

**MINUTES OF THE  
TREASURE COAST REGIONAL PLANNING COUNCIL  
JANUARY 17, 2014**

Chairman O'Bryan called the meeting to order at 9:36 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 O'Bryan  
  Commissioner Solari

Martin County:                 Commissioner Haddox  
  Commissioner Fielding  
  Commissioner Smith (Alternate)  
  Commissioner Luger (Alternate)

St. Lucie County:               Commissioner Mowery  
  Commissioner Lewis

Palm Beach County:            Commissioner Valeche  
  Mayor Taylor  
  Vice Mayor Burdick  
  Councilwoman Gerwig  
  Mayor Ferreri  
  Mayor Golonka  
  Mayor DuBois  
  Vice Mayor Hmara (Alternate)  
  Commissioner Szerdi (Alternate)  
  Councilman Guyton (Alternate)  
  Councilman Norris (Alternate)

Gubernatorial Appointees:   Michael Davis  
  Kevin Foley  
  Reece Parrish  
  Peter Sachs  
  Steven Weaver, Sr.

Ex-Officios:                    Kathy LaMartina, South Florida Water Management District  
  Ann Benedetti, St. Johns River Water Management District

Council Staff:                 Kate Boer  
  Michael Busha  
  Phyllis Castro  
  Liz Gulick  
  Stephanie Heidt  
  Dana Little

Peter Merritt  
Greg Vaday

Council Attorney: Roger Saberson

The Executive Director announced a quorum was present.

### **AGENDA**

Commissioner O'Bryan indicated that a revised agenda had been distributed to Council members. He also noted that Agenda Item 9, the Lake Okeechobee Update would have to be postponed.

Mayor Ferreri moved approval of the revised agenda. Mayor Taylor seconded the motion, which carried unanimously. **Motion**

### **ANNOUNCEMENTS**

Staff noted the Town Hall Lecture Series in Delray Beach will host Leigh Gallagher, Assistant Managing Editor of Fortune magazine, on February 17, 2014. Her presentation will be on the value of cities in the twenty-first century and future trends of housing demands.

Staff noted that the population estimates contained in the Communication Package show a population growth of approximately 32,197 in the region. With a population of 167,914 Port St. Lucie is now the fourth largest city in the Southeast Florida region.

Staff indicated that the brownfields assessment work has begun on the Old Gifford Landfill site. Council provided funding through the Environmental Protection Agency to identify clean up needs to prepare the site for community and private sector purposes. Over the last four years, Council has delivered over \$2,000,000 through the brownfields program to assist local governments in the region and the program has added millions of dollars in re-development potential.

Staff provided Council members a map showing the paddle trails from Vero Beach to the Keys. This is part of a greenways and trails project Council is leading on behalf of the Palm Beach Metropolitan Planning Organization. The project originated with the Florida Department of Environmental Protection years ago and serves to update current maps. Ecotourism generates about \$40 billion in consumer spending in the state and these types of projects are important to let people know that there are more outdoor activities than just the beaches in the region.

Staff indicated the City of Boynton Beach has asked Council staff to assist with the site location and building of the new city hall and administrative complex.

Staff noted that in February, All Aboard Florida will begin conducting diagnostic field reviews. Individuals from the Federal Railroad Administration and the Florida Department of Transportation will be assessing each crossing and establishing baseline conditions. Staff indicated that each local government will be contacted with respect to establishing quiet zones. Staff stated that there are discussions underway in Tallahassee with respect to contributions from the state to local governments to help with the funding for mitigation of the environmental and financial impacts.

Staff noted that a regional evacuation study update is currently being conducted. Council has been selected as one of the pilot regional planning councils to initiate the small area data population for the counties. This project is important because it is related to traffic evacuation and circulation during an event and will assist local governments in updating their emergency management plans.

Staff congratulated Mr. Christopher Bushman, the recently retired assistant chief of the St. Lucie Fire District and former Chairman of the Local Emergency Planning Committee, for receiving the Thomas Yatabe Award from the State Emergency Response Commission (SERC). The award recognizes individuals and organizations for their outstanding contributions made in the implementation and support of the Emergency Planning and Community Right-To-Know Act. The SERC oversees emergency management in the state, which includes hazardous waste and materials and focuses on first responders and their safety

Staff invited everyone to attend the 24<sup>th</sup> annual Frog Leg Festival in Fellsmere; the South Florida Fair was opening in Palm Beach County; and the Fine Art Musical Festival in Sebastian.

Staff presented Chairman O'Bryan with a gift of appreciation for his commitment and leadership to Council in 2013.

### **CHAIRMAN'S COMMENT**

Chairman O'Bryan noted that he and other Council members attended the Florida Regional Councils Association (FRCA) annual meeting the prior week. He stated that the meeting provided some good ideas for Council to consider, one of which is a Gubernatorial Committee. The idea for the committee is to travel to Tallahassee during the summer when the legislative policies for the next session are being formulated. The Committee would work with the Governor to determine what his priorities are for the coming year and how Council can assist with achieving those goals. At the same time, this Committee could provide the Governor with Council's legislative priorities.

Chairman O'Bryan indicated that he would like to have more input from the Council members. He stated that at the beginning of future meeting agendas there will be time provided for Council members to provide brief updates of what is going on in their local areas. Chairman O'Bryan noted that this will also be beneficial to give the various legislative aides and representatives that attend a snapshot of what is happening in the region from various perspectives. He encouraged Council members to be prepared to provide brief updates at the next meeting.

Chairman O'Bryan noted that the issues with the Indian River Lagoon and the negative impacts of the Lake Okeechobee releases have been a major issue for the region. He stated Senator Joe Negron's Senate Select Committee has submitted, as part of the legislative agenda, a \$220,000,000 package of recommended projects to help improve the situation. He stated he would like to present to the Senator a plaque acknowledging his efforts and offer Council's support and appreciation for his leadership on this issue.

Chairman O'Bryan stated he would like to put together a legislative policy to develop a procedure for taking issues of regional importance to our legislative delegation to request assistance. He indicated that the policy will need to ensure that the issues of importance are agreed upon and not in

conflict with the priorities of the Florida League of Cities (LOC) and the Florida Association of Counties (AOC). He asked Council members to be prepared at the next meeting to discuss what the Council's legislative policy should be and if there should be a committee to prepare a list of priorities.

Commissioner Smith asked if the priorities would be for this year or next. Chairman O'Bryan stated it may be too late for this year; however he would like to develop a legislative policy list that can be used to talk with representatives over the summer period when most of the pre-committee meetings are taking place. Commissioner Smith indicated it would be helpful to get those lists to the LOC and AOC to allow their staff to review the list and see if there is a way to work Council's list in with their priorities. Chairman O'Bryan asked staff to put this item on the next Council meeting agenda.

Chairman O'Bryan indicated that the last few Council meetings have run longer than normal. He stated that with the proposed new items being added to the agenda, he would like to see the meeting schedule return to a monthly format. He stated this would also allow for more timely action on items requiring Council consent.

Commissioner Solari stated he objected to the proposal to have more meetings, stating he believes the direction being proposed is taking Council away from being a planning council and more of a lobbying group. He stated that with the lessening of items such as developments of regional impact there does not appear to be a need for more meetings. He stated that what he had been hearing was to further build up Council as an engrained bureaucracy that bypasses local government, which he believes is the wrong direction for Council.

Mayor Taylor stated she would be supportive of a monthly meeting schedule, but not during the summer months.

Commissioner Lewis indicated that Council is a planning organization, but it does not operate in a vacuum. She stated that Council was not bypassing local government, because there was a large representation of local governments present who all have input. She stated the meetings provide a way to reach out to let everyone know what is being planned and accomplished.

Councilwoman Gerwig stated that she believes the meetings have become less functional because of the length of time. She stated that she would prefer to have more meetings that did not last as long. She stated she appreciates and wants the public input, and she supports more meetings if that is what is necessary to get all the public and Council member input.

Councilmember Sachs stated he was opposed to more meetings and that because one meeting went long that should not dictate the meeting schedule. He indicated he prefers longer, controlled meetings, particularly if we are to ask the Governor for funding. He stated that having fewer meetings is more cost effective and the current schedule has worked for two years. He suggested if there is a need, then a special meeting could be called.

Mayor DuBois stated that it is safe to assume that we are coming out of the recession and moving into a period of time when there will be more applications for development. He noted that the

Town of Lake Park has made this assumption and put their part-time planner on full-time. He stated it may be appropriate, regardless of any legislative discussion, to start anticipating normal activity.

Commissioner Szerdi asked if there are any statistics that would inform staff in advance what might be coming before the Council. Staff indicated there had been a previous attempt to contact all the local governments in the region to determine what comprehensive plan amendments and developments of regional impact might be forthcoming. Staff noted that with the changes in growth management legislation the review responsibilities for Council have lessened. However, the need for Council and collaboration between local governments and gubernatorial appointees is greater, especially with fewer resources. There needs to be more discussion of how to be more effective and efficient as a region.

Chairman O'Bryan indicated his intent was not to just having meetings for the sake of having meetings, but stated it is easier to plan the year if you know that every third Friday there will be a meeting. He stated that it is much easier to cancel a meeting than to try to schedule a special meeting when everyone's calendars have been filled. He stated Council serves as an incredible opportunity for individuals to share what is going on in the region and to learn and gain understanding from each other's experience, especially for newly elected board members.

Staff noted that there is also a lot of misrepresentation and misunderstanding about what the Council does, how it was formed, and how it is organized and funded. Staff suggested that there needs to be an orientation for new members, and others who wish to attend, to understand the functions and value of Council. Staff indicated Council is made up of local elected officials and governor appointed representatives and decisions are driven by the board. Staff noted that there are a lot of projects and contracts that Council members may not be aware of, and suggested an orientation overview would be beneficial.

Councilmember Foley stated he attended the FRCA meeting and it was apparent to him that the Treasure Coast Regional Planning Council was by far the best organized in the state. He noted that it has been Council and staff's priority to provide technical assistance and expertise to all the local governments in the region, especially those too small to afford their own planning and zoning departments. He stated he regularly speaks with the Governor, and he believes it is important to let everyone know what projects the staff is working on within the region. He stated he would also like to get to know the other Council members better, suggesting a continental breakfast.

Vice Chairman Mowery stated there appeared to be an overwhelming response and asked if there could be a vote to let the members decide if the meetings should be held monthly. He stated he liked the idea of getting to know each other better, suggesting members come early to the meetings to get to know one another. He stated he liked the idea of sharing information from the various counties and cities. However, he stated that the meetings need to be more succinct. Mr. Saberson asked if that would be a motion to establish monthly meetings. Vice Chairman Mowery stated he would move to approve a monthly meeting schedule with the stipulation the meetings are run succinctly. **Motion** Mayor Taylor seconded the motion.

Councilmember Foley stated he would like to add to the motion that if there is not enough work to fill a meeting, then the meeting would be canceled. Both Vice Chairman Mowery and Mayor Taylor agreed to include that stipulation in the motion. Mr. Saberson noted that the motion would be to

have monthly meetings on the third Friday, cancel one in the summer, and combine the November and December meetings. Commissioner Smith recommended that a proposed meeting calendar be presented at the next meeting for Council adoption.

Commissioner Solari stated that he would like to see presentations and information items be put to the end of the agenda in order to ensure there is a quorum to address items that require Council action. Vice Chairman Mowery stated he believes the sharing of information is helpful, whether it is part of the meeting or in written format, but he liked the idea of having it at the end of the agenda to ensure a quorum to accomplish Council business.

Mr. Saberson clarified that the motion would be to incorporate the comments he previously made as well as the comments of Councilmember Foley into the motion. A vote on the motion carried with Councilmember Sachs and Commissioner Solari opposed.

Chairman O'Bryan indicated that Indian River County will be hosting a presentation by the Insurance Standards Organization (ISO) that will address the new rates, how those effect communities, and fire prevention incentive programs that can improve a community's rating. The presentation will be on February 5, 2014 at 1:30 pm in the Commission chambers.

Commissioner Smith indicated that Martin County had done a thorough study about two years ago that improved the County's ISO rating. He noted that there is no mandate for insurance companies to recognize that you have been re-rated, so it is up to the individual homeowners to communicate with their insurance companies in order to get rate reductions. Chairman O'Bryan stated he would send out information regarding the presentation.

### **PUBLIC COMMENT ON CONSENT AGENDA ITEMS**

Under public comment, Mark Gotz asked how the county dues are calculated. Staff indicated it is done on a per capita basis of \$0.42 per person. Mr. Gotz asked how that came to be the computation number. Staff indicated by Council vote. Chairman O'Bryan noted that the dues have been frozen to the 2006 population levels. Mr. Gotz inquired if there was any motion aboard to change to the most recent 2010 census. Chairman O'Bryan indicated that it has been the recommendation of the Budget/Personnel Committee, and approved by Council, to keep the dues level frozen. Mr. Gotz asked for more information regarding the ISO meeting. Chairman O'Bryan provided his contact information.

### **CONSENT AGENDA**

Chairman O'Bryan stated there was a request to pull Agenda Item 6G, Intergovernmental Coordination and Review Log, for separate consideration. Vice Chairman Mowery moved approval of the amended Consent Agenda. Vice Mayor Burdick seconded the motion, which carried unanimously.

**Motion**

Items remaining on the Consent Agenda were: 6A, Financial Report – October 31, 2013; 6B, Financial Report – November 30, 2013; 6C, Minutes – December 13, 2013; 6D, City of Port St. Lucie Comprehensive Plan Amendment No. 14-1ESR; 6E, Town of Manalapan Comprehensive

Plan Amendment 14-1ESR; and 6F, Village of Royal Palm Beach Comprehensive Plan Amendment No. 14-1ESR.

## INTERGOVERNMENTAL COORDINATION AND REVIEW LOG

Councilmember Davis indicated he would be abstaining from voting on this item because his firm, Keith and Schnars, had prepared the environmental impact statement for the City of Port St. Lucie and he was personally involved in writing that document.

Commissioner Fielding requested to receive a staff report on the Crosstown Parkway Final Environmental Impact Statement concerning the alternative that was selected and the proposed alternatives. He noted he had concerns because the selected alternative would impact a state park. Staff provided an overview of the project to build an east-west corridor in the City of Port St. Lucie to supplement existing capacity that is insufficient to move traffic across the river and accommodate the projected future growth in the City. The City conducted two studies to identify an appropriate corridor and examined various alternatives within that corridor. A Draft Environmental Impact Statement was released in July of 2011. The City adopted a Locally Preferred Alternative on January 23, 2013 and developed the Final Environmental Impact Statement currently being presented. The Preferred Alternative will connect Crosstown Parkway along West Virginia Drive to the existing intersection of U.S. 1 and Village Green Drive. This 1.96-mile project will have a 0.76-mile bridge crossing over the North Fork St. Lucie River and a portion of the Savannas Preserve State Park. The bridge will include six traffic lanes, two bike lanes, and two pedestrian sidewalks. The Preferred Alternative was selected based on its ability to fulfill the project purpose and need while minimizing environmental impacts, costs, and technical factors. Staff reviewed the impacts and mitigation measures.

Under public comment, Drew Martin, representing the Sierra Club, stated he did not believe this or the Palm Beach Gardens Master Plan should be on the consent agenda because they contain significant anti-environment issues that should be discussed. He stated it is very difficult to get lands set aside to be state parks, and those lands should be sacrosanct and remain state parks forever. He stated it is very frustrating and upsetting to the environmental community that someone can decide to build a bridge through a state park and that is acceptable, especially when there are other alternatives. He indicated pollution will be a big impact due to the removing wetlands and increasing the amount of pollution that will be produced. He asked Council to not approve this alternative and ask the City to consider other alternatives that would not go through a state park and existing wetlands.

Vice Chairman Mowery moved approval of the staff recommendation. Mayor Taylor seconded the motion. **Motion**

Councilman Guyton asked if there were legal restrictions on bridges in state parks. Mr. Saberson indicated Council does not address the legality of a proposed project. He stated that Council's focus is on the consistency of the proposed project with the Strategic Regional Policy Plan. A vote on the motion carried with Commissioner Fielding and Vice Mayor Burdick opposed, and Councilmember Davis abstaining.

## COMMITTEE APPOINTMENTS

Chairman O'Bryan noted the proposed slate of committee appointments had been provided to all Council members. He thanked everyone who volunteered to serve. He asked if there were any questions regarding the appointments.

Commissioner Solari stated he had been removed from the Budget/Personnel Committee because of his opposition to Seven50. He asked if he could be allowed to serve again on the committee. Chairman O'Bryan stated that he believes committee positions are leadership-type positions for the Council. He stated the individuals that he is recommending serve on the committees stand for and support the actions of Council as a whole. He stated when Council has voted to proceed with a project, and someone actively fights against that Council motion, then he does not believe that is taking a leadership position. He extended an invitation to Commissioner Solari to attend all the meetings, noting they are open to the public and comments are welcome.

Commissioner Solari indicated he believes that leadership can be standing up and shouting no. He noted that the request to join Seven50 was put on the consent agenda of several local governments, and most people did not even read the backup the first time through. He stated he was the only person to vote against it, and once citizens have become involved and provided information to their various boards, several have withdrawn. He stated that there needs to be open, contentious debate, which he feels is missing with the Seven50 plan. He stated that he believes leadership is not just simply agreeing to follow along, but can be shown by taking an opposing tact. He stated he believes the plan is seriously flawed, but it is going forward without any real open, contentious debate. He noted issues brought up by Mr. Weaver, which he stated have not been addressed. Chairman O'Bryan thanked Commissioner Solari for his comments.

Councilmember Sachs moved approval of the Committee Appointments. Mayor Ferreri seconded the motion, which carried with Commissioner Solari opposed. **Motion**

Chairman O'Bryan reminded everyone all Committee meetings are open to the public and encouraged everyone to attend and participate.

## RESOLUTION TO SUPPORT THE LOCATION OF A MARITIME ACADEMY AT THE PORT OF FORT PIERCE

Staff provided a brief overview of a resolution to support local efforts of the City of Fort Pierce and St. Lucie County to complete the Port of Fort Pierce Master plan update, and support efforts to development of a maritime training academy at the Port of Fort Pierce.

Councilmember Foley moved approval of the staff recommendation. Mayor Golonka seconded the motion, which carried unanimously. **Motion**

## LAKE OKEECHOBEE UPDATE – PRESENTATION BY PAUL GRAY, AUDUBON FLORIDA EVERGLADES RESTORATION PROGRAM

This presentation was postponed to a later Council meeting.

**SEVEN50 DRAFT REPORT – UPDATE BY MARCELA CAMBLOR-CUTSAIMANIS,  
PROJECT DIRECTOR**

Marcela Cambolor-Cutsaimanis provided Council with an update on Seven50. She noted that the agenda package contained information on how comments had been incorporated into the report. She stated that the latest version of the report is now available on a separate website [www.seven50report.org](http://www.seven50report.org). Since the report is a resource document, having it available online will allow it to be continuously updated and accessed by everyone. Ms. Cambolor-Cutsaimanis provided an overview of the comments, noting over 200 comments were received and incorporated into the report. Ms. Cambolor-Cutsaimanis stated that the fourth Summit held on January 15, 2014 focused on the contents of the resource document, the elements of the report, regional priorities, and the toolkit, which can be used by local governments at their pleasure. A video of the Seven50 plan and process was shown to Council members. Ms. Cambolor-Cutsaimanis provided an executive summary of the Seven50 report to Council members. It was noted that at the summit a Tri-County compact was formed by the Mayors of Miami-Dade, Broward, and Palm Beach counties to collaborate on issues that have been outlined in Seven50 that are common to the three counties. The summit concluded by identifying issues that can be addressed by local governments or private/public sector organizations through coalitions, and how the regional planning councils can help facilitate and provide technical assistance for those initiatives. Ms. Cambolor-Cutsaimanis noted that a resolution had been received from Indian River County requesting the resource document and any Seven50 documents be renamed to reflect the accurate number of counties participating in the process, and to request this be placed on the March agenda for Council's consideration.

Councilmember Davis thanked Ms. Cambolor-Cutsaimanis for her hard work on the Seven50 plan. He stated this is a good project and the real test will be how people choose to use the plan. With respect to offering technical assistance, he stated he has had a conversation with staff about an opportunity to provide assistance to a group he is involved with called Uptown Fort Lauderdale. A group of business owners, along with the Vice Mayor and the City of Fort Lauderdale, has been organized because it was realized that their area was not pedestrian friendly and did not support a mix of uses. The group has been meeting for about eight months and Councilmember Davis suggested that Council use the Uptown Fort Lauderdale area to test the plan and provide assistance to help organize and create a vision for the area. He stated there is no real housing in the area and it is not safe to walk to work or lunch. He stated some of the major employers are having difficulty recruiting people because people want to be able to walk and bike to work, and not always have to rely on their automobiles.

Councilmember Foley indicated it has been his privilege to serve on the executive committee of Seven50. He stated he has always seen this plan as a document that will evolve over time. He indicated that although this was funded with federal dollars, he does not see this as another layer of government. He stated the local governments are doing a great job and will continue to serve the needs of the local communities. He stated the participants in the development of the plan have been very diverse and include members from corporations and universities who have contributed time, money and knowledge to this effort. He stated the two regional planning councils own the Seven50 document, and any requests for additional information to be added will be voted on by the Councils. He stated the Councils will not have to go to Washington to ask permission to make improvements to the plan.

Commissioner Solari indicated that the draft minutes of the joint council meeting provided in the agenda packet did not accurately reflect that Ms. Austin was prevented from speaking by the co-chairman. He stated she wanted to discuss problems with the One Bay Area Plan, which like Seven50, is based on HUD's six livability principles, but she was prevented from continuing her presentation. He stated the minutes of Treasure Coast Regional Planning Council December meeting actually reflect what happened and asked if the joint minutes could be modified to reflect more accurately what occurred at the joint meeting. Staff indicated that the modification could be made and would be approved at the next joint meeting.

Commissioner Fielding stated he appreciated the detailed effort by the Florida Department of Transportation, both District Four and Six, on reviewing and commenting on the Seven50 plan, stating that transportation is vital to everyone. He indicated the responses by the South Florida Water Management District, the Nature Conservancy, and the Sierra Club were enormously significant in addressing the water and environmental concerns. He said that the plan is not just a naive approach to what we want, but a plan done by professionals that we can rely upon day-by-day.

Councilmember Sachs asked which three counties have withdrawn. Staff indicated they are Indian River, St. Lucie, and Martin. Councilmember Sachs asked if the planning is still continuing for those counties without their participation. Staff noted that the plan is not for the counties, but the cities and people inside those counties.

Councilmember Weaver stated he is still concerned by the lack of reference in the plan to the Port of Fort Pierce. He stated this works against the city in the long-term, especially in terms of getting funding from the Department of Transportation. He indicated that although there is a diverse vision in the community about the future of the Port, the Governor and the Department of Economic Opportunity have expressed an interest in expanding the Port's role. Ms. Cambor-Cutsaimanis stated that she would be amenable to coordinating with Councilmember Weaver on how to specifically improve that in the plan. She noted that the live report has allowed participation through the process to include projects that are consistent with the overall vision and have preferred sustainability status.

Ms. Cambor-Cutsaimanis stated that there have been some very important meetings with respect to ports in the region. She indicated that no one from the Port of Fort Pierce or the St. Lucie airport came to those meetings. She asked for Council member assistance in getting those representatives to these meetings. Councilmember Weaver stated he would be willing to facilitate getting the individuals to participate. He stated that the Port is a scarce commodity and could offer a billion dollar increase in economic activity to the county and solve some unemployment issues. Ms. Cambor-Cutsaimanis noted that other ports in the state have offered to pass resolutions to support the Maritime Academy at the Port of Fort Pierce.

Commissioner Lewis indicated it would not be a good time to include the Port in the Seven50 plan because the master plan is currently being revised. She stated that while she understands why Councilmember Weaver would want to ensure the Port remains on the radar screen, she would be reluctant to include it in the plan before there is clear direction from the community.

Chairman O'Bryan indicated that there could be wording in the plan on the importance of ports to Florida, there are economic benefits and positive contributions from the ports, and encourage state and federal support of the community plans as they are brought forward.

Commissioner Haddox asked, with respect to Councilmember Sachs' question on the continued planning for the seven counties, why Council will continue planning for all the counties when three of the four in the region have withdrawn. Chairman O'Bryan indicated that the plan is for a seven-county geographic area. He noted that two of the municipalities in Indian River County are still engaged and interested in the plan. Also several private organizations continue to participate. Commissioner Haddox asked if those municipalities are represented on Council. Chairman O'Bryan stated he can only speak for Indian River County, but the City of Fellsmere does have a representative and the City of Sebastian has an alternate on Council. Staff noted that the local government function of planning and zoning, basically controlling their own future, lies with the individual local governments, and that will not change with Seven50. Seven50 is just a tool kit that contains strategies that have worked in the past and can assist those who are interested in them in the future. Staff indicated there are no regulations that will be attached nor regulations anticipated to be adopted by Council, because Council does not have the authority to do so. Commissioner Haddox asked if Council could opt out of Seven50 by membership vote. Staff indicated that could be possible if all the members wanted.

Vice Chairman Mowery stated that Chairman O'Bryan's comments are well taken in terms of the geographical aspect; however he felt that if the plan were to move forward there needs to be acknowledgement that some of the counties and municipalities have withdrawn from the process. He noted that all of St. Lucie County except St. Lucie Village has backed out of the plan.

Commissioner Smith stated that what is interesting about the process was the example that there is a desire to have the Port represented in the plan and a request for support from the region. He stated this is the perfect example of how the plan serves as a collective wisdom or strategy to help others in the region by offering support for what a local government wants to accomplish. Having the support of the other ports in the state is exactly what the Seven50 plan is about. He noted this type of support is good for everyone because it helps improve transportation and the economy, and provides employment. He stated without the Seven50 conversation, Council members would not be engaged and know about initiatives that are going on in the region and how the local governments can provide assistance to one another.

Commissioner Solari stated that Council can do that without the Seven50. He stated the northern counties are significantly different than the southern counties. He stated that the citizens of Indian River County object to being lumped in with Miami and Broward counties. He stated Indian River County has different core values than HUD's six livability principles, which are the basis of the Seven50 plan. He indicated he was at the Summit and was amazed that everyone said they were doing this for their children, but the focus was on how to get more funding from the state and federal government. He asked how there can be a plan for prosperity without discussing the overwhelming debt held by the country. He stated that he finds it immoral to leave this kind of debt to future generations. He stated that is why the citizens in Indian River County are against this process.

Under public comment, Stephanie Austin stated she is doing this for her children, one of which is an elected official in Los Angeles County. She stated that information on regionalism has been recently trickling down to the mainstream media. She stated the plan is the least of her concerns. She asked that Council members review the draft documents that surround the plan. She indicated the nation has been divided into eleven mega-regions. She quoted several videos and articles on trains and how America is threatened by anti-sprawl policies. She stated that there needs to be more discussion about densification and that is not how she wants to live. She asked Council to stop planning for Indian River County as they are comfortable with their elected officials.

Mr. Gotz noted that Seven50 is being funded by HUD, not our local governments. He stated that at the last meeting Ms. Janet Hostetler said HUD is not interested in telling us how to live, zone or take care of our communities, and that those are local issues. He then noted that in the Investor's Business Daily January section there is a headline that HUD has targeted zoning as discriminatory. He stated that HUD is looking at the zoning in the individual counties and then stating the zoning is discriminatory and moving forward to try to create situations where those communities are put under HUD's purview under the act of disparate impact. He asked if Ms. Hostetler lied to Council. He noted there have been a lot of articles with respect to the All Aboard Florida project, noting a recent article touting the greatness of a private railroad becoming available in Florida. He asked Council members if they thought the project would be completely private. He indicated that in October of 2013 the company proposing the project applied for a \$1.5 billion Railroad Rehabilitation and Financing loan. He noted that the funding can be used in many ways such as developing a project and restructuring debt. He stated that with that restructuring they will be able to borrow money at the same rate as the federal government. He asked that the gubernatorial appointees do research and speak out more. He stated he appreciated that HUD spent \$4.25 million on a tool kit, which is exactly how Seven50 should be used. He stated that since all the counties and most of the cities in the Treasure Coast area have opted out, it is just the resource it was designed to be, and cannot force local governments to rezone. He said that local governments will continue to live under their own master land use plans awarded by the state. Finally, he said that the northern counties will be able to view Miami-Dade and Broward Counties to see what would have happened if they had stayed in the plan. He stated he thought it was appropriate that Kathryn Hensley was in the film, because she is a long-term board member of the St. Lucie County School Board, which is noted several times in Seven50 as the worst school district in the seven counties.

Phyllis Frey stated she would like to start by congratulating Seven50 for completing the fourth and final summit as four50 since three counties had voted to withdraw as well as the City of Port St. Lucie. She stated that for the past year the American Coalition 4 Property Rights has researched every published document, listing several including the memorandum of understanding, the consortium partnership agreement and resolutions. She indicated they had also researched several books on regionalism, new urbanism, and smart growth. She stated they have studied the land use maps and proposed changes to the existing comprehensive plans and attended several meetings, summits, forums, design charrette, and planning sessions. She stated the organization has membership in all seven counties and provided the public and publicly elected officials with the results of their research. She stated she believes that it has been proven once the public and publicly elected officials become educated and academically engaged as to the true consequences of the proposed plan on the community, and their commitment and responsibility, they do not want the plan. She asked that they no longer be referred to as part of the region. She stated the consortium agreement is a legally binding contract that clearly states the counties' obligations and

commitments. She indicated those involved will be required to implement Seven50 and the executive committee will control the conditions of the grant. She asked everyone to please read the document, because she believes the participants are signing away their rights to home rule and they will have to sue to get their local planning and zoning rights back. She said that the contract states the counties will be responsible for implementing the plan in compliance with HUD's livability principles and that will be enforced by the executive committee and project managers. She stated the grant initiated by the plan will require substantial changes to local comprehensive plans and override local planning and zoning authority. She stated commissioners will have to face long, contentious meetings and have to apologize for signing the contract. She encouraged everyone to withdraw from the plan so they can retain their right to representative government.

Jackie Maimone indicated she had conceded her time to Ms. Frey.

Gayla Tanner thanked Commissioners Solari and Haddox for their support in withdrawing from Seven50 and their leadership. She noted that with respect to United Nations Agenda 21 in the Federal Register dated August 24, 1998, President Clinton, through the Environmental Protection Agency and their overview, stated the Sustainable Development Challenge Grant program was a step to implementing Agenda 21, the global plan of action on sustainable development. She stated that in a report to Congress on the sustainable communities grant program, the Office of Sustainable Housing and Community stated that these grant efforts may include amending local master plans, zoning codes, and building codes to reduce variance to mixed use development, affordable housing, and the reuse of older building structures for new purposes. She stated the demand for these grants is high because everyone wants the money. She noted that the Bureau of Public Roads, which became the Federal Highway Administration was supposed to build interstates, but the funds were raided by those she states saw an opportunity to get the money. She indicated Secretary LaHood has said the trust fund is going broke and they need more money. She said this is the story for every federal program, including the sustainable communities program. She said the federal government will dictate through bureaucratic and unelected officials how we will live. She stated she will continue in her efforts to stop this program.

Shona Darress indicated she had conceded her time to Ms. Frey.

Maria Perkins indicated she had conceded her time to Ms. Frey.

### **PUBLIC COMMENT**

Mr. Martin stated he was concerned because he does not see enough real focus by Council on protecting the environment. He stated there are a lot of things going on in the comprehensive plans that are very negative. He stated that Palm Beach Gardens has removed all open space requirements from their comprehensive plan. Commissioner Valeche indicated that the exemption only applies to city-owned properties. Developers will still be required to preserve twenty-five percent of the uplands and all of the wetlands. Mr. Martin indicated that the Briger site plan does not preserve any open space. Commissioner Valeche stated they will be doing the mitigation off site. Mr. Martin stated that mitigation needs to be required on site. He stated it is a benefit to homeowners and increases value to have open space in neighborhoods. He stated that people would like to protect the environment, noting a recent public push back of a proposed stadium. He stated he believes the

urban service boundaries need to be protected and the idea of putting highly dense cities in agricultural uses only will lead to more development.

**COUNCIL MEMBER INFORMATION EXCHANGE**

Kathy LaMartina announced that in February a request for proposal will be out for the Indian River Lagoon license plate program grant. The proposal is for Martin, St. Lucie, and Palm Beach counties and the grant will be for restoration and education projects relating to the lagoon.

Councilmember Davis indicated that the board of trustees of Florida Atlantic University was selecting a new president. He encouraged Council members to introduce themselves to the new president and offer support to the University, which is a great asset to the region.

Councilwoman Gerwig informed everyone that the Winter Equestrian Festival has begun in Wellington and will run through the end of March. She stated most Saturday nights are free; however there is a cost for parking. She noted that Wellington is the Winter Equestrian Capital of the world, and has a new dressage facility.

Councilmember Weaver stated he was encouraged by the intent of the Gubernatorial Committee. He asked that work begin soon for this committee.

Chairman O'Bryan stated staff would poll Council members for attendance at a February meeting. He reminded everyone that the committee meetings fall under the Florida Sunshine Law, so they must be coordinated through staff.

**STAFF COMMENT**

None.

**ADJOURNMENT**

There being no further business, Chairman O'Bryan adjourned the meeting at 12:19 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 January 17, 2014 meeting of the Treasure Coast Regional Planning Council.

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Date

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Signature



**APPOINTED OFFICERS (continued)**

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, Michael Davis, hereby disclose that on Jan 17, 20 17:

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_;
- inured to the special gain or loss of my relative, \_\_\_\_\_;
- inured to the special gain or loss of Keith & Schwan, P.A, by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Agenda Item 6G (13-5L-R-02)  
Crosswater Parkway E15.  
My firm, Keith & Schwan, is the  
City's (PSL) consultant preparing the  
E15. 2

1/17/14  
Date Filed

[Signature]  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.