs)
Mayor Samuel J. Ferreri (City of Greenacres)
Mayor Karen Golonka (Town of Jupiter)
Councilmember Dr. Carmine Priore (Village of Wellington)
Commissioner James Exline (City of West Palm Beach)

Municipal Alternates: Councilmember Elizabeth Tennyson (Town of Lantana)
Commissioner Retha Lowe (City of Lake Worth)
Mayor Maurice Jacobson (Town of South Palm Beach)
Vice Mayor Lizbeth Benacquisto (Village of Wellington)
Commissioner Jon Levinson (City of Delray Beach)

INDIAN RIVER COUNTY

Regular Members Commissioner Thomas Lowther
Commissioner Gary Wheeler

Regular Member Alternates: Commissioner Wesley Davis
Commissioner Sandra Bowden

Municipal Members: Councilmember Sal Neglia (City of Sebastian)
Councilmember Sabin Abell (City of Vero Beach)

Municipal Alternates: Mayor Nate McCollum, (City of Sebastian)
Councilmember William Ahrens (Indian River Shores)

MARTIN COUNTY

Regular Members: Commissioner Doug Smith
Commissioner Susan Valliere

Regular Member Alternates: Commissioner Michael DiTerlizzi
Commissioner Sarah Heard

Municipal Member: Commissioner Tom Bausch, Town of Sewall's Point

Municipal Alternate: Mayor Joseph Connolly, Town of Jupiter Island

ST. LUCIE COUNTY

Regular Members: Commissioner Doug Coward
Commissioner Chris Craft

Regular Member Alternates: Commissioner Paula Lewis
Commissioner Joseph Smith

Municipal Members: Mayor Robert Minsky (City of Port St. Lucie)
Commissioner Edward Becht (City of Fort Pierce)

Municipal Alternates: Vice Mayor Patricia Christensen (City of Port St. Lucie)
Commissioner R. Duke Nelson (City of Fort Pierce)

**GUBERNATORIAL
APPOINTEES:**

- Kevin J. Foley (Martin County)
- Daniel Miteff (Palm Beach County)
- Susan I. Haynie (Palm Beach County)
- Herman Baine (Palm Beach County)
- Charles Collins (Palm Beach County)
- Susan Hershey (Martin County)
- Eugene Gibbins (St. Lucie County)
- Ramon Trias (St. Lucie County)
- Richard Hurley (Indian River County)

Mayor Ferreri moved approval of the confirmation of certification. Commissioner Doug Smith seconded the motion, which carried unanimously.

Motion

Election of Officers

Commissioner Lowther reported that the Nominating Committee met prior to the Council meeting to recommend a slate of new officers. The following members were nominated for officer positions for the year 2006:

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|---------------------|-----------------------------|
| Chairman | Commissioner Jeff Koons |
| Vice Chairman | Mayor Robert Minsky |
| Secretary/Treasurer | Councilmember Susan Hershey |

There being no other nominations, a motion was made by Commissioner Doug Smith to cast a unanimous ballot for the slate of officers as recommended by the Nominating Committee. Councilmember Miteff seconded the motion, which carried unanimously.

Motion

COUNCIL OFFICES – CONTRACT TO PURCHASE

Staff reported that since 2002 Council has been searching for new offices. The Building Committee has viewed a property that was located on Camden Avenue in Stuart and authorized Council to make an offer. The amount Council will have to finance is approximately \$1.8 million.

Commissioner Coward moved approval of the contract. Councilmember Hurley seconded the motion, which carried unanimously. **Motion**

Council attorney noted that the contract is “as is”. There is a due diligence period of approximately 75 more days to cancel the contract. The closing will be late February, early March. As part of the authorization, it was requested that Council approve the retaining of bond counsel for the project. The fee for arranging the financing would be \$8,000.00, plus expenses.

Councilmember Foley moved approval to authorize retaining bond council for the purchase of the new offices. Commissioner Doug Smith seconded the motion, which carried unanimously. **Motion**

BUDGET/PERSONNEL COMMITTEE – ANNUAL REVIEW OF COUNCIL’S EXECUTIVE DIRECTOR

Mayor Ferreri reported that the Budget/Personnel Committee met to discuss the Executive Director’s annual review. All ten of the review forms received were positive. The committee recommended the Executive Director receive a three percent cost of living increase and a two percent merit increase. Additionally, health benefits will be provided to his family. All other compensation will remain the same as last year.

Councilmember Foley moved approval of the committee’s recommendation. Councilmember Hurley seconded the motion, which carried unanimously. **Motion**

ADJUSTMENTS TO BOUNDARIES OF FLORIDA REGIONAL PLANNING COUNCILS

Staff reported that there is an ongoing study called for in the 2005 Growth Management Legislation to study the potential of adjustments to the boundaries of the regional planning councils, water management districts and Department of Transportation Districts. The study, being performed by the Office of Program Policy Analysis and Government Accountability, will be completed by December 31, 2005. Draft reports have indicated that the Treasure Coast Regional Planning Council’s boundaries will not be affected. In January, the Florida Regional Council’s Association will ask its Policy Board members to take an official position on the boundary survey.

COUNCIL MEMBER INFORMATION EXCHANGE

Chairman Lowther was presented with a gift of appreciation for his service to the Council in 2005.

Commissioner Koons expressed his appreciation to staff on the implementation of the West Palm Beach Transit Oriented Development.

PUBLIC COMMENT

Bob Ulevich, St. Johns River Water Control District, Sebastian River Waste Control District, made note that there is an opportunity to create 10,000 to 12,000 acre reservoir stormwater

treatment areas, reduce the discharge of 100,000 to 150,000 acre feet of water into the lagoon and retain the water inland. The location currently under consideration is in the vicinity of the Cloud Grove property, which is the proposed location of a new town. He noted that a presentation could be done to bring Council up-to-date. Commissioner Doug Smith suggested that this should be done through the Regional Issues Subcommittee, or possibly as an agenda item between the Indian River County and St. Lucie County boards.

STAFF COMMENT

None.

CHAIRMAN'S COMMENT

Chairman Lowther expressed his appreciation and the opportunity to serve as chairman.

ADJOURNMENT

There being no further business, Chairman Lowther adjourned the meeting at 12:40 p.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 December 16, 2005, meeting of the Treasure Coast Regional Planning Council.

Date

Signature