

**MINUTES OF THE
TREASURE COAST REGIONAL PLANNING COUNCIL
JANUARY 20, 2006**

Chairman Koons called the meeting to order at 9:35 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 Aherns Councilmember Neglia
St. Lucie County:	Commissioner Coward Commissioner Craft Mayor Minsky
Martin County:	Mayor Connolly, Alternate
Palm Beach County:	Commissioner Koons Commissioner Marcus Commissioner Newell Councilmember Brinkman Commissioner Lowe, Alternate Commissioner Exline Councilmember Priore Mayor Jacobson, Alternate
Gubernatorial Appointees:	Susan Haynie Susan Hershey Richard Hurley Ramon Trias Herman Baine Daniel Miteff
Council Staff:	Michael J. Busha Marcela Cambor Kim DeLaney Sandy Gippert Elizabeth Gulick Wynsum Hatton Stephanie Heidt Terry L. Hess Peter G. Merritt Gregory Vaday Joan Young
Council Attorney:	Roger Saberson

The Executive Director announced a quorum was present.

AGENDA

Commissioner Marcus moved approval of the Agenda. Councilmember Baine seconded the motion, which carried unanimously. **Motion**

CONSENT AGENDA

Items on the Consent Agenda were: 4A, Financial Report – October 31, 2005; 4B, Annual Audit – Fiscal Year 2004-2005; 4C, Minutes – December 16, 2005; 4D, Amended and Restated Consultant Contract – Brownfields Program; 4E, City of Boca Raton Comprehensive Plan Amendments; 4F, Charrette Calendar; and 4G, Intergovernmental Coordination and Review Log.

Chairman Koons noted that the audit report indicated that Council assets dropped by \$70,000 due to the Hurricane Wilma Bridge Loan program from the state. The auditors require that Council show this as debt, so consequently, assets are lower than normal. The Chairman indicated that Council would pursue coordination with the state to develop a mechanism to avoid showing these outstanding loans as debt on our books and to receive reimbursement for the expense of administering this program.

Commissioner Marcus moved approval of the Consent Agenda. Councilmember Haynie seconded the motion, which carried unanimously. **Motion**

ANNOUNCEMENTS

Staff announced that Commissioner Coward of St. Lucie County was presented with the Florida Chapter of the American Planning Association 2005 Public Official of the Year service award.

COUNCIL COMMITTEE APPOINTMENTS - 2006

Chairman Koons noted one omission to the agenda item for the Finance Committee. He asked and Councilmember Baine agreed to serve on the Finance Committee. Mayor Connolly moved approval of the Committee Appointments. Commissioner Lowe seconded the motion, which carried unanimously. **Motion**

CITY OF PORT ST. LUCIE WESTERN ANNEXATION AREA

Presentations were made by Maria Tejera, Council’s consulting transportation engineer, on the Regional Transportation Study; Marcela Cambor, Council Urban Design Coordinator, on the Becker Road Charrette; and Terry Hess, Council Deputy Director, on the City of Port St. Lucie Comprehensive Plan Amendments.

Commissioner Newell expressed concern that the Florida Department of Transportation (FDOT) is spending millions of dollars for the two interchanges at I-95 and the Florida

Subject to modifications

Turnpike to move cars from Point A to Point B, and the design for a four-lane road with speed limits of fifteen miles per hour would not maintain the level of service required by the comprehensive plan. Staff stated that the monies to pay for the expansion of Becker road would be coming from an annexation agreement with the developers, not from the FDOT. It was noted that the developers are paying for the expansion to four lanes and drainage for six lanes. Staff added that the absence of traffic signals and curb cuts would actually help to provide for a more effective roadway that will operate at the required level of service.

Commissioner Newell further asked who would be paying for the roadway network. Staff stated that the roadways in the southern portion are part of an interlocal agreement that places responsibility for construction on the developers. Commissioner Newell inquired why the Regional Planning Council is not asking roadway network capacity and financial responsibility questions. Staff noted that the DRIs in the area, Western Grove, Southern Grove, Kennedy Grove and Wilson Grove, are still in the sufficiency stage and have not yet come to Council for review. This is only Phase One of the traffic study, which was coordinated by the City as part of a whole analysis for the area. Phase Two will be more specific as the City works through the DRI process and revises their comprehensive plan. One of the key objectives of this analysis is to provide a basis for the City when amending their Capital Improvements and Transportation Elements.

Councilmember Miteff asked what type of timeframe is reasonable for incorporating the overall Becker Road Plan. Staff noted that the City, identifying the importance of quickly addressing the interchange and the impact that it would have, called for a workshop before the final charrette report was complete. They realized their staff needed direction to move on the interchange and communicate the community needs with the FDOT. The City still has to modify land use designations by comprehensive plan amendment and provide new codes as the existing codes would not currently allow for the plan.

Councilmember Neglia asked if there will be public transportation. Staff noted that one of the concepts behind creating the mixed use hubs and concentrated areas was to provide key stops for future public transportation.

Councilmember Trias commended the City on this proactive planning approach. He noted that the road is not only a means of getting from Point A to Point B, but it creates Point B. He encouraged the City to continue with this detailed approach through the DRI process. Commissioner Craft also complimented the City on their efforts and offered County support and assistance.

Councilmember Hershey inquired if the school district was consulted on the plan. Staff noted that the School Board was asked to participate and they identified a future school site off Becker Road. The Board finds the site desirable not only because it is centrally located, but in an effort to be creative with school design, they want the athletic fields to be shared with the community and become a component of a public park. Additionally, the Board wanted a cafetorium as a civic building detached from the school that will be incorporated into the town center. Staff has identified two additional locations that the City should secure, as there is a very great need for schools in this area.

Subject to modifications

Mayor Connolly asked what the impact of the Becker Road project will be on Martin County. Staff noted that one of the keys to the plan is that the land uses are such that services for the residents will be provided along Becker Road. Staff indicated that the impacts will more likely be from Martin County towards these nodes. The traffic from Becker Road into Stuart or Palm City will be comparable to that which exists today.

Councilmember Miteff asked if there will be flexibility in the plan to allow for different types of development. Staff stated that will be the ultimate decision of the City, but from input provided at the charrette, that is not the intent. The Community's wish is to have a predictable vision. An analysis was done that noted the area will probably not support more than 200,000 square feet of commercial. There is no intent to limit the size of the retailers, as long as they follow the rules and place buildings consistent with the community plan.

Commissioner Coward commended the City and Council staff on the excellent job done on Becker Road. He noted that it is refreshing to see that type of citizen involvement early in the process to shape the vision for their neighborhoods and communities. He noted his concern that there will be external roads and county roads that will be impacted by this very large scale project and there will need to be a way to pay for these improvements. He also expressed the County's desire to have a joint planning agreement with the City to coordinate the connectivity of roads and compatibility of land use.

Mayor Minsky noted that the projected population of 400,000 is based on a maximum amount of development. The City's infrastructure capacity, as far as existing and what is proposed, cannot accommodate that kind of population. This is a reasonable starting point to try to evolve a better plan.

Commissioner Newell asked where the 60,000 trips from the new DRIs will occur. Ms. Tejera noted that there will be three crossovers on I-95 which will give multiple access for all three planned developments.

Chairman Koons cautioned that in order to receive TRIP dollars, there needs to be Interlocal Agreements in place between the cities, counties and state. He further suggested that Martin, St. Lucie, and Palm Beach counties form a council to look at doing regional transportation planning.

Commissioner Marcus inquired if the Water Management District had been asked what their needs were in this area. Staff replied that the Water Management District was asked what they would like to see, and they indicated a different approach to storage. Staff has been asking each of the investors in the upcoming DRIs to come up with a better water management system that will provide not only better storage but be interconnected. Staff also noted that there is a comment in the staff report that advises the City to seek to reestablish a more natural stormwater and drainage system rather than keeping existing agricultural drainage systems.

Commissioner Coward pointed out that the staff report suggests there should be "an open space buffer geographically marking where development ends and the countryside begins". He noted that this could be best achieved with land use suggestions having a western buffer or edge that could be a greenway and stormwater component.

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Councilmember Baine inquired if the Regional Transportation Study is just a Phase I. Staff replied that this is the information gathering stage. The report was initiated to coordinate with the developers, rather than get separate information from each, to determine what the future roadway network would be at the time of build out. This provides the City with information they need before making decisions that will permanently affect the area. More detailed information will be provided in the future as the DRIs are brought to Council for review. Commissioner Newell added that he would like to see the impacts to I-95 and payment of those costs be part of the planning process. Mayor Minsky reminded everyone that this is just a conceptual starting point and more detail will be provided in the future.

Commissioner Marcus moved approval of the staff report for the City of Port St. Lucie Comprehensive Plan Amendments. Councilmember Miteff seconded the motion, which carried unanimously.

Motion

COUNCIL MEMBER INFORMATION EXCHANGE

Staff noted that there will be a follow-up joint meeting with South Florida Regional Planning Council in March. Additional information will be provided.

Staff indicated that they will write to each of the county MPOs and MPO Chairs to see if there is any interest in forming a group to capture the TRIP dollars. Chairman Koons indicated that Palm Beach and Martin County have already planned a meeting to initiate this group.

Councilmember Haynie informed Council there is a lecture being hosted by The Florida Public Officials' Design Institute at Abacoa on January 26, 2006. The lecture will be done by John Classe, Vice President of Planning and Infrastructure of Baldwin Park Development Company.

PUBLIC COMMENT

None.

STAFF COMMENT

None.

CHAIRMAN'S COMMENT

Chairman Koons distributed a memo with respect to the visioning efforts in Central Florida.

ADJOURNMENT

There being no further business, Chairman Koons adjourned the meeting at 11:10 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 January 20, 2006, meeting of the Treasure Coast Regional Planning Council.

Date

Signature