

**MINUTES OF THE
TREASURE COAST REGIONAL PLANNING COUNCIL
DECEMBER 10, 2010**

Chairman Ferreri 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: Commissioner Wheeler
 Commissioner Solari
 Vice Mayor Hill (Alternate)
 Mayor Adams (Alternate)

St. Lucie County: Commissioner Mowery
 Mayor Faiella
 Commissioner Perona

Martin County: Commissioner Hayes
 Commissioner Scott

Palm Beach County: Commissioner Taylor
 Commissioner Burdick
 Mayor Ferreri
 Mayor Golonka
 Vice Mayor Webster (Alternate)
 Councilman Lowe (Alternate)
 Vice Mayor Pro Tem Andel (Alternate)
 President Pro Tem Norris (Alternate)

Gubernatorial Appointees: Reece Parrish
 Ramon Trias
 Kevin Foley
 Peter Carney

Ex-Officios: Jim Carnes, South Florida Water Management District
 Ann Benedetti, St. Johns River Water Management District
 Andrew Riddle, Florida Department of Transportation

Council Staff: Kate Boer
 Marlene Brunot
 Michael Busha
 Kim DeLaney
 Sandy Gippert
 Liz Gulick
 Wynsum Hatton
 Stephanie Heidt
 Terry Hess
 Dana Little

Peter Merritt
Greg Vaday

Council Attorney: Roger Saberson

The Executive Director announced a quorum was present.

**PUBLIC COMMENT ON
CONSENT AGENDA ITEMS**

None.

AGENDA

Mayor Golonka moved approval of the Agenda. Commissioner Wheeler seconded the motion, which carried unanimously. **Motion**

CONSENT AGENDA

Councilmember Foley moved approval of the Consent Agenda. Vice Chairman Trias seconded the motion, which carried unanimously. **Motion**

**COUNCIL ORGANIZATION
MEMBERSHIP APPOINTMENTS AND ELECTION OF OFFICERS**

Commissioner Wheeler reported that the Nominating Committee had met prior to the meeting. He stated that the Committee's recommendations for officers for the year 2011 were: Councilmember Ramon Trias for Chairman; Councilmember Kevin Foley for Vice Chairman; and Commissioner Peter O'Bryan for Secretary/Treasurer. He moved approval of the Committee recommendations. Commissioner Taylor seconded the motion, which carried unanimously. **Motion**

Staff read the following names of the new Councilmembers for 2011 into the record and asked that the Chairman certify that they have been duly appointed.

PALM BEACH COUNTY

Regular Members: Commissioner Karen Marcus
Commissioner Priscilla Taylor
Commissioner Jess Santamaria

Regular Member Alternates: Commissioner Paulette Burdick
Commissioner Shelly Vana

Municipal Members: Vice Mayor Martha Webster (Village of Royal Palm Beach)
Mayor Sam Ferreri (City of Greenacres)
Mayor Karen Golonka (Town of Jupiter)
Mayor Pro Tem Dr. Carmine Priore (Village of Wellington)
Councilmember Shelby Lowe (City of Riviera Beach)

Municipal Alternates: Councilman Fred Pinto (Village of Royal Palm Beach)

President Pro Tem David Norris (Village of North Palm Beach)
Commissioner Jo-Ann Golden (City of Lake Worth)
Vice Mayor Pro Tem Ellen Anel (Town of Juno Beach)

INDIAN RIVER COUNTY

Regular Members: Commissioner Gary C. Wheeler
Commissioner Bob Solari

Regular Member Alternates: Commissioner Peter D. O’Bryan
Commissioner Joseph E. Flescher

Municipal Members: Mayor Jim Hill (City of Sebastian)
Mayor Susan Adams (City of Fellsmere)

Municipal Alternates: Vice Mayor Bill Ahrens (Town of Indian River Shores)
Councilman Craig Fletcher (City of Vero Beach)

MARTIN COUNTY

Regular Members: Commissioner Doug Smith
Commissioner Patrick Hayes

Regular Member Alternates: Commissioner Edward Ciampi
Commissioner Sarah Heard

Municipal Member: Commissioner Anne Scott (Town of Jupiter Island)

Municipal Alternate: Commissioner Carol Waxler (City of Stuart)

ST. LUCIE COUNTY

Regular Members: Commissioner Chris Craft
Commissioner Tod Mowery

Regular Member Alternates: Commissioner Frannie Hutchinson
Commissioner Christopher Dzadoovsky

Municipal Members: Mayor JoAnn Faiella (City of Port St. Lucie)
Commissioner Thomas Perona (City of Fort Pierce)

Municipal Alternates: Councilwoman Shannon Martin (City of Port St. Lucie)
Commissioner Reginald Sessions (City of Fort Pierce)

**GUBERNATORIAL
APPOINTEES:**

Susan Hershey, Martin County
Kevin J. Foley, Martin County
Peter Sachs, Palm Beach County
Bill Hall, Palm Beach County
Michael Davis, Palm Beach County
Peter Carney, Palm Beach County

Richard Oujevolk, Indian River County
Reece Parrish, St. Lucie County
Ramon Trias, St. Lucie County

Chairman Ferreri certified that, as chairman of the Treasure Coast Regional Planning Council, the membership as read have all been duly appointed according to Council rules.

**BUDGET/PERSONNEL COMMITTEE
ANNUAL REVIEW OF COUNCIL'S EXECUTIVE DIRECTOR**

Chairman Ferreri stated that at the June 18, 2010 meeting Council approved the salary and benefit freeze of the Executive Director and staff. For informational purposes, he noted the following comments regarding the Executive Director's performance taken from the Evaluation Forms submitted from Councilmembers: noted strengths were knowledge of regional issues, always prepared, and ability to listen; and limitations included balance of concern in all areas of the region. Chairman Ferreri noted the most significant achievement was the Executive Director's ability to maintain staff on a limited budget. He stated that Councilmembers could provide better support to the Executive Director by staying focused on the issues and have a better overall knowledge of growth management issues. He called for a better response to the evaluation forms in 2011.

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SUSTAINABLE COMMUNITIES INITIATIVE GRANT**

Staff noted that this grant, which has been awarded to the South Florida and Treasure Coast Regional Planning Councils, requires an Executive Committee that will make decisions regarding the execution of the grant, manage the budget, and handle the request for proposals process for consultants that will be required to complete the regional plan. The grant automatically appoints the Chairman and Vice Chairman of each regional planning council to the Executive Committee. Staff indicated the Budget/Personnel Committee was recommending that Mayor Samuel Ferreri and Commissioner Peter O'Bryan be the other representatives from the Treasure Coast Regional Planning Council. In addition to this Committee, the grant also requires there be a Project Director who will oversee the project throughout the seven-county region and a Program Manager who will be responsible for the day-to-day work, helping with the deliverables, and assisting the Project Director. Staff noted that separate from the Executive Committee there will be a regional partnership that will discuss policy and infrastructure projects for the seven-county region. This partnership will be discussed more thoroughly at the January Council meeting.

Commissioner Taylor asked if there was anyone of color on the committee. Staff indicated not at the present time. Commissioner Taylor stated she would like the Committee to be reflective of the region's communities and felt it was important to have a mixture of representation.

Commissioner Solari stated he would be voting against this project as he believes we should be cutting bureaucracy and committees rather than adding more.

Mayor Golonka noted there is a lack of elected officials on the partnership committee. Chairman Ferreri stated that the goal with the partnership is to get expertise from all areas.

Commissioner Burdick asked if the grant would be used to hire consultants, or if there would be money to do actual projects. Staff stated the grant is to prepare a regional plan. Staff indicated that

the United States Department of Transportation, the Environmental Protection Agency and the Department of Housing and Urban Development are working together on this to be more efficient in aligning their programs and funding. This grant will create a regional plan for sustainable development which has been done in other regions of the country such as Central Florida; Portland, Oregon; Chicago, Illinois; Los Angeles, California; and Denver, Colorado. There is currently no regional plan for South Florida. Staff noted that regions that have such plans are able to compete more successfully for funding from the Federal government.

Councilmember Foley asked if the money is allocated over the entire three years of the grant, or is there a reallocation each year. Staff indicated that funding for the entire three years has been set aside for the project.

Chairman Ferreri called for a motion to approve the Executive Committee member recommendations from the Budget/Personnel Committee. Commissioner Taylor so moved. Councilmember Trias seconded the motion, which carried with Commissioner Solari dissenting.

Motion

Staff indicated there would be a presentation at the January Council meeting that would include plans done in other regions of the country. Commissioner Burdick asked if the staff was hoping to take the concept within the individual plans and find some commonality. Staff indicated the plan would not erase the work that has already been done within the seven-county region, but rather coalesce all the plans into one regional plan for sustainable development.

Commissioner Burdick asked for a copy of Council's Strategic Regional Policy Plan. Staff noted there will be an orientation session focusing on of the components of the Strategic Regional Policy Plan at the January meeting.

Chairman Ferreri stated he was in Denver and was amazed at the growth, planning and quality of life improvements to that region. He stated he met with the Mayor of Denver who stated they did not think the plan would work because there are such differences in demographics, densities, and populations between the urban core of Denver and the surrounding rural areas. But, by working together they have created a plan that has, within the last four years, implemented multiple projects in record time.

FLORIDA DEPARTMENT OF TRANSPORTATION'S 2060 FLORIDA TRANSPORTATION PLAN - UPDATE

Staff made a presentation on the update to the Florida Department of Transportation's 2060 Florida Transportation Plan. Staff noted that at the October meeting Council had approved staff recommendations for modifications to the draft plan. Subsequently, there was a final draft published for public and agency comments, with a deadline for comments in mid-November. Per Council direction at the October meeting, Council staff transmitted final comments and recommended edits to the final draft plan to the Florida Department of Transportation. The final 2060 Florida Transportation plan is scheduled to be adopted in December 2010.

Commissioner Solari stated the plan is to move communities toward Compact High Density development patterns, and he noted that at a previous presentation on the FEC/Amtrak Corridor Project the term "moderate density" was applied to ten to fifteen units per acre. He asked what then would be the definition of Compact High Density. Staff suggested that any density has to be appropriate to the context which it is located, as stated in the Strategic Regional Policy Plan. Staff

noted that, with respect to the Amtrak/FEC Corridor Project, what might be appropriate for one area may not be appropriate for another. Staff noted the proposed plan does not speak to specific density figures, but it does point to regional visioning as the place for those kinds of conversations to take place.

Commissioner Solari stated he is concerned as these types of regional projects tend to work against his community which is an ultra-low density community. Chairman Ferreri stated he had referenced the Denver plan in the previous agenda item as an example because one of the issues they had with their light rail was every community had a different thought on what intensity and density should be. What they were able to do there was not focus on density, but how to group uses. He stated a station in downtown Denver was addressed differently than a station in a more rural location. He stated he believes this is an opportunity to protect the different communities by planning and providing what is needed at each location, rather than treat them as a whole. Commissioner Solari stated his concern was that funding large projects such as rail, which benefits larger communities, will soak up the dollars which will then not be available for smaller communities like Indian River County to fund their projects such as pedestrian and bike ways.

Commissioner Hayes noted he was particularly focused on the last paragraph of report that shows the State's annual shortfall is projected to be \$2 billion. He asked if this was cumulative. Staff indicated that the State's Strategic Intermodal System is projected at a \$2 billion shortfall on an annual basis now and over time, which equates to about a \$53 billion shortfall over a 30 year planning horizon. Staff stated there is not enough funding with currently projected State revenues to do all the State envisions in the 2050 Florida Transportation Plan. Andrew Riddle, with the Florida Department of Transportation, stated that is a good interpretation, but noted that those projections can be changed by the way we develop, which is indicated in the plan.

Commissioner Hayes asked if the shortfall figure represents future projected needs or does it include replacements needs to the current infrastructure. Mr. Riddle indicated that preserving the existing infrastructure is the main priority, which is included in the estimated shortfall, as well as the additional capacity necessary to accommodate future growth and demands.

Councilmember Foley stated that at some point there needs to be a realization that there are projects that would be beneficial but cannot be done as there are no available funds.

Vice Mayor Webster stated it is very important to include the rural transportation element from a production aspect as we need to be able to move the agricultural products and commodities from the western part of the County eastward.

Drew Martin, representing the Sierra Club, stated they are very concerned about the budgetary issues and the Sierra Club supports an emphasis in moving toward public transportation. He stated the road system would be adequate if there was not the constant pressure to expand into the County's rural areas, and the developers were made to pay their fair share of the costs for roadway improvements and maintenance. He stated public transportation works very well in places like New York City because they have a very compact area, but in Florida, one of the problems with our road system is there is sprawl, so there is the constant need to build roads. He stated it was important to maintain the operational structure first, which means funding the public transportation like Palm Tran and Tri-Rail before expanding out to new systems. He stated that every time a road is built it is not just a one-time cost, so the budget for it must include the operational costs. He also said that there needs to be encouragement for individuals to work from home when possible, which would

reduce some of the congestion on the roadway system. He also asked the consideration of wildlife corridors be included in the plan as he feels there is not adequate planning for wildlife.

Commissioner Hayes stated this is the Strategic Intermodal System, which is way beyond any one of the local municipalities or counties. He said it is our obligation to make sure that the tax dollars being sent to Tallahassee are being appropriately budgeted and spent.

Staff stated that it appears the 2060 Florida Transportation Plan suggests that arranging land use more efficiently might help to reduce the projected \$53 billion deficit. Additionally, staff is suggesting that the term High Density Development should be defined, as the higher the density the more important strategic planning becomes for the local government. Staff indicated that the term Compact High Density gives the local governments a little more latitude about how that gets defined, as the local governments are in control of what gets built. Commissioner Solari stated he disagreed with this. He cited as an example the water plan of the St. John's River Water Management District goal of mandating irrigation ordinances. He stated that if the local governments do not have an irrigation ordinance in their local plan, then they will not receive funding. He stated he did not disagree with having the ordinance, but did not want to have to be coerced into have the ordinance. He stated he believes it is somewhat disingenuous to come to a community and use terms like moderate or high which have no real meaning unless they are quantified. He said he acutely agrees with the concept of compact high density areas around corridors, but there needs to be meaning for the residents.

Councilmember Foley expressed his amazement how strategic objectives and policy statements become law, and stated one size does not fit all. He stated that if it is not the rule, then you cannot have your funding, or you cannot do your project. He also expressed his appreciation to Mr. Drew Martin for always being polite and prepared with his comments to Council.

Chairman Ferreri asked if staff was seeking a motion of Council approval for the comments submitted to the Florida Department of Transportation. Mr. Saberson stated that it is appropriate for Council to approve the staff comments. Commissioner Hayes moved to approve the staff comments to the Florida Department of Transportation. Commissioner Taylor seconded the motion, which carried unanimously.

Motion

ORIENTATION SERIES ON CIVIC AND PUBLIC BUILDINGS: PLACEMENT AND PRIORITY

Staff presented the seventh installment in the Orientation Series. These presentations are to provide information on planning techniques and research to give Councilmembers additional insight and knowledge on how to promote sustainable growth in the region.

Commissioner Wheeler said the planning for Alexandria Virginia worked because it came from common sense and necessity, where people lived in a community because they supported each other. He stated that the problem today is the fact that everything is big business and moving away from the "Mom and Pop" businesses. He stated that government is too heavy a burden with too many local restrictions and fees for anything but big business to start. He stated today's culture is to drive to the big box retail stores to get the good deals.

Chairman Ferreri stated there are some good planning principles that are being presented, but believes they need to be more practical to what can really be sustainable for our region.

Councilmember Foley asked that future presentations address golf course communities, as a lot of people move to Florida to have a more country lifestyle, or that of a golf course community.

Councilmember Trias stated that golf course communities are so well done already, and what the focus of the presentations to Council are is some things that may be missing. He stated the fundamental idea behind the presentations is that all forms of development are needed to produce a high quality community.

Vice Mayor Webster noted long ago having a building with the business on the first floor and the residence on the second worked because most of the time the buildings was owned by the shop keeper.

Commissioner Wheeler stated the biggest single problem with the concepts in the presentation is you have to be well capitalized to start a business as the local government's requirements can be overburdening.

Staff noted there is a group of residents that are not really provided for very well in an urban type of environment, such as those who have graduated high school or are in college, and that although the shop owner may not aspire to live above their own shop in this day and age, it is an opportunity for someone younger to live close to or within a city rather than being limited to an apartment complex somewhere.

Commissioner Wheeler stated that all the great plans, such as Point West and Grand Harbor are not working.

Mayor Golonka stated this series provides an opportunity to discuss what is working and what is not. She used Abacoa as an example stating that ten years ago when the project was started, it was based on the theories and economy of the time. She agreed with Commissioner Wheeler that people want to go to the big box store, and maybe we need to recognize that we cannot force people to live in these strict new urbanism developments such as Abacoa. She stated that if asked, a majority of the people in Abacoa would say they liked the pretty houses, not the fact that they were able to walk to somewhere. She stated that as much as we may like the concepts presented, we need to be more realistic. In defense of local government, Mayor Golonka agreed that there are a lot of upfront fees for starting a business, but it is a fact that people's habits have changed and they tend to want to go to the big box, not the small businesses.

Councilmember Trias stated he could do a presentation of failed strip centers and subdivisions, but he believes there needs to be focus on the kinds of lessons that are being taught and not be distracted by other issues. He stated the presentations address design issues, not the economic viability of the projects. With respect to people shopping in big box business, he stated that some shop there and some shop in the downtowns. He stated that both must be available to have a high quality community.

Commissioner Burdick stated that prior to being elected to the County Commission, she served on the Palm Beach County School Board for sixteen years. She stated she liked this concept, particularly as it relates to Transit Oriented Development, because there are thousands of children currently in the school system who are physically and emotionally handicapped who will be moving on to become fully functional members of the community. She stated that these types of

communities strategically placed on transportation routes, or near medical facilities, will allow us to prepare for these individuals and provide adequate, quality housing. She said she believes that there is a private sector out there that would want to partner with cities and developers and through various federal and state grants to provide that type of housing.

Chairman Ferreri agreed all types of development need to be included because there are people that want different lifestyles and different work opportunities, and shopping choices.

ANNOUNCEMENTS

Staff announced the official release of the state-wide Regional Evacuation Study for the Treasure Coast Region. This three-year study was conducted in conjunction with the ten other regional planning councils in the state and is the first of its kind in the nation.

Staff announced the first annual Toys For Tots Train traveling from Jacksonville to Miami on Saturday, December 11, with stops in our region being in Fort Pierce and West Palm Beach.

With respect to the Amtrak/FEC Corridor Project, staff announced that on December 8, 2010 Amtrak and the State of Florida signed an agreement relative to liability which now enables the Sun Rail project to move forward. The agreement, which includes legislation that will be introduced in the spring, will also provide liability for the Amtrak/FEC project. Additionally, the Florida Department of Transportation's budget shows \$118 million in the budget to match other funding in the form of a train. This will also require legislative approval, but if approved will allow all the stations and track improvements to be constructed.

Staff noted the recent passing of Carolyn Dekle, the Executive Director of the South Florida Regional Planning Council. Staff stated she will be missed through the State. Her temporary replacement is Jack Osterholt, who is a former Broward County Administrator and also former regional planning council director.

Staff noted that Councilmember Eduardo Balbis has resigned from the Council to pursue his new job with the Public Service Commission.

Staff noted that Mr. Ron Bunch, the Enterprise Florida ex-officio member and Director of the Martin County Business Development Board, has taken a job in Kentucky.

Staff also announced Marlene Brunot of Council staff is leaving at the end of the year. She has been very instrumental in many Council projects including all of the Geographic Information System work staff produces.

The Meeting schedule for 2011 was provided to Councilmembers.

A Christmas calendar that documents a lot of the work the regional planning council staff and partners have done over the years was provided to Councilmembers.

Staff thanked Chairman Ferreri for his tremendous leadership over the past year.

Chairman Ferreri thanked everybody that volunteered to make this year rewarding, noting there had been some trying times, especially with the public. In that respect, he commended Mr. Drew

Martin for always being prepared and treating Council with respect. He wished everyone a safe and happy holiday.

COUNCIL MEMBER INFORMATION EXCHANGE

Commissioner Hayes wished everyone a happy holiday, and a prosperous and safe new year. He also made the recommendation to Councilmembers to read the book Third World America. He stated he believes this book has tremendous insight and has a very reflective perspective.

Commissioner Mowery stated that he is the Chair for the Treasure Coast Section of the Florida American Planning Association, which recently won the bid to host the 2011 conference. The conference will be in September at the Breakers in Palm Beach. He asked those interested in getting involved to contact him. Staff indicated there has already been staff involvement, noting an agenda will be brought before Council when it has been finalized.

STAFF COMMENT

None.

CHAIRMAN’S COMMENT

None.

ADJOURNMENT

There being no further business, Chairman Ferreri 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 December 10, 2010 meeting of the Treasure Coast Regional Planning Council.

Date

Signature