TREASURE COAST REGIONAL PLANNING COUNCIL

M E M O R A N D U M

To: Council Members AGENDA ITEM 11

From: Staff

Date: January 16, 2015 Council Meeting

Subject: Council Member Orientation

Congratulations on being a representative of the Treasure Coast Regional Planning Council. This orientation book provides some basic information about the Council as an organization, its governance structure, and its budget and work program. It is also intended to remind you of the important role Council can play in providing key leadership and resources for addressing common problems that exist in the region and taking advantage of opportunities to strengthen local governments and the region as a whole.

The Council generally meets on the third Friday of every month beginning at 9:30 a.m. The meetings are usually held at the Indian River State College campus in Stuart and typically conclude around noon. There are four committees and members are assigned by the Council Chairman. These are the Budget and Personnel Committee, Florida Regional Councils Association Policy Board, Gubernatorial Committee, and the Nominating Committee. With the exception of the Gubernatorial Committee, the committees meet as needed but usually no more than twice a year. The next regular meeting is on January 16, 2015, at 10:00 a.m. at the City of Palm Beach Gardens, City Hall Council Chambers, 10500 N. Military Trail, Palm Beach Gardens, FL 33410.

Council operates on the premise that everything it does should benefit its local governments and add value within the region. The breadth and depth of the programs and projects undertaken by the Council are reflective of the need expressed by local government and state interests. This diversity strengthens the Council's position to support its member local governments and other stakeholders in finding opportunities to improve the region.

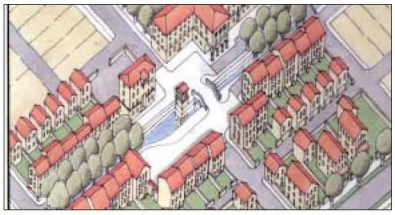
Again, congratulations and staff looks forward and appreciates the opportunity to work with Council members in the year ahead.

Recommendation

For information purposes only.

Attachment

Orientation Materials
2015



Treasure Coast
Regional Planning Council

TREASURE COAST REGIONAL PLANNING COUNCIL

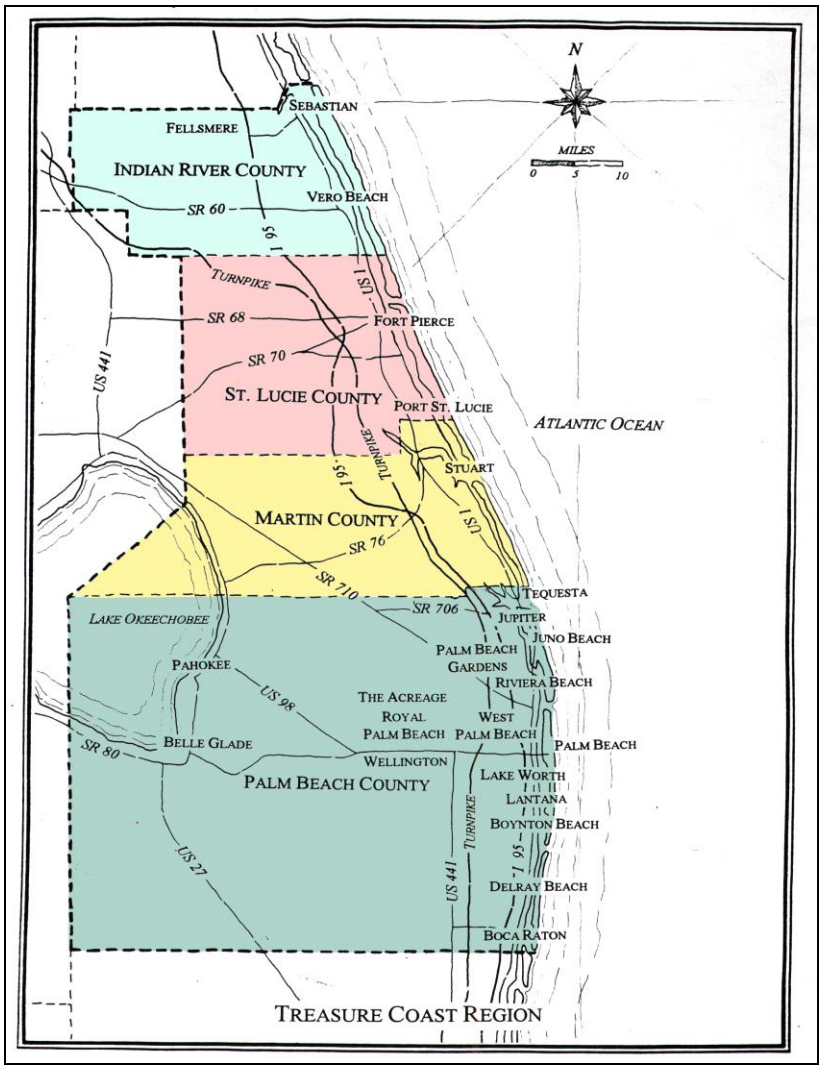
is an association of local governments
and the private sector working together to foster
a high quality of life throughout the
Treasure Coast Region of Florida

Bringing Communities Together in our 39th YEAR OF SERVICE

"Better Region, Better Life"

421 SW Camden Avenue
Stuart, Florida 34994
(772) 221-4060
www.tcrpc.org

TREASURE COAST REGION



POPULATION AND LAND AREA

	POPULATION		AREA	
COUNTY	APRIL 1, 2014	PERCENT OF REGIONAL TOTAL	SQUARE MILES	PERCENT OF REGIONAL TOTAL
Indian River County	140,955	7.3	506.3	14.2
Martin County	148,585	7.7	536.8	15.1
Palm Beach County	1,360,238	70.4	1,951.5	54.9
St. Lucie County	282,821	14.6	559.9	15.8
REGIONAL TOTAL	1,932,599	100.0	3,554.5	100.0

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TREASURE COAST REGIONAL PLANNING COUNCIL
2015 Officers

CHAIRMAN
The Honorable Tod Mowery
Commissioner, St. Lucie County
2300 Virginia Avenue
Fort Pierce, FL 34982

VICE CHAIRMAN
Mr. Michael Davis
2035 Vista Parkway
West Palm Beach, FL 33411

SECRETARY/TREASURER
The Honorable Jacqui Thurlow-Lippisch
Commissioner, Town of Sewall's Point
One South Sewall's Point Drive
Stuart, FL 34996

TREASURE COAST REGIONAL PLANNING COUNCIL
MEMBERS AND ALTERNATES - 2015

PALM BEACH COUNTY

MEMBERS

The Honorable Hal Valeche
Commissioner, Palm Beach County
P.O. Box 1989
West Palm Beach, FL 33402
(561) 355-2201
FAX: (561) 355-6094
hvaleche@pbcgov.org

The Honorable Priscilla Taylor
Commissioner, Palm Beach County
P. O. Box 1989
West Palm Beach, FL 33402
(561) 355-2207
FAX: (561) 355-3990
ptaylor@pbcgov.org

The Honorable Paulette Burdick
Commissioner, Palm Beach County
P.O. Box 1989
West Palm Beach, FL 33402
(561) 355-2202
FAX: (561) 355-6094
pburdick@pbcgov.org

The Honorable Anne Gerwig
Councilwoman, Wellington
12300 W. Forest Hill Blvd.
Wellington, FL 33414
(561) 791-4000
FAX: (561) 791-4045
agerwig@wellingtonfl.gov

The Honorable John Szerdi
Commissioner, City of Lake Worth
7 N. Dixie Highway
Lake Worth, FL 33460
(561) 586-1734
jszerdi@lakeworth.org

ALTERNATES

The Honorable Melissa McKinlay
Commissioner, Palm Beach County
P.O. Box 1989
West Palm Beach, FL 33402
(561) 355-2206
FAX: (877) 930-2206
MMcKinlay@pbcgov.org

The Honorable Shelley Vana
Mayor, Palm Beach County
P.O. Box 1989
West Palm Beach, FL 33402
(561) 355-2203
FAX: (561) 355-3990
svana@pbcgov.org

The Honorable Steven L. Abrams
Commissioner, Palm Beach County
P.O. Box 1989
West Palm Beach, FL 33402
(561) 355-2204
FAX: (561) 355-4422
sabrams@pbcgov.org

The Honorable Jeff Hmara
Councilman, Village of Royal Palm Beach
1050 Royal Palm Beach Boulevard
Royal Palm Beach, FL 33411
(561) 790-5103
FAX: (561) 790-5174
jhmara@royalpalmbeach.com

Vacant

PALM BEACH COUNTY CONT'D

MEMBERS

The Honorable Karen Golonka
Mayor, Town of Jupiter
210 Military Trail
Jupiter, FL 3358
(561) 746-5134
FAX: (561) 575-9730
kareng@jupiter.fl.us

ALTERNATES

The Honorable Bruce A. Guyton
Councilman, City of Riviera Beach
600 W. Blue Heron Boulevard
Riviera Beach, FL 33410
(561) 844-3686
FAX: (561) 840-0154
Bguyton@rivierabch.com

The Honorable Marcie Tinsley
Council Member, City of Palm Beach Gardens
10500 N. Military Trail
Palm Beach Gardens, FL 33410
(561) 799-4122
FAX: (561) 799-4124
mtinsley@pbgfl.com

Vacant

The Honorable James DuBois
Mayor, Town of Lake Park
535 Park Avenue
Lake Park, FL 33403
(561) 881-3300
FAX: (561) 881-3314
jdubois@lakeparkflorida.gov

The Honorable David Norris
Councilman, Village of North Palm Beach
501 U. S. Highway 1
North Palm Beach, FL 33408
(561) 841-3355
FAX: (561) 881-7469
npbclerk@village-npb.org

GUBERNATORIAL APPOINTEES

Mr. Michael Davis
Senior Vice President
Wantman Group (WGI)
County
2035 Vista Parkway
West Palm Beach, FL 33411
(561) 687-2220
michael.davis@wantmangroup.com

Kelly Smallridge
President & CEO
Business Development Board of Palm Beach

310 Evernia Street
West Palm Beach, FL 33401
(561) 835-1008
ksmallridge@bdb.org

Mr. Peter Sachs
Sachs Sax Caplan, LLC
6111 Broken Sound Parkway, Suite 200
Boca Raton, FL 33487
(561) 994-4499
psachs@ssclawfirm.com

INDIAN RIVER COUNTY

MEMBERS

The Honorable Peter O'Bryan
Commissioner, Indian River County
1801 27th Street
Vero Beach, FL 32960
(772) 226-1440
FAX: (772) 770-5334
pobryan@ircgov.com

The Honorable Bob Solari
Commissioner, Indian River County
1801 27th Street
Vero Beach, FL 32960
(772) 226-1438
FAX: (772) 770-5334
bsolari@ircgov.com

The Honorable Brian Barefoot
Mayor, Town of Indian River Shores
6001 N. Highway A1A
Indian River Shores, FL 32963
(772) 231-1771
townclerk@irshores.com

The Honorable Jerome Adams
Vice Mayor, City of Sebastian
1225 Main Street
Sebastian, FL 32958
(772) 589-5330
jadams@cityofsebastian.org

ALTERNATES

The Honorable Joseph Flescher
Commissioner, Indian River County
1801 27th Street
Vero Beach, FL 32960
(772) 226-1919
FAX: (772) 770-5334
jflescher@ircgov.com

The Honorable Tim Zorc
Commissioner, Indian River County
1801 27th Street
Vero Beach, FL 32960
(772) 226-1440
FAX: (772) 770-5334
tzorc@ircgov.com

The Honorable Robert Gibbons
Councilmember, Town of Orchid
7701-1 US Highway 1
Vero Beach, FL 32967
(772) 581-2771
rgibbons@debevoise.com

The Honorable Pilar Turner
Councilmember, City of Vero Beach
1053 20th Place
Vero Beach, FL 32960
(772) 988-5151
pturner@covb.com

GUBERNATORIAL APPOINTEES

Douglas C. Bournique
Executive Vice President, General Manager
Indian River Citrus League
7925 20th Street
Vero Beach, FL 32966
(772) 562-2728
info@ircitrusleague.org

ST. LUCIE COUNTY

MEMBERS

The Honorable Paula Lewis
Commissioner, St. Lucie County
2300 Virginia Avenue
Fort Pierce, FL 34982
(772) 462-1406
FAX: (772) 462-2131
lewisp@stlucieco.org

The Honorable Tod Mowery
Commissioner, St. Lucie County
2300 Virginia Avenue
Fort Pierce, FL 34982
(772) 462-1412
FAX: (772) 462-2131
moweryt@stlucieco.org

The Honorable Ron Bowen
Councilman, City of Port St. Lucie
121 S.W. Port St. Lucie Blvd.
Port St. Lucie, FL 34984
(772) 871-5159
FAX: (772) 871-7382
district4@cityofpsl.com

The Honorable Thomas Perona
Commissioner, City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34950
(772) 467-3025
tperona@city-ftpierce.com

ALTERNATES

The Honorable Chris Dzadovsky
Commissioner, St. Lucie County
2300 Virginia Avenue
Fort Pierce, FL 34982
(772) 462-1406
FAX: (772) 462-2131
dzadovskyc@stlucieco.org

The Honorable Kim Johnson
Commissioner, St. Lucie County
2300 Virginia Avenue
Fort Pierce, FL 34982
(772) 462-1408
FAX: (772) 462-2131
johnsonkim@stlucieco.org

The Honorable Shannon Martin
Councilwoman, City of Port St. Lucie
121 S.W. Port St. Lucie Blvd.
Port St. Lucie, FL 34984
(772) 871-5159
FAX: (772) 871-7382
district3@cityofpsl.com

The Honorable Reginald B. Sessions
Commissioner, City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34950
(772) 467-3025
amartin@city-ftpierce.com

GUBERNATORIAL APPOINTEES

Mr. Steven M. Weaver, Sr.
1615 Thumb Point Drive
Fort Pierce, FL 34949
(772) 344-7100
realtimefla@aol.com

Mr. Reece J. Parrish
6805 Bayard Road
Fort Pierce, FL 34951
(772) 519-2680
reece.parrish@bellsouth.net

MARTIN COUNTY

MEMBERS

The Honorable Ed Fielding
Commissioner, Martin County
2401 SE Monterey Road
Stuart, FL 34996
(772) 288-5421
FAX: (772) 288-5432
efieldin@martin.fl.us

The Honorable John Haddox
Commissioner, Martin County
2401 S.E. Monterey Road
Stuart, FL 34996
(772) 221-1357
FAX: (772) 288-5432
jhaddox@martin.fl.us

The Honorable Jacqui Thurlow-Lippisch
Commissioner, Town of Sewall's Point
One South Sewall's Point Drive
Stuart, FL 34996
(772) 287-2455
FAX: (772) 220-4765
jthurlowlippisch@comcast.com

ALTERNATES

The Honorable Anne Scott
Commissioner, Martin County
2401 S.E. Monterey Road
Stuart, FL 34996
(772) 221-2357
FAX: (772) 288-5432
ascott@martin.fl.us

The Honorable Sarah Heard
Commissioner, Martin County
2401 S.E. Monterey Road
Stuart, FL 34996
(772) 221-2358
FAX: (772) 288-5432
sheard@martin.fl.us

GUBERNATORIAL APPOINTEES

Michael Houston, ASLA
President
HJA Design Studio
50 E. Ocean Boulevard, Suite 101
Stuart, FL 34994
(772) 678-7200 ext 216
FAX: (772) 678-7201
mhouston@hgadstudio.com

Tobin Overdorf
President
Crossroads Environmental Consultants, Inc.
3500 SW Corporate Parkway Suite 206
Palm City, FL 34990
(772) 223-5200
toby@crossroadsenvironmental.com

Standing Committees – 2014

Note: The Chairman will make new appointments to the committees for the year 2015. This item will be on the agenda at the January 16, 2015 Council meeting.

BUDGET/PERSONNEL COMMITTEE

Commissioner Tod Mowery	(St. Lucie County)
Councilmember Reece Parrish	(St. Lucie County)
Commissioner Peter O'Bryan	(Indian River County)
Mayor Susan Adams	(Indian River County)
Commissioner Ed Fielding	(Martin County)
Mayor Samuel Ferreri	(Palm Beach County)
Mayor Pricilla Taylor	(Palm Beach County)

FRCA POLICY BOARD MEMBERS

Members

Mayor James DuBois	(Palm Beach County)
Commissioner Paula Lewis	(St. Lucie County)

Alternates

Commissioner Peter O'Bryan	(Indian River County)
Councilmember Joni Brinkman	(Palm Beach County)
Councilmember Reese Parrish	(St. Lucie County)

NOMINATING COMMITTEE

Commissioner Jeff Krauskopf	(Martin County)
Commissioner Peter O'Bryan	(Indian River County)
Mayor Susan Adams	(Indian River County)
Mayor Samuel Ferreri	(Palm Beach County)
Vice Mayor Paulette Burdick	(Palm Beach County)
Commissioner Tod Mowery	(St. Lucie County)

GUBERNATORIAL COMMITTEE

Gubernatorial Appointees

Councilmember Michael Davis	(Palm Beach County)
Councilmember Peter Sachs	(Palm Beach County)
Councilmember Kelly Smallridge	(Palm Beach County)
Councilmember Reece Parrish	(St. Lucie County)
Councilmember Steven Weaver, Sr.	(St. Lucie County)
Councilmember Tobin Overdorf	(Martin County)
Councilmember Michael Houston	(Martin County)
Councilmember Douglas Bournique	(Indian River County)

Elected Officials

Commissioner Paula Lewis	(St. Lucie County)
Councilman Bruce Guyton (City of Riviera Beach)	(Palm Beach County)
Mayor Susan Adams (City of Fellsmere)	(Indian River County)
Commissioner Ed Fielding	(Martin County)

TREASURE COAST REGIONAL PLANNING COUNCIL STAFF

Director	Michael J. Busha	Executive Director
Legal Counsel	Roger Saberson	Council Attorney
Planning Staff	Peter G. Merritt	Assistant Director
	Kimberly DeLaney	Director of Strategic Development and Policy
	Kathryn Boer	Emergency Programs Coordinator
	Anthea Gianniotes	Urban Design Director
Administrative Staff	Elizabeth Gulick	Administrative Supervisor/ DRI Coordinator
	Stephanie Heidt	Administrative Coordinator/ ICR Coordinator
	Kim Koho	Secretary/Receptionist
	Phyllis Castro	Accounting Manager
	Barbara Stefancik	Accounting Clerk
***Other Staff:**	Kathy LaMartina	Intergovernmental Representative Martin & St. Lucie Counties South Florida Water Management District

*Agencies/Organizations sharing Council offices

421 SW Camden Avenue
Stuart, Florida 34994
(772) 221-4060 (phone)
(772) 221-4067 (fax)
Email: admin@tcrpc.org

TREASURE COAST REGIONAL PLANNING COUNCIL
MEETING SCHEDULE
January – December 2015

Meeting Time: 9:30 a.m.
Wolf High Technology Center*
Indian River State College – Chastain Campus
2400 SE Salerno Road
Stuart, FL 34997

JANUARY 16, 2015

FEBRUARY 20, 2015

MARCH 20, 2015

APRIL 17, 2015

MAY 15, 2015

JUNE 19, 2015

JULY 17, 2015

AUGUST 21, 2015

SEPTEMBER 18, 2015

OCTOBER 16, 2015

DECEMBER 11, 2015

***All meetings will be at the Wolf High Technology Center unless otherwise noted.**

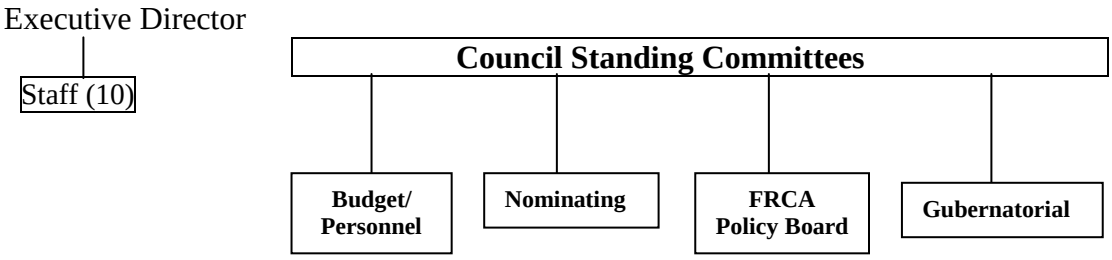
The Council

On August 19, 1976, Martin, St. Lucie, Indian River, and Palm Beach counties signed an interlocal agreement establishing the Treasure Coast Regional Planning Council. In 2006, the interlocal agreement creating the original regional partnership was amended, restated, and reconfirmed through the signing by the four counties. Today, the Treasure Coast Region includes these four counties and 50 municipalities.

The 28-member governing board of the Council consists of 19 local elected officials, (with nine representing counties, and ten representing municipalities) and nine members appointed by the Governor. The Council began in 1976 with 15 members. Two years later, the Legislature required one-third of a regional planning council's membership to be appointed by the governor. As a result, 8 members were added bringing total membership to 23. In 1995, membership expanded to 27 by adding one governor's appointment, one municipal member from St. Lucie County and two municipal members from Palm Beach County. In 1998, one more municipal member was added in Indian River County. The figure below graphically represents the membership and organization of the Council.

Council Membership and Organization

	Palm Beach	Martin	St. Lucie	Indian River	Total
County Representative	3	2	2	2	9
Municipal Representative	5	1	2	2	10
Governor's Appointee	4	2	2	1	9



Council does not exist because of state mandates or by virtue of a state appropriation. Council exists as a forum for local governments to work together and due to the confidence the Region's local governments have in the professional skills and expertise of Council staff and the technical assistance they provide to its local governments. Council was created by and works for local government, not the state.

Council is a policy leader. Through Council, its member local governments have been setting policy for over 38 years and incorporating many of those policies into their local government comprehensive plans. Florida's important issues have often been identified first by the regional planning councils (RPCs), and many of the solutions to these problems were derived from regional policy. Council's source for regional policy guidance comes from listening to its local governments in consultation with

the private sector. Much of this policy guidance is contained in its Strategic Regional Policy Plan or business plan for the future growth, investment, and settlement of the Treasure Coast Region.

Council is not a regulatory agency or taxing authority. RPCs are the only entity in the State of Florida charged with examining multi-jurisdictional impacts and doing long range, comprehensive regional planning.

Historically, RPCs have been well-known for assisting local governments and the state in reviewing developments of regional impact (DRIs). The DRI process was mandated by the State in 1972 under Chapter 380.06, Florida Statutes. Council does not exist only to do DRIs, but rather has a wide range of statutory and contractual responsibilities. Fees paid for DRI reviews now account for a very small portion of Council's budget. RPCs do not have DRI appeal authority, nor can a local government comprehensive plan, which can authorize a DRI, be out of compliance based solely on an inconsistency with the Strategic Regional Policy Plan.

Council cannot require local governments to talk to each other, work together, or behave in any certain way. However, it has had great success in serving as neutral ground and putting local governments together to work on problems or projects where they have a common interest in resolving their differences, solving shared problems, or building projects of mutual benefit.

Council understands that not all counties and cities have the same problems, nor the same opportunities to address these problems. This does not always seem to be understood at the state and federal level. Council often serves as a conduit to local government for implementing valuable and needed state and federal initiatives. Council stands to assure that state and federal goals, objectives and programs are carried out with respect for local and regional desires and conditions.

RPCs are effective. They work exactly as they were intended to work, and they do their job well. This "council of local governments" is not afraid to raise new issues, or point out new trends affecting local governments of the region. It also has a unique ability to find them. Council raises difficult, but important issues and works with local government to address them. They are difficult to influence, except by facts and objective argument. Councils are rarely, if ever, parochial. Council is not a regulatory or permitting authority. Any authority Council derives comes from objectivity, professionalism, and the power that logic and reason can provide. They represent the conscience of their respective jurisdictions.

Mission and Powers of Council

" Provide visionary leadership, advocacy, and coordination between local governments, state and federal agencies, and the private sector to preserve and enhance the quality of Treasure Coast's economic, natural, built, and social environment."

Council intends to carry outs its mission in the following ways:

(a) To provide local governments with a means of exercising the rights, duties and powers of a regional planning council and regional planning agency as defined in Chapter 186, Florida Statutes and other applicable federal, state and local laws as now existing and/or as from time to time amended.

(b) To provide a means for conducting and implementing the regional planning process.

(c) To provide regional coordination for local governments in the Treasure Coast Region.

(d) To have an organization to act in an advisory capacity to exchange, interchange, and review the various programs referred to it which are of regional concern.

(e) To promote communication among local governments in the region and the identification and resolution of common regional-scale problems.

(f) To facilitate with federal, state, local, and non-governmental agencies and citizens to promote the orderly and harmonious coordination of federal, state, regional and local planning and development programs in order to encourage the orderly, and balanced growth and development of this region consistent with the protection of natural resources and the environment and to enhance the quality of life of the residents of the region and to promote their health, safety, and welfare.

(g) To encourage and promote communications between neighboring regional planning districts to attempt to assure compatibility in development and long-range planning goals and to coordinate with neighboring regional planning districts whenever possible and to enter into agreements with neighboring regional planning districts pertaining to activities or projects that are of mutual interest.

(h) To have an organization that will promote areawide coordination and related cooperative activities of federal, state and local governments insuring a broad based-regional organization that can provide a truly regional perspective and enhance that ability and opportunity of local governments to resolve issues and problems transcending their individual boundaries.

(i) To have an organization to review Developments of Regional Impact, Florida Quality Developments and other developments as defined or set forth in Chapter 380, Florida Statutes, which will collect review fees and make recommendations to the local government(s) of jurisdiction for applications to be approved, denied or approved subject to conditions, restrictions or limitations so that development within the region is consistent with adopted Strategic Regional Policy Plan and the applicable local government comprehensive plans.

(j) To have an organization to carry out the duties, functions and activities that are to the mutual advantage of the local government units within Comprehensive Planning District 10.

(k) To have an organization to carry out other duties, functions and activities for other public purposes consistent with the powers conferred herein.

Powers

Council powers are primarily defined and limited by its Amended and Restated Interlocal Agreement creating the Treasure Coast Regional Planning Council and Chapter 186, Florida Statutes.

(a) The powers granted to regional planning councils and regional planning agencies by Chapter 186, Florida Statutes, and other applicable federal, state and local laws as now existing and/or as from time to time amended, and pursuant to Section 163.01, Florida Statutes, the additional powers set forth herein.

(b) To adopt rules of procedure for the regulation of its affairs and the conduct of its business, and to appoint from among its members a chairman to serve annually, provided that such chairman may be subject to reelection.

(c) To adopt an official seal utilizing the name of the Council.

(d) To maintain an office at such place or places within the comprehensive planning district as it may designate.

(e) To employ and to compensate such personnel, consultants, and technical and professional assistants, as it shall deem necessary to exercise the powers and perform the duties set forth in this agreement.

(f) To make and enter all contracts and agreements necessary or incidental to the performance of its duties and the execution of its powers.

(g) To hold public hearings and sponsor public forums in any part of the regional area whenever it deems necessary or useful in the execution of its other functions.

(h) To sue and be sued in its own name.

(i) To accept and receive, for public purposes, funds, grants and services from the federal government or its agencies; from departments, agencies, and instrumentalities of state, municipal or local government; from other public or quasi public entities, and from private or civic sources.

(j) To receive and expend such sums of money as shall be from time to time appropriated for its use by any county or municipality where approved by the Council and to act as an agency to receive and to expend federal funds for planning and other public purposes.

(k) To act in advisory capacity to the constituent local governments in regional, metropolitan, county and municipal planning matters.

(l) To cooperate, in the exercise of its planning functions, with federal and state agencies in planning disaster preparedness and emergency management.

(m) To fix and collect membership fees, and service charges and fees for planning review and other services provided by Council.

(n) To acquire, own, hold in custody, operate, maintain, lease or sell real or personal property.

(o) To incur debts, liabilities or obligations which do not constitute the debts, liabilities or obligations of any parties to this agreement.

(p) To accept gifts, grants, assistance, funds, or bequests.

(q) To enter into agreements with respect to the receipt and expenditures of grants or other funds, including but not limited agreements as to revolving and other loan funds, and to exercise such powers as shall be necessary or appropriate to implement such grants or other funding, which shall include (but not be limited to) the power to hold and manage such funds, to enter into loan agreements or other agreements relating thereto and to enforce and collect loan payments thereunder, and to lend and re-lend such funds for the public purposes to be accomplished with such grant or other funding.

(r) To conduct studies of the region's resources.

(s) To participate with other governmental agencies, educational institutions, and private organizations in the coordination or conduct of its activities.

(t) To conduct planning charrettes within and outside the region.

(u) To select and appoint such advisory bodies as the Council may find appropriate for the conduct of its activities.

Regional Planning Council Responsibilities Under Florida Statutes

Chapter 163, F.S.	Intergovernmental Programs
Chapter 164, F.S.	Governmental Disputes
Chapter 186, F.S.	State and Regional Planning
Chapter 253, F.S.	State Lands
Chapter 260, F.S.	Florida Greenways and Trails Act
Chapter 288, F.S.	Commercial Development and Capital Improvements
Chapter 335, F.S.	State Highway System
Chapter 339, F.S.	Transportation Finance and Planning
Chapter 373, F.S.	Water Resources
Chapter 378, F.S.	Land Reclamation
Chapter 380, F.S.	Land and Water Management
Chapter 403, F.S.	Environmental Control
Chapter 419, F.S.	Community Residential Homes (Confliction Resolution)
Chapter 420, F.S.	Housing
Chapter 427, F.S.	Special Transportation and Communications Services
Chapter 985, F.S.	Juvenile Justice (Confliction Resolution for Sites)

SOURCE OF FUNDS
2014-2015

Local Contributions:		
Indian River County	$ 58,163	
Martin County	61,337	
St. Lucie County	111,505	
Palm Beach County	553,834	
		$ 784,839
Local Contract Funds		463,750
State Contract Funds		78,378
Federal Contract Funds		309,545
Developments of Regional Impact Review Fees		20,000
Other Revenues		315,367
TOTAL REVENUES		$1,971,879

TREASURE COAST REGIONAL PLANNING COUNCIL
ADOPTED BUDGET
FISCAL YEAR 2014-2015

REVENUES

Revenue Source	Adopted 2014-2015
STATE	
FDEM-SARA Title III 2014-2015 [LEPC]	40,909
SLC - Hazards Analysis (2014-2015)	6,469
Regional Evacuation Study	15,000
SLC Small Quantity Generator Project	16,000
Subtotal	**78,378**
FEDERAL	
HMEP-Training (2014-2015)	40,545
HMEP-Planning (2014-2015)	20,000
EDA Planning	60,000
EPA - Revolving Loan Fund[a]	64,000
FDOT Land Use & Transportation Study	125,000
Subtotal	**309,545**
LOCAL	
PBC-MPO Planning	40,000
So. Dixie Corridor Master Plan	75,000
South FL Reg. Transportation Authority	100,000
Riviera Beach CRA	152,000
Hallandale Form Based Code	37,500
Fellsmere EDA Grant Management	10,500
Delray Beach Code	48,750
Subtotal	**463,750**
LOCAL DUES[b]	
Palm Beach County	553,834
Martin County	61,337
St. Lucie County	111,505
Indian River County	58,163
Subtotal	**784,839**

MISCELLANEOUS	
DRI Fees	20,000
Interest	2,000
Miscellaneous	8,000
Projected Revenue[c]	305,367
Subtotal	**335,367**
TOTAL	**$ 1,971,879**

[a] The FY 2013-2014 balance includes a Pass-Through Brownfield Loan to the City of Fort Pierce for $1,000,000 of which $960,700 was disbursed in FY 2013-2014. The FY 2014-15 revenue amount does not include any loan amounts and reflects only actual operating receipts.

[b] Frozen at 2006 population levels

[c] Anticipated revenue from pending contracts.

TREASURE COAST REGIONAL PLANNING COUNCIL
ADOPTED BUDGET
FISCAL YEAR 2014-2015

EXPENDITURES

Spending Category	Adopted 2014-2015
Salaries	885,000
Benefits	375,000
Occupancy Expenses	7,000
Insurance	22,000
Brownfields Insurance	6,000
Equipment Repair/Maintenance	18,000
Office Supplies & Expenses	50,000
Graphics	2,000
Copying	30,000
Telephone	15,000
Postage	5,000
Travel	70,000
Dues & Memberships	32,000
Conferences	3,000
Education	2,500
Training - HMEP	22,800
Library & Publications	500
Legal Advertising	2,500
Legal Fees	40,000
Audit Fees	11,500
Utilities & Maintenance	12,000
Note Principal	79,948
Note Interest	60,131
Subtotal	**1,751,879**
Consultants – Planning	200,000
Consultants – Brownfields Grant	-
Subtotal	**1,951,879**
Capital Outlay	15,000
Capital Outlay-Bldg (FARB)	5,000
Brownfield Pass-Through Loans[a]	-
Total	**$1,971,879**

[a] The FY 2013-2014 balance includes a Pass-Through Brownfield Loan to the City of Fort Pierce for $1,000,000 of which $960,700 was disbursed in FY 2013-2014.

Treasure Coast Regional Planning Council
Summary of Council's Work Program
FY 2014-2015

Current and New Projects:

Chemical Facility Hazards Analyses. Council will partner with St. Lucie County and the Florida Department of Emergency Management (FDEM) to provide technical assistance to St. Lucie County by conducting site visits and compliance assistance to extremely hazardous substances storage facilities. Staff monitors quantities of chemicals, and develops a risk and vulnerability analysis for each facility for the County Fire Rescue District and FDEM. The database is used to develop hazardous material emergency plans to respond and recover from release or spill of toxic substances. This project is scheduled for completion in June 2015.

Directional Storm Tide Atlas. This Atlas will be prepared as Volume 11 of the *Statewide Regional Evacuation Study Program.* The study is a cooperative effort of the FDEM, the Florida Regional Planning Councils and the county emergency management agencies. The atlas is an additional volume to the original Hurricane Evacuation Study completed in 2010 by Council. The purpose of this atlas is to provide maps which depict wind, storm surge, and flood impacts from hurricanes approaching, paralleling and exiting the Treasure Coast area. Factors in development of the maps included storm direction and intensity, forward speed, astronomical tides, surge depths, and wave heights. This project is scheduled for completion in April 2015.

District 10 Local Emergency Planning Committee (LEPC) Biennial Exercise. The District 10 LEPC is staffed by the Council. The committee membership is made up by the region's fire rescue; law enforcement; chemical facility owners/operators; departments of health; safety; and emergency management agency personnel. This year the committee and staff will conduct a regional hazardous materials exercise designed to enhance the region's planning and operational capabilities in response to hazardous materials incidents. The exercise is developed with multijurisdictional objectives and goals that address current standards of operation and is designed to expose gaps or areas for improvement in planning and response areas exercised. This project is scheduled for completion in June 2015.

Hazardous Materials Emergency Preparedness. This annual grant with the FDEM and the Florida Department of Transportation is conducted in two components, planning and training. The planning portion includes: regional hazardous materials response team needs assessment surveys; hazardous facility summaries; community workshops; and facility outreach to those facilities maintaining annual chemical reporting to the State of Florida. The training portion of the grant includes providing courses to public sector first responders in awareness, operations and technician level hazardous materials training. This project is scheduled for completion in October 2015.

Homeland Security Grant Program. Staff is facilitating Incident Commander training for senior officials who might respond to disasters and incidents for Martin County Emergency Management and Fire Rescue Administration. This is Department of Homeland Security/Federal Emergency Management Agency required training and is part of a series of position specific courses designed to increase readiness and operational response. This project is scheduled for completion in February 2015.

Small Quantity Hazardous Waste Generator Program. Council staff will conduct 175 site visits to small quantity waste generators in St. Lucie County in compliance with the Florida Department of Environmental Protection program for monitoring waste operations. This entails outreach education to public and private facilities on reporting requirements and proper storage of waste materials. This program also engages the facility operator in safety regulations for employees and operations regarding storage management and off-site disposal of waste products. This project is scheduled for completion in June 2015.

Delray Beach Form-Based Code and Design Guidelines. Council is assisting the City of Delray Beach and the Delray Beach Community Redevelopment Agency in developing a form-based code for the downtown core area to replace the existing land development regulations. In addition, Council staff will develop clear and specific architectural design guidelines for the area that, with the new form-based code, will ensure continued implementation of the city's vision. This project is scheduled for completion in 2015.

Palm Beach Metropolitan Planning Organization - Land Use/Planning Assistance. Council provides continuing services including land use planning, design, facilitation, project evaluation, transit-oriented development, economic analysis, and related tasks. In addition to continuing services for land use/transportation as requested, Council assistance is secured through task orders for specific projects. These contracts were increased by $175,000 this year and the projects will run through 2015.

- ***College Park/C-51 Multi-Modal Intracoastal Waterway Access Study (Phase I)***
  This project involves the evaluation of a potential boat lift to be installed in the C-51 canal, within the City of Lake Worth and adjacent to the City of West Palm Beach, to provide multi-modal marine navigational access for vessels upstream of the C-51 control structure to the Intracoastal Waterway. The project could include accommodations for motorized vessels, canoes/kayaks, and enhanced public recreational access. The project is being coordinated with the Palm Beach MPO, City of Lake Worth, City of West Palm Beach, Town of Lake Clarke Shores, Palm Beach County, South Florida Water Management District, members of the legislative and congressional delegation, and other parties.

- ***City of West Palm Beach South Dixie Highway Multi-Modal Design Study***
  This project includes a multi-modal and urban design evaluation of the South Dixie Highway Corridor in the City of West Palm Beach, which could potentially include a roadway reconfiguration to better accommodate transit and non-motorized modes of travel. The project is being coordinated with the Palm Beach MPO, City of West Palm Beach, Palm Beach County, Florida Department of Transportation, and local business and neighborhood groups.

- ***Regional Greenways and Trails Planning in Palm Beach County***
  The Regional Greenways and Trails Project involves a multi-agency, multi-disciplinary planning effort to develop a comprehensive plan of greenways, trails, bicycle facilities, saltwater/freshwater paddling trails in the seven-county Southeast Florida region. Developed using a geographic information system (GIS), the plan will also integrate locations of park/recreational facilities, conservation areas, sites for eco-tourism and heritage tourism, and select locations of cultural, educational, and historic significance. A Greenways and Trails Working Group, comprised of local governments, agencies, organizations, and the private sector, has reviewed and refined preliminary plans, and this group will help in the prioritization of facilities and implementation. Opportunity linkages to the north, west, and south into other

counties will be identified. The plan is designed to be integrated into the plans of the MPOs, local governments, agencies, and others as appropriate.

- ***Palm Beach MPO - Continued Planning Assistance***
  Council is providing planning, technical, urban design, facilitation, and other assistance as needed to assist the Palm Beach MPO in accomplishing the agency's strategic mission, including the implementation of "Directions 2040," which is the MPO's Long Range Transportation Plan. Specific assistance activities include station area planning, quiet zones, safety improvements, bicycle/pedestrian planning and implementation, assistance regarding the three-county Southeast Florida Transportation Plan, evaluation of commuter patterns, and similar tasks.

- ***Village of Tequesta/US 1 Multi-Modal Design Study***
  This project includes a multi-modal and planning evaluation of the U.S. 1 Corridor from Beach Road to the Martin County line, which includes the Village of Tequesta as well as the Town of Jupiter and unincorporated Palm Beach County. The project is being coordinated with the Palm Beach MPO, Village of Tequesta, Town of Jupiter, Town of Jupiter Inlet Colony, Palm Beach County, and Florida Department of Transportation as well as Martin County, Martin MPO, local agencies, business and property owners, and the public.

Continuing Programs:

Comprehensive Economic Development Strategy (Partnership Planning Program). The U.S. Economic Development Administration provided Council a Partnership Planning Program grant to undertake regional economic development planning in the Treasure Coast Region.

Florida Department of Transportation - Tri-Rail Coastal Link/Continuing Assistance. Council is providing FDOT station planning, evaluation, technical assistance and public outreach coordination as part of the "Coastal Link" project, which includes a multi-year planning effort to develop a long-term strategy for expanded passenger rail development in the region. This phase of project assistance is scheduled for completion in 2015.

Glades Region Master Plan. In February 2012, Palm Beach County signed a $347,398 Cooperative Agreement with the U.S. Department of Housing and Urban Development (HUD) to develop a Master Plan for the Glades Region of western Palm Beach County. Council is assisting Palm Beach County in developing this plan. This plan will identify and catalog the types and mix of land uses and infrastructure needed to serve planned development/redevelopment incorporating the "Livability Principles" of HUD, the U.S. Department of Transportation and the Environmental Protection Agency Partnership. An extension was granted and the plan is scheduled for completion in early 2015.

Martin/St. Lucie Regional Waterways Plan. Council is providing facilitation and technical assistance to develop the Martin/St. Lucie Regional Waterways Plan. This project has been coordinated through the Martin MPO, St. Lucie TPO, and Florida Inland Navigation District as well as local governments, agencies, organizations, private sector, and the public. The plan addresses a range of issues, including transportation, land use, economics, natural systems, resource protection, public access, and parks and recreation. At the conclusion of a year-long effort that included educational forums, public workshops, and extensive public outreach, the plan document was completed in

December 2014. Council staff is continuing to provide implementation and evaluation assistance as local governments, agencies, and others initiate waterways-related projects and programs.

Rail-Related Technical Assistance to Local Governments. Since the announcement of the All Aboard Florida project in 2012, Council has been providing extensive technical assistance to local governments regarding project-related impacts, document review, permitting, and information requests. This work effort includes regular Council updates, heightened coordination with relevant federal agencies, presentations at local government hearings and workshops as requested, and discussion forums regarding key aspects of the project (e.g., impacts upon drawbridges and marine navigation, review process and issues regarding Environmental Impact Statement, requested project financing). This work effort is anticipated to continue as the project advances.

Riviera Beach - Continuing Services Agreement. Council staff has been working closely with the City of Riviera Beach and the Riviera Beach CRA to update the CRA plan, comprehensive plan, land development regulations, and to refine the Marine District South Master Plan. This continuing services agreement enables Council staff to assist the CRA with any requests pertaining to the revitalization of the CRA areas beyond the scope of previous agreements. This is an ongoing agreement.

South Florida Regional Transportation Authority (SFRTA). Council provides varied forms of assistance as requested by the SFRTA, including land use, planning, education, public outreach, project evaluation and development, mapping, meeting facilitation, intergovernmental coordination, and other forms of assistance as requested. The five-year $500,000 contract ends in 2015. Sample project areas are noted below:

- Tri –Rail Station Signage Project
- Coordination with Florida Housing Finance Corporation regarding financing of Transit Oriented Developments (TODs)
- Station-Area Development Analysis, Planning and TOD
- Pedestrian/Bicycle Station Access Plan
- Northern Layover Facility
- Technical Support for Funding/Grant Applications, Developer Forums
- Facilitation Assistance with Local Governments, Agencies, Property Owner

Wellington - Continuing Services Agreement. Council staff is providing assistance and facilitation services for the Equestrian Preserve Area Master Plan.

<u>Recently Completed Projects</u>

Boynton Beach Town Center Master Plan. Council assisted the City of Boynton Beach and the CRA in developing a detailed redevelopment plan and phasing strategy for the municipal complex of the City of Boynton Beach. This project was completed in 2014.

Broward Boulevard Gateway Implementation Master Plan. The Broward Boulevard Gateway Implementation Project is an effort to improve all aspects of Broward Boulevard into downtown Fort Lauderdale as they relate to coordinating transit projects, improving the pedestrian environment, illustrating potential redevelopment scenarios on the corridor, and analyzing physical and policy impediments to redevelopment. This project puts an emphasis on public involvement with many

different opportunities provided for citizens to participate. This is a multi-agency effort that includes: the City of Fort Lauderdale; Fort Lauderdale CRA; the Broward Metropolitan Planning Organization; the South Florida Regional Transportation Authority; Florida Department of Transportation; Broward County; Broward County Transit; the South Florida Regional Planning Council; and the Treasure Coast Regional Planning Council. The plan was completed in October 2013.

Brownfield Revolving Loan Program. The eighth year of an EPA Revolving Loan Program, originally a five-year program. The contract was increased to $2,160,000 in 2014. Council completed $1,000,000 pass-through Brownfields loan to the Redevelopment Agency of the City of Fort Pierce and has earned $7,000 in revenues which are restricted to be used only for future Revolving Loan Fund (RLF) purposes.

Brownfields Assessment and Cleanup Cooperative Agreement. U.S. EPA provided an RLF to assist funding cleanup, planning, and remediation activities in communities in the region. This was the final year of a four year $1,000,000 agreement. The Coalition Assessment Grant provided Council and its coalition members a significant opportunity to engage in assessment activities, cleanup planning and redevelopment activities far beyond those which would have been accomplished under a site-specific assessment grant or even a community-wide assessment grant. The size and scope of the program that Council developed under this grant was truly region-wide, touching upon numerous brownfields sites – both large and small. In total, 13 Phase I Environmental Sight Assessments (ESAs) were undertaken and 11 Phase II ESAs were completed. Site assessment activities took place on twenty-two brownfield sites during the grant period.

Chemical Facility Hazards Analyses. Council partnered with St. Lucie County and the FDEM to provide technical assistance to St. Lucie County by conducting site visits and compliance assistance to extremely hazardous substances storage facilities. Staff gathered data on quantities of chemicals at County facilities that store, manufacture transport and sell EHS materials and developed a risk and vulnerability analyses for each facility in the County for County Emergency Management, Fire Rescue District and Hazardous Materials Teams and the FDEM. The database is utilized to develop hazardous material emergency plans in responding to and recovering from releases or spills of toxic substances. This project was completed in June 2014.

Florida Transit-Oriented Development (TOD) Guidebook. This project was a collaborative effort with FDOT to develop a state guidebook to help communities in Florida interested in advancing transit-oriented development opportunities in their local jurisdictions. The guidebook builds on a previous effort, *A Framework for TOD in Florida*, which developed benchmarks related to density, intensity, and physical characteristics necessary to achieve a successful TOD. This project, completed in January 2013, has four components: 1) the creation of an online TOD database; 2) an evaluation of a cross-section of Florida communities regarding their transit-supportive characteristics; 3) the creation of model land use policies and a model land development code; and 4) a training program for local governments interested in being educated about supporting TODs. The foundation of the project is to provide resources for local governments within the region and across the state. This project received an "Award of Merit" from the Florida Chapter of the APA in 2013 and is currently being used by local governments across Florida to advance TOD. With assistance from TCRPC and the Palm Beach MPO, the Guidebook has been utilized most recently by the City of Boynton Beach to develop the city's TOD land use and zoning standards.

Hallandale Beach Land Development Code Update and Revisions. Council assisted the City of Hallandale Beach and the Hallandale Beach CRA with analyzing and re-writing the land development regulations for Town Center area of the city. This effort requires detailed testing and analysis of the existing conditions as well as proposed solutions consistent with the Citywide Master Plan. The final deliverables will be new regulations that implement the city's vision. This project was completed in 2014.

Lauderdale Lakes CRA Planning. Council assisted the City of Lauderdale Lakes and the Lauderdale Lakes CRA with updating their CRA plan. This project was completed in September 2014.

Riviera Beach - Broadway Corridor Master Plan. Council worked with the City of Riviera Beach, the Riviera Beach CRA, and others to produce a detailed redevelopment plan for Broadway and Avenue E. The area is bounded by 11th Street to the south and Blue Heron Boulevard to the north including areas west of Broadway, and east of Avenue E. The scope included a collaborative effort with marine industries and property owners within the study area. The scope of work for this project was completed in December 2014.

Riviera Beach Land Development Regulations. The City of Riviera Beach recently adopted the new form-based land development regulations for downtown. This is a critical piece to implementing the Citizens' Master Plan developed in 2008 by Council staff and follows the adoption of the revised CRA Plan, and comprehensive plan, also authored by Council staff.

Seven50 – Southeast Florida Long-Range Strategic Regional Plan. Seven50 ("seven counties, 50 years") is a comprehensive planning effort to build consensus around long- and short-term regional strategies for establishing a more prosperous and desirable future for the seven counties in the Southeast Florida Region (Monroe, Miami-Dade, Broward, Palm Beach, Martin, St. Lucie, and Indian River). Seven50 was made possible by a $4.25 million grant from the U.S. Department of Housing and Urban Development and was jointly led by South Florida and Treasure Coast Regional Planning Councils and the Southeast Florida Regional Partnership, a unique collaboration of more than 200 public, private, and civic stakeholders. The plan was completed in February 2014.

Small Quantity Hazardous Waste Generator Program. Council staff conducted annual site visits to small quantity waste generators in St. Lucie County in compliance with the Department of Environmental Protection program to monitoring waste operations. This entailed outreach education to public and private facilities on reporting requirements and proper storage of waste materials. Staff made 128 site visits to confirm Active, Non-Active and Potential generators – meeting with facility operators on safety regulations for employees and operations regarding storage management and off-site disposal of waste products. This project was completed in June 2014.

Statewide Energy Resiliency Strategy. In 2011, the U.S. Department of Commerce, Economic Development Administration, awarded Tampa Bay Regional Planning Council funding to prepare a Statewide Energy Resiliency Strategy. The eleven regional planning councils released the Florida Energy Resiliency Report for the State of Florida in December 2013. The report is available at www.florida-energy.org.

Treasure Coast Regional Evacuation Study Small Area Data Update. Small Area Data was updated and prepared as part of the *Statewide Regional Evacuation Study Program.* The study is a cooperative effort of FDEM, the Florida Regional Planning Councils, and the county emergency management agencies. The small area data is the initial step in updating the larger elements of the study such as transportation evacuation times and population analyses of storm surge zones. The data update specifically provides detailed county level population and housing dataset and respective socioeconomic datasets which reflect Traffic Analysis Zone level demographic data, along with GIS data, and will form the basis for the small area projections for 2015 and 2020.

M E M O R A N D U M

To: Council Members

From: Staff

Date: August 12, 2014

Subject: The Role of Regional Planning Councils

REGIONAL PLANNING COUNCIL FUNDAMENTALS

I. Introduction

Regional planning Councils (RPCs) are best known for their reviews of Developments of Regional Impact and their reviews of local government comprehensive plans. If one focuses on these specific responsibilities without an appreciation for what really makes RPCs unique, the many other services it provides to local government, and what their real and fundamental responsibilities are, will be missed.

Briefly Stated:

1. RPCs provide the forum and mechanism by which local governments can avoid or resolve interjurisdictional conflicts in an effective and cost effective manner.

2. RPCs provide the most efficient mechanism for addressing problems that can only be addressed by collaborative effort and cooperation between local governments.

3. RPCs help to assure that state goals and objectives (the top down part of planning) are addressed in a manner that its appropriate given local and regional conditions (the bottom up part of planning).

4. RPCs provide a mechanism for resolving apparent conflicts between local government and state and federal agency policy and for balancing the competing and diverse interests of the state and the federal government.

5. RPCs allow for cost sharing and service delivery between local governments and minimize the need for duplicative expenditures.

6. RPCs represent a think tank for the early identification and creative resolution of problems.

A. What RPCs do and why they are essential.

Although in many ways government works best at the most local levels, individual local governments would have a difficult, if not impossible, task achieving their objectives without

the cooperation of neighboring communities. Just as cooperation is essential between neighboring jurisdictions, cooperation is also essential between the state and local levels of government. As is illustrated below, the RPCs provide for a high degree of cooperation between local governments and play a key role in assuring that cooperation exists between the state and local governments. They do this in several distinct ways:

1. RPCs provide the forum and mechanism by which local governments can avoid or resolve interjurisdictional conflicts in an effective and cost effective manner.

Sometimes what is in the best interest of one community, would adversely impact another, or would interfere with the other's ability to achieve its own goals and objectives. The probability of such conflicts increases with the number of independent jurisdictions that occur within an area and with the amount of growth that is occurring.

Examples of potential conflicts are numerous. One local government might look forward to the construction of a regional mall for the taxes and jobs the center would provide; neighboring jurisdictions might be concerned about the effects the mall would have on their efforts to encourage downtown revitalization, or about traffic impacts that would occur within their community. One local government might wish to lower level of service and concurrency standards in order to facilitate downtown development, but such action might create traffic problems in other jurisdictions, interfere with emergency evacuation or emergency service capability or interference with the growth potential of surrounding jurisdictions.

RPCs provide local governments with a forum for discussing potential conflicts, avoiding such conflicts, and where necessary, provide a fair and objective mechanism for resolving those conflicts that could not be avoided. In a sense, they protect local governments from each other.

Conflicts between local governments are avoided in two general ways: 1) by foresight and the mutual agreement to adopt regional policies that all local governments can live by; and 2) by Council efforts to find mutually acceptable remedies to problems (i.e., by working together).

Where conflicts have not been completely avoided, they at least can be resolved fairly and objectively because of the make up of Council's board, and via the board's ability to make recommendations to local governments and state agencies, and in some cases their ability to intervene in actions (at the request of local government or the state).

The system works, and works well, for two reasons: 1) the decision makers are the local governments themselves (2/3 of the membership) and citizens that live within the region (1/3 of the membership); and 2) whenever the Council reviews an issue, the majority of the membership is from outside the jurisdiction whose action, or potential action, is under review. It must be emphasized that the rules and decisions adopted by RPCs were adopted by a group in which the affected parties have representation. This is not the case with rules adopted at the agency level. It must also be emphasized that the decisions being made by RPCs are made by neighbors that tend to be reasonably sensitive to the idiosyncrasies of their communities and area. This is not always the

case with decisions made in far off places by people that, in some cases, have never set foot in the jurisdiction they critique.

2. <u>RPCs provide the most efficient mechanism for addressing problems that can only be addressed by collaborative effort and cooperation between local governments.</u>

Whether the problem is of statewide concern (i.e., maintenance of level of service on the state highway system), or the problem is unique to only one or a few regions (i.e., Everglades and Indian River Lagoon protection and restoration), the best and most effective solutions to such problems are often developed at the regional level. There are several reasons for this:

a. <u>Even in the case of statewide issues, aspects of the problem and opportunities for solving the problem usually vary from region to region.</u>

By way of example, level of service on the state highway system may be a statewide issue, but only certain regions have the near term opportunity to establish commuter rail lines and high levels of transit service. Level of service policies might be expected to be different in areas trying to encourage transit use than in areas that don't have the transit capability.

b. <u>When policy is developed at the regional level there is a better opportunity for a melding of state (i.e., top down) and local (i.e., bottom up) concerns.</u>

The comprehensive planning efforts that have been undertaken by local governments over the past few years are replete with examples of the state's ignorance of local conditions. As one example, the former Department of Community Affairs criticized the plans of several local governments for their failure to allow the establishment of mobile home parks as a method of addressing affordable housing issues. Although the state was correct to require each local government to fully address the issue of affordable housing, it was entirely inappropriate for them to require their particular solution, and showed either the ignorance of the state regarding local conditions, or its insensitivity to them, something less likely to occur at the regional level.

c. <u>Some issues are unique to only one or a few regions, and should not be addressed statewide in the same manner</u>.

By way of example, upland habitat loss is a very serious problem in only some portions of Florida, and is of critical concern to those areas of the state experiencing both significant urban and agricultural expansion. The issue has been successfully addressed in regions where the issue is real and problem is critical, and where the public is aware that aggressive action needs to be taken.

In regions where the issue has yet to reach critical proportions action is warranted to prevent habitat loss from ever becoming a problem, but the degree of action required may be less and the variety of approaches that could be taken, are many. If

aggressive action to protect habitat is forced on areas where the issue is not really a problem, and without proper education, nothing good will result.

d. Because of their size, structure and diverse areas of responsibility, RPCs are often better able to address problems efficiently and comprehensively, than most other governmental entities.

There is an unfortunate tendency in government to departmentalize and focus narrowly on one issue at a time. The state's experts on transportation are gathered together in one place; experts on housing and land use somewhere else. Rarely, if ever, do they work together, and rarely, if ever, does policy reflect the high degree of interaction, land use and transportation have on one another. The same problem often occurs at the local level.

RPCs are different. A typical RPC staff includes one or more transportation engineers or planner, ecologists, sometimes a chemist, an economist, geographers, urban designers and town planners, experts on housing, health planning expertise, etc. They all work together in the same office and they regularly sit around the same table to discuss issues and policy. As a result, they see the interactions between issues and are often able to come up with policy that addresses the root cause of the problem, rather than just the symptoms.

3. RPCs help to assure that state goals and objectives (the top down part of planning) are addressed in a manner that its appropriate given local and regional conditions (the bottom up part of planning).

The regions of Florida are very different from one another. Not all counties and cities have the same problems, nor the same opportunities to address these problems. This is understood at the RPC level; it does not always seem to be understood at the state level. As evidence, four criticisms of the state's implementation of growth management legislation have been: 1) its apparent insensitivity to obvious differences; 2) its occasional ignorance of relevant local conditions; 3) its perceived view, that there is only one way to "skin a cat;" and 4) the expense and extreme difficulty associated with working out problems with an agency and review staff housed far way.

Most of these problems could be corrected and would disappear if the state would delegate and vest for authority for growth management implementation at the regional level. As things stand now, RPCs have helped to assure cooperation between the state and local government, but too often have been undermined by the state ignoring RPC recommendations, and by the state's failure to consistently rely on the regions to resolve compliance problems.

4. RPCs provide a mechanism for resolving apparent conflicts between local government and state and federal agency policy and for balancing the competing and diverse interest of the state and the federal government.

RPCs retain on staff a high level of expertise in a wide variety of areas. Their comprehensive review of issues, large projects (DRIs, power plants, etc.), and

comprehensive plans requires expertise in a wide variety of areas and such expertise also allows them to assist those smaller local governments that cannot afford to maintain expertise in areas of which they have only occasional need.

Wide ranging expertise also makes RPCs very effective in resolving apparent conflicts that sometimes arise when agencies or special interest groups with narrower focus comment on projects and plans under review. RPCs have the expertise necessary to understand agency and interest group objectives, but their broader perspective allows and encourages them to find creative solutions that deal with a variety of objectives simultaneously.

5. RPCs allow for cost sharing and service delivery between local governments and minimize the need for duplicative expenditures.

Not every local government can afford, nor do they even need to maintain, full time expertise in all areas. Some can hardly justify any full time employees. Although local governments vary greatly in their need for certain types of expertise, each may occasionally face an issue which requires direction, and the RPCs maintain a staff to provide such services.

Because the RPCs have diverse expertise, and because they make this expertise available to local governments as a free service, or at cost, RPCs can save local governments considerable expense, while at the same time assuring that important issues are not overlooked. This benefits both local government and the state as a whole.

In addition, the RPCs frequently are called upon to develop model ordinances or to do multijurisdictional studies and surveys which, if it were not for the RPCs, would have to be done individually by several local governments. This would be a waste of public resources and result in great inefficiency.

6. RPCs represent a think tank for the early identification and creative resolution of problems.

One of the great things about RPCs is that they are not excessively bogged down in permitting responsibilities, nor bureaucratic red tape. They function much more like a planning SWAT team, able to look at the big picture, with time and the diverse expertise needed to identify problems quickly and come up with creative, comprehensive solutions. Florida's important issues have often been identified first by the RPCs, and many of the solutions to these problems were derived from regional policy.

B. Why RPCs are effective

RPCs have a variety of characteristics which are unique and contribute to their effectiveness.

1. Board make up and membership.
2. Diverse expertise and small staff size.
3. A holistic, comprehensive approach to problem solving.

4. Freedom to focus on big problems.
5. A planning rather than regulatory focus.

C. Why some like RPCs and others dislike them

RPCs are effective. They work exactly as they were intended to work, and they do their job well. They are not afraid to raise new issues, and have a unique ability to find them. They raise difficult, but important, issues and insist that they be addressed. They are difficult to influence, except by facts and objective argument. They are rarely, if ever, parochial. Although they have no real power, except the power that logic and reason can provide, they represent the conscience of their respective jurisdictions.

If the regional planning councils no longer performed these functions, the question becomes, who will?

Although the Department of Economic Opportunity would appear to be the logical entity to step into this role, it has neither the necessary staffing nor funding to carry out these additional functions.

M E M O R A N D U M

To: Council Members

From: Staff

Date: January 5, 2000

Subject: Orientation Segment #1 – History and Membership of the Treasure Coast Regional Planning Council

History

Regionalism in southeast Florida began because one county government had a problem that it couldn't solve alone--it needed the help and cooperation of its neighbors. Dade aviation officials selected a location for a major jetport in the ecologically sensitive Everglades area of western Dade County/eastern Collier County which also affected the environment of adjacent Monroe County. The three counties, recognizing the benefit of working together on issues of regional impact transcending political boundaries, established the South Florida Jetport Council in September 1969 to allow coordination of regional-scale problems faced by two or more of the members. The formal regional structure became the South Florida Everglades Area Planning Council and the Counties of Broward, Palm Beach, Lee, and Hendry were invited and joined with the original members.

It was the awareness of the importance of cooperating in resolving regional-scale problems and recognition of mutual benefits deriving from a regional alliance that led local governments in South Florida to initiate a regional coordinating mechanism. This voluntary local initiative contrasts with agencies mandated or induced to cooperate by state or federal governments.

In 1971, with the Everglades on fire and water wars occurring between Dade and Broward counties, the legislature passed and Governor Askew signed the first significant growth management legislation in the state, further institutionalizing comprehensive planning and the need for regional planning in Florida. In July 1973, the Secretary of Administration divided the state into regions for comprehensive planning purposes. As prescribed by the Secretary of Administration, Monroe, Dade, Broward, Palm Beach, Martin, and St. Lucie Counties were grouped together in one region. In anticipation of this action, Collier and Lee counties ended their membership with the South Florida Everglades Area Planning Council on June 30, 1973, and began action to establish a regional planning council for Southwest Florida. Hendry County joined the Southwest Florida group in 1974.

Effective October 1975, the South Florida Region was further divided with Palm Beach, Martin, and St. Lucie counties being placed in a new sub-state district. On August 19, 1976, Martin, Palm Beach, St. Lucie counties, along with Indian River County, who until then was aligned with the East Central Region, signed an interlocal agreement creating the Treasure Coast Regional Planning Council. Today, the Treasure Coast Region includes these four counties and 50 municipalities.

The Council

The 28-member governing board of the Council consists of 19 local elected officials, (with nine representing counties, and ten representing municipalities) and nine members appointed by the Governor. The Council began in 1976 with 15 members. Two years later the Legislature required one-third of a regional planning council's membership to be appointed by the governor. As a result, 8 members were added bringing total membership to 23. In 1995, membership expanded to 27 by adding one governor's appointment and one municipal member from St. Lucie County and one more municipal member from Palm Beach County. In 1998, one more municipal member was added in Indian River County bringing total membership to 28.

Council members who are county commissioners are selected annually by their respective commissions. Council members who are municipal officials are appointed in a slightly different manner in each of the member counties. In each case, the county must ratify the appointment. In Palm Beach County, municipal representatives are recommended to the Board of County Commissioners by the Palm Beach County Municipal League. Indian River County has established a set three-year rotational schedule for municipal representation. In Martin County, municipal representatives serve on a three-year rotating basis. In St. Lucie County, the two municipal representatives come from the Cities of Fort Pierce and Port St. Lucie. Each board member who is an elected official has an alternate voting member. Council meetings usually are held on the third Friday of each month in Stuart.

M E M O R A N D U M

To: Council Members

From: Staff

Date: January 5, 2000

Subject: Orientation Segment #2 – Florida Regional Council's Association (FRCA)

What is the Florida Regional Council's Association?

FRCA is a joint organization of the 11 Regional Planning Councils (RPC) composed of 33 members. Three councilmembers are appointed from each of the 11 RPCs to make up the membership of the Policy Board. The 11 RPC executive directors serve as the Policy Board's staff and function as an advisory committee controlled by the Board. FRCA operates under a set of by-laws which are attached.

What is FRCAs Purpose and Intent?

To:
1) further the interests of RPC in Florida;
2) promote the delivery of RPC services to local government;
3) improve relationships and information exchange between RPCs and local government;
4) promote mutually supportive goals and policies among member RPCs; and
5) assure RPCs are effective organizations to the people of Florida.

How Does FRCA Operate?

FRCA is organized into two bodies: Policy Board and a Staff Directors Advisory Committee.

Policy Board

The Policy Board is composed of three appointed members from each of the 11 RPCs. Each RPC Chairman is to appoint from its membership one county-elected official, one municipal-elected official and one Governor's appointee to serve on the Policy Board.

The Policy Board is supposed to meet at least four times a year to conduct business. That business has historically been limited to: 1) assuring recurring state funding for RPCs so they can carry out state mandates and local initiatives when called upon; 2) improving relations with and service delivery to local governments; and 3) monitoring legislation affecting RPCs and local governments. The Florida League of Cities and Florida Association of Counties are invited to all meetings.

Occasionally FRCA (Policy Board) will vote to communicate their position on proposed legislation and issues other than funding (e.g. DRI process, growth management rules, etc.). Any such position taking on legislative issues requires a majority vote of the Policy Board.

It has been FRCAs policy to keep a low profile in Tallahassee and stay out of legislative issues not directly related to its recurring funding, unless requested by the Florida League of Cities, the Association of Counties or a member RPC. There are some exceptions to this rule as some RPCs develop annual legislative agendas and send their executive director to Tallahassee to lobby.

FRCA (Policy Board) retains an executive director who organizes its meetings and carries out work authorized by the board. Ron Book has served as FRCAs executive director for the past twelve years. He also has been assigned lobbying duties for FRCA, strictly limited to securing recurring funding for RPCs.

Staff Directors Advisory Committee

The Committee is composed of the 11 RPC executive directors. The Committee meets monthly in various locations around the State, but usually in Tampa or Orlando. The Florida League of Cities and Florida Association of Counties are invited to all meetings.

Its primary function is to inform FRCA (Policy Board) of issues and problems that may need to be acted upon. Its only regular formal action as a Committee is to prepare and approve FRCAs annual budget.

The Directors Advisory Committee also functions well as a resource and forum for the Directors to share information and solutions to common problems and discuss issues statewide that are or could affect RPCs and member local governments.

The Committee creates a legislative agenda each year, but it is strictly related to the level of recurring funding FRCA proposed to request from the State. This request or "agenda" is ratified by FRCA (Policy Board). The Committee may occasionally recommend that FRCA make its position known to the legislature on other legislative issues affecting the ability of RPC to carry out its duties required by state law. An example of this was with the ELMS III legislation in 1993. Regardless, such position taking on legislative issues needs to be ratified by FRCA (Policy Board).

<u>What if an RPC Disagrees with a FRCA Position on an Issue?</u>

FRCA (Policy Board) operates under a majority vote system. Each Board Member receives one vote. Those in the minority certainly have the right to express dissenting views to whomever, but the RPCs/FRCA "live together and die together" as a group on issues--no different than most boards made up of elected or appointed officials. Treasure Coast's voice in FRCA is its vote.

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FLORIDA REGIONAL COUNCILS ASSOCIATION
NEW BOARD MEMBER FACT SHEET

The Florida Regional Councils Association was formed by Florida's 11 regional planning councils in 1976. The Association is a collective body of those 11 councils. It serves to do the following:

> [F]urther the interests of the regional planning councils in Florida as these interests relate to their service to their local governments and their citizens, the promotion of these interests, the promotion of harmonious, productive relationships among the several member regional planning councils, the promotion of harmonious, productive relationships among member regional planning councils and any and all state and federal agencies as well as private groups whose interests overlap those of member regional planning councils, and to do any and all things necessary to assure that Florida's regional planning councils are effective service organizations to the people of Florida. (Florida Regional Councils Association Bylaws, 2009)

The Florida Regional Councils Association is governed by a Policy Board made up of three members from each of the 11 regional planning councils – two elected officials and one gubernatorial appointee – chosen by each council. Each member's term is continuous until replaced. Each year, the Policy Board typically meets in January in Tallahassee and then again in conjunction with either the Florida Association of Counties Annual Conference in June or Florida League of Cities Annual Conference in August (it alternates from year to year).

The Policy Board Officers are comprised of a President, First Vice President, Second Vice-President, and Immediate Past President. The officers are annually selected by a nominating committee made up of members from the Association at its January meeting and voted on at its subsequent meeting later in the year. The business of the Association may include professional development, member education, sharing of regional best practices, issues of concern related to regional planning councils, identification of funding opportunities, and developing and ratifying a legislative agenda.

The 11 regional planning council Executive Directors serve as an advisory body to the Policy Board, known as the Executive Directors Advisory Committee. The officers include a Chair and Vice-Chair. The committee typically meets eight times a year. Five of the meetings (December through April) are held in Tallahassee to leverage opportunities to interact with state agencies, enhance partner relationships, and engage in strategic opportunities. Two of the meetings are held in June and August, in conjunction with the annual conferences mentioned above. The other meeting is held south of Orlando, as a convenience to the Directors in that part of the state.

The Association has one full-time staff, a Director of Intergovernmental Affairs, who reports to the Chair of the Executive Directors Advisory Committee. This person runs the day to day operations of the organization, including implementing the Association's programs, policies, and priorities, and engaging with local, regional, state, and federal agencies as well as other state associations and interest groups on matters pertaining to, and in some cases benefitting, regional planning councils. The Association's bookkeeping is handled by the Apalachee Regional Planning Council in Tallahassee. The Association also has a contract lobbyist/Executive Director who reports to the President of the Association.

The Association is funded by dues paid by each council based on a formula approved by the Policy Board. In accordance with that formula, 70% of the dollars needed to support the Association's budget is divided evenly among the 11 regional planning councils and the remaining 30% is divided according to each council's proportionate share of the state's population.

FRCA
FLORIDA REGIONAL COUNCILS ASSOCIATION
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BYLAWS OF THE FLORIDA REGIONAL COUNCILS ASSOCIATION

By common consent, the Regional Planning Councils of Florida, hereinafter referred to as the RPCs, hereby establish these bylaws to govern the joint organization composed of representatives of our several groups for the purpose of promoting the interests of regional planning in Florida, the development of our several areas and the entire State of Florida, and the protection of representative local governments.

ARTICLE I. Name and Objectives

SECTION 1 The name of this organization shall be the Florida Regional Councils Association, hereinafter called the Association.

SECTION 2 The headquarters for the Association shall be the location of the office of the Executive Director of the Association.

SECTION 3 The general objective of this Association shall be to further the interests of the RPCs in Florida as these interests relate to their service to their local governments and their citizens, the promotion of these interests, the promotion of harmonious, productive relationships among the several member RPCs, the promotion of harmonious, productive relationships among member RPCs and any and all state and federal agencies as well as private groups whose interests overlap those of member RPCs, and to do any and all things necessary to assure that Florida's RPCs are effective service organizations to the people of Florida.

ARTICLE II. Member Councils, Membership, and Votes

SECTION 1 Membership of the Association shall be open to all regional planning councils in Florida who serve the geographic areas as defined by the Executive Office of the Governor in Rule 27E-1.002, Florida Administrative Code.

SECTION 2 Membership in the Association shall consist of three representatives from each member RPC. Each RPC will appoint from its membership two (2) elected officials and one (1) Governor's appointee to serve on the Association. Each RPC may appoint alternates to represent the member

RPC in the absence of primary representatives appointed pursuant to this section.

SECTION 3 Each representative shall have one vote in the Association.

SECTION 4 A representative's term in the Association will be continuous until replaced by the member Council.

SECTION 5 An Association officer may continue in the term of office so long as that officer is a board member of a member RPC.

ARTICLE III. Officers and Their Duties

SECTION 1 The officers of the Association shall consist of a president, a first vice-president, and a second vice-president. The president, first vice-president, and second vice-president shall be elected by the membership and shall be from different RPCs. The president, first vice-president, second vice-president, immediate past president, and Chair of the Executive Directors Advisory Committee shall serve as the Executive Committee.

SECTION 2 The president shall preside at all meetings of the Association. In the president's absence, the first vice-president shall preside.

SECTION 3 Powers not specifically assigned to officers in these bylaws and not contrary thereto are reserved to the Association.

SECTION 4 The terms of the officers shall be for one year with a maximum number of two terms in each office.

ARTICLE IV. Annual Meeting – Nomination and Election of Officers

SECTION 1 Election of officers shall occur at the Organizational meeting and annually thereafter at the annual meeting.

SECTION 2 The president shall appoint a nominating committee to select a slate of qualified candidates for each Association office. This slate will be presented at the annual meeting. Nomination can also be made from the floor for any office. The nominee receiving the vote of the majority of the voting members present shall be declared elected.

ARTICLE V. Management and Financing

SECTION 1 The Association shall manage its affairs in accordance with the bylaws.

SECTION 2 To assist in defraying the cost of the operation of the Association, the dues of each member RPC shall be as determined by majority vote of the membership on an annual basis.

SECTION 3 The Association may employ or contract for the services of an Executive Director or other staff who shall organize Association meetings; attend all meetings of the Association; duly record the proceedings thereof; file summaries of the Association for each meeting; and perform other duties as may be assigned. Specific duties and responsibilities of the Executive Director or other staff shall be more fully outlined in the contract between the Association and the Executive Director or other staff, and may include lobbying.

SECTION 4 Lobbying responsibilities shall include seeking funding to advance the programs of the regional planning councils; opposing legislation that does not support regional planning councils; and, identifying proposed legislation or proactively developing proposed legislation that would advance the mission of the regional planning councils, which must be approved by the members without opposition.

SECTION 5 The Association or its lobbyist shall not advocate for changes to regional planning council boundaries unless such action is approved by the members without opposition.

SECTION 6 The Association shall not interfere with the right of a member to contact federal or state agencies in regard to funding; nor shall the Association knowingly compete with a member for funding from any source. However, the Association may seek funding through one member on behalf of all members with majority support, which shall preclude a member from knowingly competing for the same grant.

ARTICLE VI. Standing Committees

SECTION 1 An Executive Directors Advisory Committee shall be composed of the executive directors of all regional planning councils and shall organize as necessary to conduct their business, including the election of a Chair, Vice-Chair and Treasurer by majority vote of the executive directors. The Committee shall also have the responsibility for providing technical advice to the Association and informing the Association of issues and problems that may need to be acted upon.

SECTION 2 The Treasurer of the Executive Directors Advisory Committee shall see that all monies due the Association are collected and deposit same in the name of the Association. The Treasurer shall have charge of the books of account of the Association and shall render a statement of same at each meeting of the Executive Directors Advisory Committee, or when requested by the Association. The Treasurer shall see that payment is

made for all expenditures of the Association and shall provide a financial report of the Association at each meeting.

ARTICLE VII. Meetings and Quorums

SECTION 1 The Association shall meet at least two times per year or at such other times as may be determined.

SECTION 2 A quorum shall consist of a simple majority of the member regional planning councils and one-third of the Association members. A quorum shall be present at any meeting at which business is transacted.

SECTION 3 All meetings of the Association shall be open to the public.

ARTICLE VIII. Filling of Vacancies

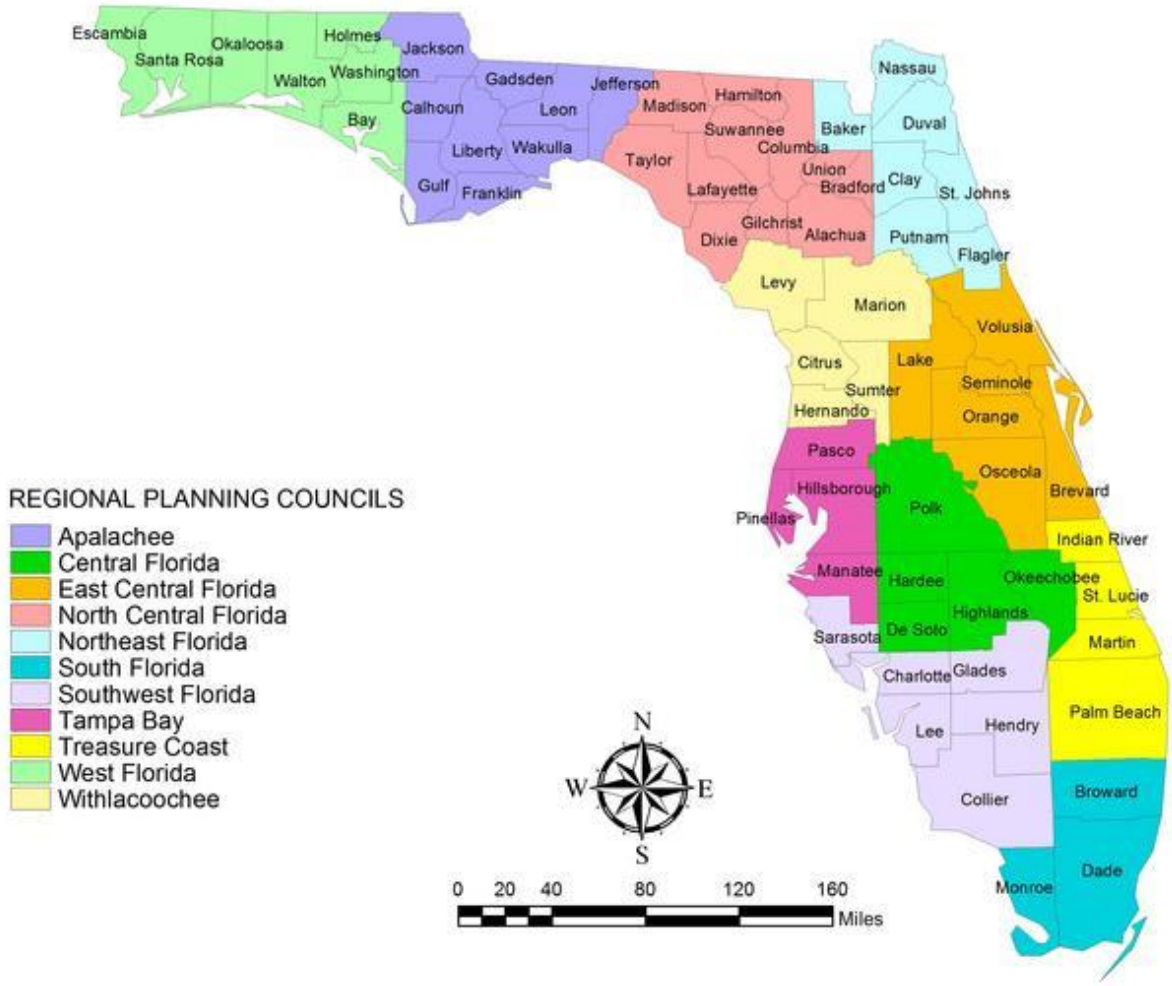
SECTION 1 Vacancies in the office of president, first vice-president, and second vice-president may be filled by the Association at any regular meeting or special meeting called for such purpose, provided at least ten (10) days notice is given.

ARTICLE IX. Amendments

SECTION 1 These bylaws may be amended, supplemented, or superseded by affirmative vote of not less than two-thirds (2/3) of the member regional planning councils of the Association, provided, however, members shall be given at least ten (10) days written notice of such proposed amendments.

SECTION 2 These bylaws shall take effect upon adoption of two-thirds (2/3) of the regional planning councils in the state.

Florida Regional Planning Councils



Florida Regional Councils Association

Executive Director
Ronald L. Book, P.A.
104 West Jefferson Street
Tallahassee, FL 32301
850.224.3427

Regional Planning Councils

Districts	Councils	Counties		Executive Directors
1	**West Florida**	Bay Escambia Holmes Okaloosa	Santa Rosa Walton Washington	**Terry Joseph** 4081 East Olive Road, Suite A Pensacola, FL 32514 850.332.7976 Fax1: 850.637.1923 Fax2: 850.637.1932 Email: terry.joseph@wfrpc.org Website: wfrpc.org
2	**Apalachee**	Calhoun Franklin Gadsden Gulf Jackson	Jefferson Leon Liberty Wakulla	**Chris Rietow** 2507 Callaway Road Suite 200 Tallahassee, FL 32303 850.488-6211 x 102 Fax: 850 488-1616 Email: crietow@thearpc.com Website: thearpc.com
3	**North Central Florida**	Alachua Bradford Columbia Dixie Gilchrist Hamilton	Lafayette Madison Suwannee Taylor Union	**Scott R. Koons** 2009 NW 67th Place Gainesville, FL 32653-1603 352.955.2200 Fax: .352.955.2209 Email: koons@ncfrpc.org Website: ncfrpc.org

4	**Northeast Florida**	Baker Clay Duval Flagler	Nassau Putnam St. Johns	**Brian D. Teeple** 6850 Belfort Oaks Place Jacksonville, FL 32216 904.279.0880 Fax: 904.279.0881 Email: bteeple@nefrc.org Website: nefrpc.org
5	**Withlacoochee**	Citrus Hernando Levy	Marion Sumter	**Michael Moehlman** 1241 SW 10th Street Ocala, FL 34471-0323 352.732.1315 Fax: 352.732.1319 Email: moehlman@wrpc.cc Website: wrpc.cc
6	**East Central Florida**	Brevard Lake Orange	Osceola Seminole Volusia	**Hugh W. Harling, Jr.** 309 Cranes Roost Blvd., Suite 2000 Altamonte Springs, FL 32701 407.262.7772 Fax: 407.262.7788 Email: hharling@ecfrpc.org Website: ecfrpc.org
7	**Central Florida**	DeSoto Hardee Highlands	Okeechobee Polk	**Patricia M. Steed** 555 East Church Street Bartow, FL 33830 863.534.7130 Fax: 863.534.7138 Email: psteed@cfrpc.org Website: www.cfrpc.org
8	**Tampa Bay**	Hillsborough Manatee	Pasco Pinellas	**Manny L. Pumariega** 4000 Gateway Centre Blvd., Suite 100 Pinellas Park, FL 33782 727.570.5151 Fax: 727.570.5118 Email: manny@tbrpc.org Website: tbrpc.org

9	**Southwest Florida**	Charlotte Collier Glades	Hendry Lee Sarasota	**Margaret A. Wuerstle** 1926 Victoria Ave. Fort Myers, FL 33901 239.338.2550 Fax: 239.338.2560 Email: mwuerstle@swfrpc.org Website: swfrpc.org
10	**Treasure Coast**	Indian River Martin	Palm Beach St. Lucie	**Michael J. Busha** 421 S.W. Camden Avenue Stuart, FL 34994 772.221.4060 Fax: 772.221.4067 Email: mbusha@tcrpc.org Website: tcrpc.org
11	**South Florida**	Broward Miami-Dade	Monroe	**James F. Murley** 3440 Hollywood Blvd., Suite 140 Hollywood, FL 33021 954.985.4416 Fax: 954.985.4417 Email: jmurley@sfrpc.com Website: sfrpc.com

Strategic Regional Policy Plan For The Treasure Coast Region Executive Summary

Prepared by Treasure Coast Regional Planning Council

December 20,1995

FOREWORD

According to Chapter 186, Florida Statutes, and Chapter 27E-5, Florida Administrative Code, the Strategic Regional Policy Plan (SRPP) for the Treasure Coast Region shall be a long range guide for the physical, economic, and social development of the Region which identifies regional goals and policies. The SRPP is not merely a plan for the regional planning council, it is a plan for the Region and all those who are active participants in shaping its future.

The SRPP is intended to be a direction-setting document. Its goals and policies will be implemented only to the extent that financial resources are available from local revenue sources, legislative appropriations, grants or appropriations of any other public or private entities. The plan does not create regulatory authority or authorize the adoption of agency rules, criteria, or standards not otherwise authorized by law.

The goals and policies contained in the SRPP shall be reasonably applied where they are economically and environmentally feasible, shall not be contrary to the public interest, and shall be consistent with the protection of private property rights. The plan shall be construed and applied as a whole, and no specific goal or policy in the plan shall be construed or applied in isolation from the other goals and policies in the plan.

The SRPP is not intended to be a mandate or dictum to local governments, special districts and citizens in the Region. It is an instruction manual to be used for guidance in building a more healthy and sustainable Region.

The SRPP is not intended to be a stagnant document. The regional planning process and development of the Plan should continue after adoption. Over time the Council may want to amend the Plan to incorporate meaningful regional guidance found in new legislation and in the findings and recommendations of other regional planning activities and programs currently in progress (e.g., revisions to the State Comprehensive Plan, long range MPO plans, the Sustainable South Florida effort, the Florida Greenways program, etc.). The initiative to amend the Plan may come from the Council itself or from citizens who come before Council with their aspirations and ideas to improve the Plan. Regional planning councils are not limited to a twice-a-year window for plan amendments and can revise the Plan at any time.

As it pertains to the development of local government comprehensive plans, land development regulations, and local development orders subject to regional planning council consistency review, it is recognized that some ideas suggested in the SRPP are applicable and can be furthered in varying degrees in certain areas of the Region and some cannot. When applying the Plan, this is a determination that must be continually made by the consortium of local government representatives and citizens appointed by the Governor which make up the Treasure Coast Regional Planning Council.

The SRPP acknowledges and the Council recognizes that the Region is large and diverse and that thoughtful consideration of local differences need to be fully considered when making policy decisions. It is also recognized because of local differences and preferences that there may be other approaches for implementing and furthering regional goals and policies other than those specifically suggested in the Plan. The SRPP will require the Council to use good judgment in applying the Plan and to maintain a receptiveness to new or different ideas which may not be specifically suggested in the Plan, but which will keep the Region on course towards a healthier and sustainable future.

Lastly, all goals, policies, and strategies that utilize directive verbs such as should, shall, and will should not be interpreted to override the decision-making and fiscal prerogatives of local government. All references to the "Region" in goals, policies, strategies and background analyses should be taken to mean the Region as a whole. It is implicit that all regional goals, strategies, and policies suggesting shortened review processes, preapproval, concurrency relief, or other incentives suggested to encourage preferred forms and patterns of development will be carried out within the limits of State law.

PURPOSE OF THE STRATEGIC REGIONAL POLICY PLAN

Pursuant to Rule 27E-5.003, Florida Administrative Code, the purposes of the strategic regional policy plan include:

1. To implement and further the goals and policies of the State Comprehensive Plan with regard to the strategic regional subject areas and other components addressed in the plan.

2. To provide long range policy guidance for the physical, economic, and social development of a region.

3. To establish public policy for the resolution of disputes over regional problems, needs, or opportunities through the establishment of regional goals and policies and to provide a regional basis and perspective for the coordination of governmental activities and the resolution of problems, needs, and opportunities that are of regional concern or scope.

4. To establish goals and policies, in addition to other criteria established by law, that provide a basis for the review of developments of regional impact, regional review of federally assisted projects, and other activities of the regional planning council. In addition, the plan may recommend specific locations or activities in which a project, that due to its character or location, should be a development of regional impact within the region. Standards included in strategic regional policy plans shall be used for planning purposes only and not for permitting or regulatory purposes. A regional planning council shall not adopt a planning standard that differs materially from a planning standard adopted by rule by a state or regional agency, when such rule expressly states the planning standard is intended to preempt action by the regional planning council.

5. To establish goals and policies to assist the state and the council in the determination of consistency of local comprehensive plans with strategic regional policy plans and the state comprehensive plan. Strategic regional policy plans shall serve as a basis to review the resources and facilities found in local government comprehensive plans.

6. To establish land development and transportation goals and policies in a manner that fosters region-wide transportation systems.

7. To serve as a basis for decisions by the regional planning council.

8. To guide the administration of federal, state, regional, and local agency programs and activities in a region to the extent provided for by law.

9. To identify significant regional resources and facilities, infrastructure needs, or other problems, needs, or opportunities of importance to the region.

10. To identify natural resources of regional significance and promote the protection of those resources.

11. To set forth economic development goals and policies that promote regional economic growth and improvement.

12. To set forth goals and policies that address the affordable housing and emergency preparedness problems and needs of the region.

The State Comprehensive Plan and the Strategic Regional Policy Plan do not create regulatory authority or authorize the adoption of agency rules, criteria or standards not otherwise authorized by law.

EXECUTIVE SUMMARY

Overview

The Treasure Coast Region is a region of abundant resources and a highly desirable quality life. Located on the southeast coast of Florida, the Region includes 50 municipalities contained within the four counties of Indian River, Martin, Palm Beach and St. Lucie. The Region is blessed with a growing economy. Many of its urban centers such as the cities of Delray Beach, Lake Worth and West Palm Beach are staging an economic comeback after periods of decline. The Region is also well positioned to share in the benefits of national growth and prosperity.

The Region has a population of nearly 1.4 million residents and has experienced explosive growth over the last three decades. The Region's resources and quality of life are sensitive to the impacts of unplanned growth and development, however, and there are increasing signs that those resources and quality of life are at risk. There is evidence in many parts of the Region of a deterioration in the quality of life: traffic congestion, loss of agricultural lands, polluted waterways, loss of wetlands and forests, deteriorating urban centers, fiscal stress and other impacts of unplanned growth. Since the 1960's hundreds of square miles of native and agricultural lands have been converted to suburban development, a pattern of development that does not allow the efficient provision of public facilities and services, and is devoid of the sense of place that once defined the character of the Region.

In terms of the stage and extent of development, the four counties of the Region are quite different. Palm Beach County is largely suburbanized across a broad area and is larger in land area than Indian River, Martin, and St. Lucie counties combined. However, all four share a similar pattern of development and adopted land use planning strategies. While this is not cause for immediate concern, it is pointed out in recognition that: 1) the potential for the continuation of sprawling patterns of development in the three northern counties is high; and 2) there are several good opportunities to address this potential, unlike in southern and central Palm Beach County, where most of these opportunities have been foreclosed.

While the four counties of the Region are different in some respects, they have a number of similarities. Historically each of the four counties which make up the Region had an economy based primarily on agriculture and secondarily on tourism. Today, although agriculture remains an important

industry, the Region has taken on far more urban characteristics. In each county, urban growth occurred in coastal areas and expanded westward. In each county, urban expansion has displaced former agricultural lands. Agricultural activities have moved to the west, often into ecologically sensitive wetland habitats which dominate areas west of the coastal ridge.

Geographically, each county is located adjacent to the Atlantic Ocean and, therefore, all counties have problems and opportunities related to their coastal orientation. Common problems include: the threat of hurricanes, beach erosion, pressure to develop high hazard coastal areas, saltwater intrusion, potable water supply limitations, and rapid urbanization of coastal areas. Common opportunities include: the attractive power of beaches, estuaries and rivers for recreational fishing and boating, seaports for commerce, and a long-term potential for growth.

Environmentally the problems faced by each county within the Region are very similar. Demographic characteristics are similar, but not exact. In all counties within the Region, the seasonal aspects of tourism and agriculture create problems. In all of the counties, provision of services to a rapidly growing elderly population is a concern.

The Treasure Coast Region is expected to experience continued growth in population into the next century. Currently the Region's population is growing by 100 new permanent residents per day. Many of these individuals and families moving into the Region come for employment reasons; others intend for the Region to be their home during retirement years.

The attractive power of Florida and the Treasure Coast Region provides residents an opportunity to achieve and maintain a higher quality of life than could occur in the absence of growth potential. The Region also has a need and opportunity to address growth management problems and thereby realize the high quality of life that can come with well-planned growth. Whether the opportunity is realized or put to good advantage, however, depends upon how and to what extent growth leads to sustainable patterns and forms of development and diverse neighborhoods and communities.

The Plan

The Strategic Regional Policy Plan (SRPP) for the Treasure Coast Region provides a long range guide for the physical, economic, and social development of the Region. Unlike the regional plan it is intended to replace, the SRPP is proposed not as a regulatory tool, but as a direction-setting document. Its focus is on comprehensively dealing with the large scale components or systems which make up the Region. Its goal is to keep the Region on course towards a more healthy and sustainable future. The SRPP is not merely a plan for the regional planning council, it is a plan for the Region and all those who are active participants in shaping its future.

The SRPP contains the following seven elements:

- Future of the Region (Vision)
- Affordable Housing
- Economic Development
- Education
- Emergency Preparedness
- Natural Resources of Regional Significance
- Regional Transportation

Another major component of the SRPP is maps which depict natural resources of regional significance. There are six maps in all which provide an excellent overview of the Region's network of remaining natural systems as they relate to developing urban and agricultural areas.

Future of the Region

The Future of the Region or "vision" element of the Plan comprehensively deals with improving the large-scale structure or pattern of the Region's physical, economic and social environment: the growth and formation of towns, cities, and villages, the maintenance of the natural environment and countryside, the layout of regional roads, the relationship between work and households, the formation of suitable public institutions for a neighborhood and community, and the kinds of public space required to support these institutions. The Future of the Region element describes preferred forms and patterns of development that are considered the most effective means for fulfilling the "vision".

The Future of the Region element contains several illustrations depicting examples of preferred forms and patterns of development. The inclusion of graphic examples are both necessary and beneficial to articulate the "vision" and to provide examples of what is meant by certain terms and policies expressed in the Plan. The examples are intended to be illustrative and informative. They are <u>not</u> intended to be site specific. The illustrations are meant to show instructive examples of concepts which may be effective in addressing current problems and fulfilling the "vision". They are not meant to be inclusive of all examples which represent good planning.

Briefly stated the SRPP describes the "vision" for the future of the Region as follows:

Future growth should follow a preferred development form or pattern. Preferred development should address the following regional issues:

1. Preservation of the natural environment and countryside.
2. Revitalization of existing urban areas.
3. The creation of new towns.

Future development should not sprawl because it is expensive and it degrades the Region's quality of life.

Preferred development concepts will be implemented by regional strategies which:

1. state the preferred form of development.
2. suggest incentives to encourage and foster preferred forms of development.

In addition, implementation will depend on county and municipal strategies which:

1. delineate where new development should or should not occur.
2. apply and expand the preferred form of development concepts.
3. encourage redevelopment and revitalization.
4. devise public investment programs favoring development of preferred forms and patterns of development.
5. send constructive economic signals to investors.

The Future of the Region element criticizes recent forms and patterns of development for being too homogeneous and disconnected to support the organization of larger more efficient and sustainable patterns of development (i.e., towns, cities, and villages). At the same time the Plan recognizes that these larger development patterns are not homogeneous and will continue to evolve in response to market forces prevailing in the Treasure Coast Region. To increase the chances for acceptance and implementation, the Plan is designed to recognize this need for diversity and, at the same time, respond to current market forces.

For example, a mixture of densities, architectural styles, building types, and lifestyle choices can and are anticipated in the Plan, no different from those mixes and choices which can be found in long-standing, established towns in the Region and across the country. More specifically, an enclave or district within a town could include more specialized or less diverse areas (e.g. workplaces, "high-rent" resort and country club districts, etc.) that may not fit well within the fabric or boundary of a traditional neighborhood. The Plan as written anticipates that such "districts" will develop. At the same time the Plan recognizes an overabundance of such districts, isolated and poorly connected to each other and to existing neighborhoods, creates a negative pattern of development which is defined by State law and the Plan as "sprawl".

The Plan proposes the "vision" to address the nature of sprawl and its side effects by advancing ways to: 1) increase the diversity and self-containment of neighborhoods; 2) strengthen the connections and ties between districts and neighborhoods, and then; 3) link them together to establish more efficient larger patterns of development (i.e., towns, cities, and villages).

The "vision" as stated also reflects the particular challenges and opportunities the Region must respond to and exploit in order to accommodate high levels of growth while maintaining a high quality of life. The "vision" suggests as the Region matures, planning efforts should focus on: 1) expanding successful development ideas; 2) portraying a preferred form of development which should include the fundamental concepts that set the course towards excellence in development; and 3) establishing a framework of planning and fiscal incentives to make it easier for beneficial and preferred forms of development to happen.

The Plan recognizes that the "vision" can never be implemented or built overnight. It will take patient piecemeal growth, designed in such a way that every planning decision sanctioned by local government is always helping to create or generate preferred patterns and forms of development on a small and large scale. This should, slowly and surely over the years, result in a Region that contains preferred patterns of development. The end result is intended to achieve a more sustainable future for the Treasure Coast Region.

The remaining six elements of the SRPP are intended to focus specifically on the individual pieces or "building blocks" of the regional structure that when applied together will make a Region that conforms to the "vision". In developing the other six elements of the SRPP, several key trends and goals emerged:

Affordable Housing

The owner and rental housing stock is not as affordable as it used to be. The market price of housing, especially rental housing, is generally rising faster than incomes. On the growth management and planning side, sprawling low density patterns of development and excessive regulations have contributed to increased housing prices. Government land use, transportation and regulatory policy

affects the market price of housing and the ability of households to afford housing. The percentage of household income devoted to housing is rising steadily. Farmworker and other special needs housing issues need to be better addressed. Each of the four counties, and several cities, now have programs to help address affordable housing issues.

Fundamental Regional Housing Goals and Strategies

- Create a planning/regulatory climate conducive to the production of affordable housing.
- Provide a range of housing types and affordabilities in proximity to employment and services.
- Stabilize and revitalize existing neighborhoods.
- Encourage development and redevelopment which results in the creation of towns, cities, and villages and not isolated patterns of development.
- Provide adequate housing opportunities for agricultural workers and others with special needs.

Economic Development

In-migration and tourism remain key components of the Region's economy. Fueled by the tourism and retiree population, the retail trade and service sectors continue to represent the largest economic sectors of the Region's economy. Tourism is primarily seasonal in nature, therefore, much of the Region's employment is seasonal, resulting in high seasonal unemployment rates. Because of its reliance on agriculture, construction and service industries for jobs, unemployment in the Region is generally higher than the State and nation during periods of recession. An over-dependence on construction and a weak industrial base often prolongs the effects of recession, as was experienced in the 1970s and the early 1990s.

A more diversified employment base is needed to support the Region's large labor force and to stabilize the job market and the Region's economy. A diversified economy is better able to withstand recession, provide a steady increase in the number and types of jobs available and increase personal income. It also lessens the seasonality and spatial clustering of economic activity, lowers and stabilizes the unemployment rate, and provides for a stabilized tax base.

Opportunities for bringing more diversity to the Region's economy are expanding globally and competition for these opportunities is increasing. There is recognition that just as misdirected growth management policy has the potential to retard economic development and encourage inefficient patterns of development, growth management done properly has the potential to increase development efficiencies and expand economic development opportunities.

Fundamental Regional Economic Development Goals and Strategies

- Redevelop and revitalize the Region's distressed economic centers and communities.
- Extend and expand the Region's agricultural and tourist season.
- Promote patterns of development which allow public services to be provided more cost effectively.
- Improve transportation and education linkages throughout the Region.
- Diversify the year-round economy and establish an economic climate that will allow the Region to complete effectively in the global economy.

Education

There is a vital link between education and the economy. The students of today are the human capital of tomorrow. The Region's educational system and student performance can be improved.

The siting of school facilities has a powerful effect on patterns of development. The coordination, planning, and decision-making process between local governments and school districts affecting school siting can be improved. The bridge between the concurrent provision of schools and development needs to be gapped.

Neighborhood as well as quality schools are both key components of a successful educational system. Neighborhood schools play a key role in local governments efforts to stabilize areas and promote a sense of community. Low-density, sprawling patterns of development are reducing opportunities for establishing neighborhood schools, increasing the length and frequency of student bus trips, increasing the costs of providing schools and student transportation, and reducing the school systems ability to maintain desegregation in student assignment.

Fundamental Regional Education Goals and Strategies

- Increased student performance and educational programs that respond to the needs of the Region.
- Improved planning, coordination and cooperation between local governments and school districts.
- Increased development and redevelopment of neighborhood schools.
- Encourage patterns of development that will create new towns and neighborhoods and foster redevelopment of existing urban areas.

Emergency Preparedness

The Region is becoming increasingly vulnerable to the effects of hurricane and tropical storm events and man-made disasters. Coastal population is increasing. New developments are currently approved for areas most vulnerable to the effects of major storm events. Growth management policy is spreading development further into the countryside reducing the ability of the land to store stormwater.

Development is currently approved without sufficient mitigation of impacts on existing infrastructure and emergency preparedness planning. Emergency management planning is not fully integrated into the community planning process. Current patterns of development unnecessarily increase the difficulty of post disaster recovery efforts.

Adequate emergency shelter capacity for the Region's vulnerable population has not been attained. Post-disaster recovery and pre-disaster mitigation strategies have not been fully developed within the Region. Local emergency preparedness agencies are underfunded and their effectiveness is often impacted by multiple or redundant levels of organizational control.

Fundamental Regional Emergency Preparedness Goals and Strategies

- Direct development away from areas most vulnerable to the effects of natural and manmade disasters.
- Better utilize land use, transportation and community planning processes to address vulnerability issues.

- Provide sufficient shelter space for residents of areas susceptible to dangerous flooding and wind affects of hurricanes and other storms.
- Improve the integration of community planning between local governments and emergency management agencies.
- Improve the ability of emergency preparedness entities to achieve rapid post disaster recovery efforts.

Natural Resources of Regional Significance

The quality of life enjoyed in the Region depends on the conservation of the natural environment and the countryside. While much of the Region's countryside is still recognizable as such, as much as 80 percent of the Region's natural environment has been altered or lost. The main threat to remaining natural systems and the countryside is not growth, but sprawling suburban growth which due to its inefficient development form has required ever-increasing acreage to deliver an acceptable quality of life. Therefore, the solution to environmental problems is found in part in the form of development.

The rapid destruction of natural lands and the countryside inspired many regulations. Unfortunately, they tended to address individual parcels instead of complete systems. Efforts are suggested in the SRPP and are currently occurring throughout the State to encourage a more systemwide approach to protect complete natural systems and to address the inadequacies of existing land use planning and development strategies to protect complete natural systems.

The quality of life and the Region's environment and economy also depends on the proper and prudent management of its water resources. Sectors competing for limited water resources within the Region include: 1) natural systems; 2) agriculture; and 3) domestic, municipal, and industrial users. Future increases in needs of these users will cause competition to increase between all sectors for existing water supplies, and will create a need for more efficient use of water.

The stakes involved in water management are huge: Florida Bay, the Everglades, Lake Okeechobee, the Region's estuaries and wildlife, and the health of the Region's economy. Efforts are ongoing at the local, regional, state and national level to address water management options for the Region. The SRPP suggests several goals and strategies to support these efforts intended to overcome the Region's water management and resource problems.

<u>Fundamental Regional Natural Resources Goals and Strategies</u>

- Preserve and manage complete natural systems as a network of greenways and wildlife corridors connecting natural preserves.
- Manage the Region's water resources to provide for all recognized needs on a sustainable basis.
- Promote patterns of development which do not sprawl and are compatible with the protection and maintenance of natural systems and nature preserves.
- Preserve and manage native ecosystems in order to maintain viable populations of remaining native plant and animal species.

Regional Transportation

The Region's current transportation system is almost exclusively geared towards providing mobility via the private automobile. On several counts this is a very expensive strategy to sustain, pollutes the

environment, prematurely limits growth, is increasingly dangerous, and ignores mobility needs for a large segment of the population who are classified as transportation disadvantaged.

The Region's transportation system should be one that integrates alternate modes of travel into one balanced system that supports community goals, enhances urban life, increases mobility and provides for the safe and efficient movement of goods and people. Any approach to achieve these multiple objectives must include an analysis of the way we use our land, the manner in which we choose to travel, and the institutional and financial arrangements we have developed to meet our travel needs. In short, these objectives can only be achieved through a better integration of transportation and land use planning.

The trend of decreasing densities, rapidly expanding urban land area, and increased settlement in the undeveloped countryside away from coastal cities is likely to continue the increase in private automobile use in the future. These following trends and conditions also point to increased traffic congestion, energy use, air pollution, and automobile dependency in the future, with all the negative costs and impacts.

The Region's transportation problem in the long run cannot be solved solely by supplying more and more roadway capacity by building more and bigger roads. This approach will only aggravate the problem and is unaffordable as a solution. The SRPP suggests transportation problems must be addressed from the demand side. This will require a greater reliance on, and an understanding of, the relationship between land use and transportation planning as well as a reversal of personal behavior and travel trends and conditions that are at the root of the problem.

Fundamental Regional Transportation Goals and Strategies

- Develop a balanced and integrated transportation system.
- Encourage patterns and forms of development that maximize public transportation alternatives, minimize the use of the Region's collector and arterial roadway network, and reduce the total amount of private vehicle miles traveled.
- Increased mobility for the transportation disadvantaged.
- Develop a complete and coordinated transportation/land use planning process.

Mapping of Natural Resources of Regional Significance

The SRPP contains several maps in an attempt to map what are considered to be "natural resources of regional significance". The State (Rule 27E-5.001(7) FAC) defines these as follows:

> A resource or facility that due to its uniqueness, function, benefit, service delivery area, or importance is identified as being of regional concern.
>
> A resource or facility that requires the participation or involvement of two or more governmental entities to ensure proper and efficient management.
>
> A resource or facility that meets either criteria above and is defined to be of state or regional concern or importance in state or federal laws or rules of state or regional agencies adopted pursuant to Chapter 120, Florida Statutes.

The Rule goes on to require that natural resources identified as regionally significant in the Plan must be mapped.

In response to this charge, six maps have been created for the Plan. These include maps depicting:

- Planning and Resource Management Areas
- Natural Systems
- Surface Water Resources
- Upland Natural Communities
- Endangered and Potentially Endangered Species
- Coastal and Marine Resources

These maps provide an excellent regional planning tool and identify regional opportunities for better land use planning. These maps are to be used for regional planning purposes only. These maps are to be used only in conjunction with the SRPP.

Information regarding specifics on how they will be used and implemented are addressed in the Forward, Purpose of the Plan, and Implementation of the Plan sections which precede this section. Additional detail on implementation and the process for development of the Plan is contained in Appendix A, Coordination Outline.

Lastly, the SRPP is not intended to be a stagnant document. The regional planning process and development of the Plan should continue after adoption. Over time the Council may want to amend the Plan to incorporate meaningful regional guidance found in new legislation and in the findings and recommendations of other regional planning activities and programs currently in progress (e.g., revisions to the State Comprehensive Plan, long range MPO plans, the Sustainable South Florida effort, the Florida Greenways program, etc.). The initiative to amend the Plan may come from the Council itself or from citizens who come before Council with their aspirations and ideas to improve the Plan. Regional planning councils are not limited to a twice-a-year window for plan amendments and can revise the Plan at any time.

IMPLEMENTATION OF THE STRATEGIC REGIONAL POLICY PLAN

Unlike local government comprehensive plans, the Strategic Regional Policy Plan (SRPP) is not implemented through a set of land development regulations and accompanied by a capital improvements program in order to meet the objectives established in the Plan. Instead the Regional Plan must be implemented as a result of Council's program activities and through the consensus of local governments in the Region.

Although regional planning councils are primarily advisory in nature, the successful implementation of the Regional Plan can occur in a number of ways. Perhaps most importantly, the SRPP will be implemented as a result of successful implementation of local government comprehensive plans, which by Statute (Chapter 163) must be consistent with the Regional Plan. The Regional Plan is also implemented as a result of Council's program activities, some of which are listed below. A more detailed summary is provided in Appendix A, the Coordination Outline.

- Development of Regional Impact (DRI) review process
- intergovernmental coordination and review process (ICR)
- dispute resolution process

- economic development planning
- preparation of special planning and development studies
- serving on task forces and committees involved in regional planning issues
- emergency preparedness planning
- regional transportation planning

Finally, the Plan is implemented through the activities of other organizations and agencies, both public and private, if they consider the Regional Plan to present good solutions to identified problems.

The most significant element of the SRPP is the Future of the Region or "vision" section. The key to how successful the Region is in implementing the goals, policies, and strategies, and addressing regional issues contained in the six other elements of the Plan, is directly related to the extent local governments are willing and able to implement the concepts suggested by the "vision".

Briefly stated, the "vision" for the future of the Region is as follows:

Future growth should follow a preferred development form or pattern. Preferred development should address the following regional issues:

1. Preservation of the natural environment and countryside
2. Revitalization of existing urban areas.
3. The creation of new towns.

The "vision" as stated reflects the particular challenges and opportunities the Region must respond to and exploit in order to accommodate high levels of growth while maintaining a high quality of life. The "vision" suggests that the principal focus of planning efforts should be on the form and location of future growth. The "vision" reflects the notion that: 1) as the Region matures planning efforts should start to differentiate between acceptable and excellent; and 2) the Region is ready to set standards that reach beyond the mere provision of basic services and propose the creation of complete and sustainable communities. Finally, the "vision" fulfills a mandated purpose for regional plans--"to provide long range policy guidance for the physical, economic, and social development of a region" (Rule 27E-5003(2) F.A.C.).

The Future of the Region element contains several illustrations depicting examples of preferred forms and patterns of development. The inclusion of graphic examples are both necessary and beneficial to articulate the "vision" and to provide examples of what is meant by certain terms and policies expressed in the Plan. The examples are intended to be illustrative and informative. They are <u>not</u> intended to be site specific. The illustrations are meant to show instructive examples of concepts which may be the most effective means to address current problems and fulfill the "vision". They are not meant to be inclusive of all examples which represent good planning.

The Future of the Region element criticizes recent forms and patterns of development for being too homogeneous and disconnected to support the organization of larger, more efficient and sustainable patterns of development (i.e., towns, cities, and villages). At the same time the Plan recognizes that these larger development patterns are not homogeneous and will continue to evolve in response to market forces prevailing in the Treasure Coast Region. To increase the chances for acceptance and implementation, the Plan is designed to recognize this need for diversity and, at the same time, respond to current market forces.

For example, a mixture of densities, architectural styles, building types, and lifestyle choices can and are allowed to occur under the Plan, no different from those mixes and choices which can be found in long-standing, established towns in the Region and across the country. More specifically, an enclave or district within a town certainly could include more specialized or less diverse areas (e.g. workplaces, "high-rent" resort and country club districts, etc.) that may not fit well within the fabric or boundary of a traditional neighborhood. The Plan as written anticipates such "districts" will develop. At the same time the Plan recognizes an overabundance of such districts, isolated and poorly connected to each other and to existing neighborhoods, creates a negative pattern of development which is defined by State law and the Plan as "sprawl".

The Plan proposes the "vision" to address the nature of sprawl and its side effects by advancing ways to: 1) increase the diversity and self-containment of neighborhoods; 2) strengthen the connections and ties between districts and neighborhoods, and then; 3) link them together to establish more efficient larger patterns of development (i.e., towns, cities, and villages). The end result is intended to achieve a more sustainable future for the Treasure Coast Region.

The Plan recognizes that the "vision" can never be implemented or built overnight. It will take patient piecemeal growth, designed in such a way that every planning decision sanctioned by local government is always helping to create or generate preferred patterns and forms of development on a small and large scale. This should, slowly and surely over the years, result in a Region that contains preferred patterns of development.

The SRPP goes on to chart general strategies that, if deemed desirable by individual counties and municipalities, will be implemented at the local level. Implementation may require changes in local development regulations and some amendments to comprehensive plans, depending on the specific conditions and needs of each local government. Most often, such changes will be minor, as many of the ideas included in the Plan are found in local planning documents.

Perhaps the two most powerful changes in policy direction that local and State government can make to help implement the "vision" are: 1) amend development regulations to allow and encourage preferred forms of development occur; and 2) direct and focus public infrastructure projects and dollars to encourage, assist, and support efforts to plan and construct preferred forms of development. Unless positive changes are made in these areas the "vision" will not be implemented. Some possible changes along these lines could be:

1. <u>Consolidation and simplification of land development regulations.</u> Current regulations tend to be extremely lengthy and their combined effect is difficult to predict. Such characteristics make development a cumbersome and expensive process. Certain land development regulations prohibit building in ways necessary to accomplish preferred development forms. The key regulations address street hierarchy and width, setbacks, mixing of different land uses, ancillary uses, parking quantity and locational requirements, and maximum building lot sizes. Currently the regulations invariably favor and encourage sprawling patterns of development and discourage the creation of new towns, cities, and villages. In some instances, current subdivision regulations can even interfere with getting conventional forms of financing for building compact, mixed-use projects. Future regulations should be positive and constructive. Instead of detailing each prohibited activity, they should explain in simple terms what types and form of development are preferable and encouraged.

2. <u>Revision of future land use maps to better reflect each municipal "vision" of the future, within the context of the regional goals</u>. The future land use map should become the principal planning

tool, because it provides the most direct and understandable method to portray the future form of a municipality.

3. Encouraging a constructive and proactive site plan and building review process. The review of projects has the most direct impact on the form of development. Municipalities should make planning and design suggestions that can help implement the preferred form of development at the scale of each parcel.

4. Preparation of infrastructure plans that support preferred forms of development. Unless infrastructure is focused towards appropriate locations and is designed to support and facilitate preferred development forms, it will be difficult to carry out many of the concepts included in the SRPP. Therefore, local governments should make plans to locate roads, water and sewer lines, public buildings and the like in places that encourage the formation of cities, towns and villages composed of neighborhoods and districts.

5. Local governments should prepare and adopt their own visions. Local governments should determine particular areas of emphasis and prepare their own "visions" of the future but should always address planning problems in a comprehensive way. For example, if the rapid growth is a principal issue, a new approach toward the preservation of the countryside based on natural systems must be complemented by clear policies about the preferred form of development. If urban form and infrastructure are given inadequate emphasis in the development process, little advantage would be gained from the application of desirable countryside policies. When plans shift from a regulatory mode to a proactive approach, their successful implementation depends on a complete application of the "vision."

6. Local governments should identify areas and opportunities for the implementation of preferred forms of development. This should be done as part of the articulation of a vision for the local government. At a minimum, these areas and/or opportunities should include: (1) areas in need of redevelopment such as the historic downtown or central business districts or communities; (2) property or areas which because of their location, character or magnitude are of sufficient size and/or proximity to existing development that the preferred form of development would avoid the continuation of a sprawl pattern of development; and (3) areas in suburban locations that would benefit by inserting or retrofitting with preferred development forms or concepts. The SRPP includes goals, policies and strategies encouraging local governments to identify areas or opportunities appropriate for the implementation of the preferred form of development.

If these changes in planning and growth management ideals are to be implemented at the local level the regional planning council recognizes it must help. It will provide technical assistance. If municipalities do not have appropriate staff or budget resources to prepare the planning tools needed to implement the "vision," they may choose to request assistance from Council staff. Every effort will be made to accommodate such requests.

The SRPP and the Council recognize the Region is large and diverse and that local differences need to be thoughtfully considered when making policy decisions. It is also recognized that there may be other approaches for implementing and furthering regional goals and policies other than those specifically suggested in the Plan because of local differences and preferences. Successful implementation of the SRPP will require the Council to use good judgment in applying the Plan and to maintain a receptiveness to new or different ideas, that while not specifically suggested in the Plan, will keep the Region on course towards the "vision" and a healthy and sustainable future.

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AMENDED AND RESTATED

INTERLOCAL AGREEMENT

CREATING THE

TREASURE COAST REGIONAL PLANNING COUNCIL

Prepared by:

Roger G. Saberson
Roger G. Saberson, P.A.
70 SE 4th Avenue
Delray Beach, FL 33483

Return to:

Liz Gulick
Treasure Coast Regional Planning Council
301 East Ocean Blvd, Suite 300
Stuart, FL 34994

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J.K. BARTON, CLERK

AMENDED AND RESTATED

INTERLOCAL AGREEMENT

CREATING THE TREASURE COAST REGIONAL PLANNING COUNCIL

THIS AMENDED AND RESTATED AGREEMENT, made and entered into this ____ day of November 2004, pursuant to authority of Section 163.01, Florida Statutes, by and between:

INDIAN RIVER COUNTY

MARTIN COUNTY

PALM BEACH COUNTY

and

ST. LUCIE COUNTY

WITNESSETH:

WHEREAS, The Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, permits local government units to make the most efficient use of their powers by enabling them to cooperate with other localities on the basis of mutual advantage; and

WHEREAS, The Treasure Coast Regional Planning Council was created by Interlocal Agreement entered into on August 19, 1976 ("1976 Interlocal Agreement") by and between Palm Beach County, Martin County, St. Lucie County, and Indian River County pursuant to the Florida Interlocal Cooperation Act of 1969; and

WHEREAS, in 1980 the Florida legislature amended the provisions of Chapter 160 of the Florida Statutes pertaining to regional planning councils; and

WHEREAS, the 1980 amendments to Chapter 160 of the Florida Statutes provided that existing regional planning councils organized under the Florida Interlocal Cooperation Act of 1969 would be the designated regional planning council for their area provided the council agreed to meet the membership criteria established therein; and

WHEREAS, Palm Beach County, Martin County, St. Lucie County, and Indian River County entered into an amendment to the 1976 Interlocal Agreement, on November 25, 1980 which complied with the requirements of Chapter 160 of the Florida Statutes, and

WHEREAS, from August 19, 1976 the Treasure Coast Regional Planning Council which was created by the 1976 Interlocal Agreement has continuously been the regional planning council/regional planning agency for Comprehensive Planning District X comprising Palm Beach County, Martin County, St. Lucie County and Indian River County, Florida, and

WHEREAS, the Florida Administrative Procedure Act Section 120.54(4) requires that an agency must have a written description of its organization and general course of its operation which is to be made available to any person who requests it, and in part, this Amended and Restated Interlocal Agreement is to fulfill the foregoing requirement, and

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WHEREAS, this Agreement amends, ratifies, confirms and restates, in its entirety, the Interlocal Agreement entered on August 19, 1976, as amended on November 25, 1980, by and among the parties to this agreement pursuant to which the Treasure Coast Regional Planning Council was originally created; and

WHEREAS, the Florida Regional Planning Council Act, mandates the creation of a Regional Planning Council in each of the several comprehensive planning districts of the state; and,

WHEREAS, the Executive Office of the Governor has designated that Comprehensive Planning District X shall be comprised of the counties of Indian River, Martin, Palm Beach and St. Lucie; and

WHEREAS, a declared purpose of the Florida Regional Planning Council Act is to establish a common system of regional planning councils for areawide coordination and related cooperative activities of federal, state and local governments and ensure a broad-based regional organization that can provide a truly regional perspective enhancing the ability and opportunity of local governments to resolve issues and problems transcending their individual boundaries; and

WHEREAS, it is the desire of the parties hereto to continue as a regional planning council and regional planning agency; and

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act, contained in Chapter 163, Part II Florida Statutes, assigns to regional planning councils the responsibility to review local government comprehensive plans and comprehensive plan amendments; and

WHEREAS, the Environmental Land and Water Management Act, Chapter 380, Florida Statutes, assigns to regional planning agencies, among other duties, the duty to study, review and make recommendations concerning areas of Critical State Concern, Florida Quality Developments, and Developments of Regional Impact; and

WHEREAS, Governor's Executive Orders 83-150 and 95-359 and Presidential Executive Order 82-12372, designates the comprehensive regional planning agencies as areawide clearinghouses responsible for review and coordination regarding certain Federal programs; and

WHEREAS, Regional Planning Councils are statutorily assigned various responsibilities or functions in Chapter 163, 164, 186, 252, 260, 288, 339, 378, 380, 403, 419, 420, and 985, Florida Statutes and other applicable federal, state and local laws.

WHEREAS, the parties hereto desire to make the most efficient use of their powers to cooperate for mutual advantage in being a member of the Treasure Coast Regional Planning Council and to confer upon the Treasure Coast Regional Planning Council in addition to any statutory powers it currently possesses the additional powers herein set forth.

NOW, THEREFORE, for and in consideration of mutual promises, covenants, benefits to accrue from conduct of a regional planning process, and agreements herein contained and set forth, the member governments do hereby ratify and confirm the establishment and continuation, pursuant to the authority of Section 163.01 and Section 186.501, Florida Statutes, of the Treasure Coast Regional Planning Council located in Comprehensive Planning District X consisting of the counties Indian River, Martin, Palm Beach County, and St. Lucie, hereinafter referred to as the COUNCIL, a separate legal entity, and do further delegate such powers as are specified herein to it and agree as follows:

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J.K. BARTON, CLERK

1. Purposes.

The purposes of this agreement and the Council are:

(a) To provide local governments with a means of exercising the rights, duties and powers of a regional planning council and regional planning agency as defined in Chapter 186, Florida Statutes and other applicable federal, state and local laws as now existing and/or as from time to time amended.

(b) To provide a means for conducting and implementing the regional planning process.

(c) To provide regional coordination for local governments in the Treasure Coast region.

(d) To have an organization to act in an advisory capacity to exchange, interchange, and review the various programs referred to it which are of regional concern.

(e) To promote communication among local governments in the region and the identification and resolution of common regional-scale problems.

(f) To facilitate with Federal, State, local, and non-governmental agencies and citizens to promote the orderly and harmonious coordination of Federal, State, regional and local planning and development programs in order to encourage the orderly, and balanced growth and development of this region consistent with the protection of natural resources and the environment and to enhance the quality of life of the residents of the region and to promote their health, safety, and welfare.

(g) To encourage and promote communications between neighboring regional planning districts to attempt to assure compatibility in development and long-range planning goals and to coordinate with neighboring regional planning districts whenever possible and to enter into agreements with neighboring regional planning districts pertaining to activities or projects that are of mutual interest.

(h) To have an organization that will promote areawide coordination and related cooperative activities of federal, state and local governments insuring a broad based-regional organization that can provide a truly regional perspective and enhance that ability and opportunity of local governments to resolve issues and problems transcending their individual boundaries.

(i) To have an organization to review Developments of Regional Impact, Florida Quality Developments and other developments as defined or set forth in Chapter 380, Florida Statutes, which will collect review fees and make recommendations to the local government(s) of jurisdiction for applications to be approved, denied or approved subject to conditions, restrictions or limitations so that development within the region is consistent with adopted Strategic Regional Policy Plan and the applicable Local Government Comprehensive Plans.

(k) To have an organization to carry out the duties, functions and activities that are to the mutual advantage of the local government units within Comprehensive Planning District X.

(l) To have an organization to carry out other duties, functions and activities for other public purposes consistent with the powers conferred herein.

2. Definitions.

(a) Alternate-a policy board member of the Council when serving in the absence of an Appointed Representative.

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(b) Appointed Representative – policy board member of the Council.

(c) Comprehensive Planning Districts – the geographic areas within the state specified by the Executive Office of the Governor.

(d) Contribution – any monies received by the Council from a member government.

(e) Council – the TREASURE COAST REGIONAL PLANNING COUNCIL.

(f) Elected Official – a member of the Governing Body of a municipality or a county, or a county elected official chosen by a Governing Body.

(g) Federal or Federal Government – the government of the United States or any department, commission, agency, or other instrumentalities thereof.

(h) Governing Body – the Board of County Commissioners or City/ Town/Village Council/Commission of any member government.

(i) Local General Purpose Government – any municipality or county created pursuant to the authority granted under ss. 1 and 2, Article VIII of the State Constitution.

(j) Participating Member Unit – any incorporated municipality located within a Principal Member Unit.

(k) Principal Member Unit – any county within the Treasure Coast Comprehensive Planning District X which is a signatory to this interlocal agreement.

3. Effective Date, Duration, Amendment and Termination.

(a) The effective creation date of the COUNCIL is August 19, 1976.

(b) This agreement shall continue in effect until terminated as provided in Section 3.d.

(c) Any amendments to this agreement shall be in writing and set forth an effective date. To put into effect any amendment, each Principal Member Unit shall adopt a resolution authorizing its chairman or chief elected official to execute the amendment.

(d) This agreement may be terminated by resolution duly adopted by the Governing Body of each Principal Member Unit. The effective termination date shall be after the date said resolutions have been adopted by all Principal Member Units unless contractual obligations of the Council would require a later termination date.

(e) In the event there is a complete termination of this agreement, as provided for in Section 3.d., which would involve the disposition of the property of the COUNCIL, such property shall be liquidated and each Principal Member Unit shall be entitled to a share of the proceeds bearing the same ratio as the Contribution of that Principal Member Unit to the Council in the most recent fiscal year. Said proceeds from the liquidation of the property of the Council shall be applied to satisfy debts, liabilities and financial obligations of the Council prior to any distribution to the members.

(f) Further, in the case of a complete termination of this agreement, the non-Federal matching contribution required to match any approved Federal or State grant shall be submitted to the appropriate agency. However, the preceding notwithstanding, if the grant program may be canceled or terminated early (thereby eliminating or reducing the amount of required non-Federal matching contribution), then it shall be terminated and any excess matching funds shall instead be distributed to each Principal

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Member Unit with each Principal Member Unit being entitled to a share of such proceeds bearing the same ratio as the Contribution of that Principal Member Unit to the Council in the most recent fiscal year.

4. Membership, Voting and Term of Office.

(a) Indian River County and Martin County, and St. Lucie County, as Principal Member Units, shall each be represented by two (2) members, and Palm Beach County as a Principal Member Unit shall be represented by three (3) members. All members shall be appointed from the respective elected county Governing Body by such Governing Body.

(b) In addition to the Principal Member Unit membership referred to in 4.(a) above, Martin County shall be entitled to one (1) municipal member to serve on the Council, St. Lucie County and Indian River County shall be entitled to two (2) municipal members each to serve on the Council, and Palm Beach County shall be entitled to five (5) municipal members to serve on the Council. Such municipal members shall be municipal Elected Officials from a Participating Member Unit who serve on a municipal Governing Body in the respective counties. The municipal members and their alternates shall be appointed by a participating member or members from the respective counties subject to the approval of the Board of County Commissioners of the applicable Principal Member Unit.

(c) The Governor of the State of Florida shall appoint a maximum of nine (9) voting members as Appointed Representatives. Unless otherwise required by law, the counties in the Region shall be represented by the Governor's voting members in the following manner: Indian River County one (1) representative; Martin County two (2) representatives; St. Lucie County two (2) representatives; and Palm Beach County four (4) representatives.

(d) Each Principal Member Unit shall appoint an alternate for each Appointed Representative. These alternates shall be Elected Officials and shall be approved by the Governing Body of the Principal Member Unit. In the event that neither the Appointed Representative nor his/her regular alternate is present at a Council meeting and there is another alternate from the same county present (who is not needed to attend for the Appointed Representative for whom he/she is the regular alternate) then this alternate may substitute for the absent Appointed Representative. A person that has been appointed as an alternate for an Appointed Representative from a Participating Member Unit may also serve as an alternate for an Appointed Representative from the same county under the preceding sentence.

(e) There shall be appointed for each Appointed Representative from a Participating Member Unit one alternate. These alternates shall be municipal Elected Officials from a Participating Member Unit who serve on a municipal Governing Body. In the event that neither the Appointed Representative nor his Alternate is present at a Council meeting and there is another Alternate from the same county present (who is not needed to attend for the Appointed Representative for whom he is the regular Alternate), then this Alternate may substitute for the absent Appointed Representative. A person that has been appointed as an Alternate for an Appointed Representative from a Principal Member Unit may also

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serve as an Alternate for an Appointed Representative from the same county under the preceding sentence.

(f) The names of all of the Appointed Representatives and their Alternates shall be recorded in the Council minutes.

(g) For the conducting of all business, each Appointed Representative or Alternate serving for an Appointed Representative shall have an equal vote, which shall be one (1) vote each.

(h) The basic term of office for Appointed Representatives and Alternates appointed by either participating or principal members shall be for one (1) year commencing with the regular December meeting in each year. The representatives appointed by the Governor shall serve a term pursuant to law and as designated by the Governor. All Appointed Representatives shall be eligible for reappointment. All Appointed Representatives and Alternates shall serve until a replacement is appointed by the appropriate appointing authority.

(i) The Governor of the State of Florida shall designate such ex-officio non-voting members as provided by law. Presently the Governor of the State of Florida shall designate as ex-officio non-voting members the following: a representative of the Florida Department of Transportation, a representative of the Florida Department of Environmental Protection, a representative nominated by Enterprise Florida, Inc. and the office of Trade, Tourism and Economic Development and a representative of the applicable water management district or districts. At the present time, the Governor may also appoint ex officio non voting members representing the appropriate metropolitan planning organizations and regional water supply authorities.

(j) The South Florida Regional Transportation Authority may appoint an ex officio non-voting member to the Council and such ex officio member shall be a full time employee staff person of the South Florida Regional Transportation Authority.

5. Vacancies.

Any vacancy in membership shall be filled for the unexpired term in the same manner as the initial appointment.

6. Removal From Office.

Should a representative have three (3) consecutive absences from regular meetings with or without a justifiable reason, the Secretary-Treasurer shall so advise the appropriate member government, or the Governor, and request another appointment. Should a representative have five (5) absences during any one (1) year period, the Secretary-Treasurer shall so advise the appropriate member government. Members may be removed from the Council by the authority which made the appointment only after written notice of such removal has been given to the Council.

7. Officers, Term of Office and Duties.

(a) The regular December meeting shall be known as the Annual Meeting of the Council, and shall be for the purpose of electing the new officers and conducting such other business as may come before the members. The Council shall elect from its membership the following officers: Chairman, Vice

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Chairman, and Secretary-Treasurer. Each member so elected shall serve for one (1) year or until he is reelected or his successor is elected.

(b) The newly elected officers shall be declared installed following their election, and shall assume the duties of office upon adjournment of the Annual Meeting.

(c) The Chairman, who shall be chief policy officer, shall be responsible for overseeing the working organization of the Council, for seeing that all policies of the Council are carried out, for signing with the counter signature of the Executive Director as authorized by the Council any contract or other instruments which the Council deems in its interest, and for presiding over all Council meetings. The Chairman or his designated representative shall be an ex officio member of all committees.

(d) The Vice Chairman shall act in the Chairman's absence or inability to act. The Vice Chairman shall perform such other functions as the Council may from time to time assign to him.

(e) The Secretary-Treasurer shall be responsible for minutes of the meetings, keeping the roll of members, the financial affairs of the Council and such other duties as may be assigned to him.

8. Meetings.

(a) The annual election of officers shall be held during the December meeting in each year.

(b) Regular meetings shall be held on the days and times established by the Council.

(c) Special meetings shall be called by the Chairman either at his discretion or when he is requested by at least five (5) Appointed Representatives provided adequate notice shall be given to all Appointed Representatives and Alternates stating the date, hour and place of the meeting and the purpose for which such meeting is called, and no other business shall be transacted at that meeting. However, if a determination to hold a special meeting is reflected upon the record of any Council meeting, no additional notice is necessary except as required by law.

(d) The place and time of each regular meeting shall be determined by the Council prior to the adjournment of the previous meeting. In the absence of such determination, the time and place of the meeting(s) shall be determined by the Chairman. The Council may establish a regular meeting time and place, in which case no special action by either the Council or the Chairman is required, provided the meeting is to be held at the regular time and place.

(e) Written notice of all Council meetings shall be mailed to each Appointed Representative and Alternate at the address, as it appears on the records of the Council, at least (7) days prior to that meeting, or earlier, if required by law. The notice shall include the date, time, place, subject of the meeting and the agenda. Business transacted at all special meetings shall be confined to the subject stated in the notice.

(f) All official meetings of the Council shall be open to the public as required by the Florida Sunshine Law, Chapter 286, Florida Statutes.

(g) A quorum at any meeting shall consist of a majority of the Appointed Representatives (including Alternates for Appointed Representatives when an Alternate or Alternates are serving) on the Council. A quorum shall be required for the conduct of all official business. When a quorum has been determined to be present, a majority of those present and voting may take action in all matters presented at the meeting.

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Proxy voting is prohibited; however, it is understood that the vote of an Alternate is not to be considered a proxy.

(h) The Secretary-Treasurer or his nominee, in accord with Florida's Public Records Law, Chapter 119, Florida Statutes, shall keep minutes of each meeting and distribute a copy thereof to each member government.

9. Finances.

(a) The work year and fiscal year of the Council shall be the twelve (12) months beginning the first day of October and ending on the thirtieth day of September.

(b) On or before the regular July Council meeting of each year, the Council shall adopt an annual budget and certify a copy thereof to the Clerk or authorized recipient of the Governing Body of each Principal Member Unit. Each Principal Member Unit shall contribute such cash amount per capita on the total population of its county as is required together with other fees, revenues and charges received by the Council, in such fiscal year, to make the annual budget. The population base for calculating such pro rata Contribution shall be the most current reported for each county in accordance with the annual estimate of population prepared by the Bureau of Economic and Business Research at the University of Florida or any successor bureau or agency thereto designated by the State of Florida.

(c) Contributions shall be paid in full no later than November 1.

(d) Each Principal Member Unit who does not remit the assessed amount by November 1 shall lose all voting privileges; both for representatives from the Principal Member Unit and other appointees from the same county (except the governor's appointees), until payment is made.

(e) The following persons are designated to sign all checks issued by the Council: (1) the Chairman; (2) the Vice-Chairman; (3) the Secretary-Treasurer; (4) the Executive Director of the Council; and (5) a Council member designated by Council from the county in which the Council offices are located. All checks shall be co-signed by two (2) of the above designated persons.

(f) The budget and such other changes, amendments or supplements as may be necessary to conduct the fiscal affairs of the Council may be amended from time to time by action of the Council; provided, however, that the budget may not be amended to increase the annual per capita Contribution by the Principal Member Units without the consent of the governing bodies of each of the Principal Member Units.

(g) The purchase of any single item of either equipment or goods which will required the expenditure of more than five thousand dollars ($5,000) must be approved by the Council.

10. Powers.

The Council shall have all powers granted herein including:

(a) The powers granted to regional planning councils and regional planning agencies by Chapter 186, Florida Statutes, and other applicable federal, state and local laws as now existing and/or as from time to time amended, and pursuant to Section 163.01, Florida Statutes, the additional powers set forth herein.

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(b) To adopt rules of procedure for the regulation of its affairs and the conduct of its business, and to appoint from among its members a chairman to serve annually, provided that such chairman may be subject to reelection.

(c) To adopt an official seal utilizing the name of the Council.

(d) To maintain an office at such place or places within the comprehensive planning district as it may designate.

(e) To employ and to compensate such personnel, consultants, and technical and professional assistants, as it shall deem necessary to exercise the powers and perform the duties set forth in this agreement.

(f) To make and enter all contracts and agreements necessary or incidental to the performance of its duties and the execution of its powers.

(g) To hold public hearings and sponsor public forums in any part of the regional area whenever it deems necessary or useful in the execution of its other functions.

(h) To sue and be sued in its own name.

(i) To accept and receive, for public purposes, funds, grants and services from the Federal Government or its agencies; from departments, agencies, and instrumentalities of state, municipal or local government; from other public or quasi public entities, and from private or civic sources.

(j) To receive and expend such sums of money as shall be from time to time appropriated for its use by any county or municipality where approved by the Council and to act as an agency to receive and to expend federal funds for planning and other public purposes.

(k) To act in advisory capacity to the constituent local governments in regional, metropolitan, county and municipal planning matters.

(l) To cooperate, in the exercise of its planning functions, with federal and state agencies in planning disaster preparedness and emergency management.

(m) To fix and collect membership fees, and service charges and fees for planning review and other services provided by Council.

(n) To acquire, own, hold in custody, operate, maintain, lease or sell real or personal property.

(o) To incur debts, liabilities or obligations which do not constitute the debts, liabilities or obligations of any parties to this agreement.

(p) To accept gifts, grants, assistance, funds, or bequests.

(q) To enter into agreements with respect to the receipt and expenditures of grants or other funds, including but not limited agreements as to revolving and other loan funds, and to exercise such powers as shall be necessary or appropriate to implement such grants or other funding, which shall include (but not be limited to) the power to hold and manage such funds, to enter into loan agreements or other agreements relating thereto and to enforce and collect loan payments thereunder, and to lend and re-lend such funds for the public purposes to be accomplished with such grant or other funding.

(r) To conduct studies of the region's resources.

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(s) To participate with other governmental agencies, educational institutions, and private organizations in the coordination or conduct of its activities.

(t) To conduct planning charettes within and outside the region.

(u) To select and appoint such advisory bodies as the Council may find appropriate for the conduct of its activities.

11 Staff.

(a) The Council shall employ and set the compensation of an Executive Director, who shall serve at the pleasure of the Council. The Council shall engage or employ and set the compensation of the general counsel, who shall serve at the pleasure of the Council.

(b) The Executive Director shall employ and discharge other professional, technical, or clerical staff as may be necessary to carry out the purposes of the Council. The Executive Director, with the consent of the Council or pursuant to procedures established by the Council, may acquire the services of consultants.

(c) The Executive Director shall be responsible to the officers and the Council for supervising and administering the work program of the Council, including preparation of a proposed annual budget, and supervising the professional, clerical and technical employees of the Council.

(d) The Executive Director shall act as Assistant to the Secretary-Treasurer of the Council and shall, at the direction of the Secretary-Treasurer prepare minutes of each meeting and be responsible for distributing copies to members of the Council, and shall perform such other duties and responsibilities as directed by the Council.

12. Committees.

a. The Chairman shall establish and maintain such Committees as deemed necessary to carry out the purposes and objectives of the Council. Committees shall be created or discontinued by the Chairman subject to approval of the Council.

There shall be a minimum of two standing committees, and the membership of each shall have at least one representative from each county in the region. The two standing committees shall be:

(1) Budget/Finance Committee; and

(2) Personnel Committee.

All Committees and Chairmen thereof shall be appointed by the Council Chairman with the approval of a majority of the Council, except that, between regular meetings of the Council when the need arises the Chairman alone (without any additional authorization other than this provision) may fill vacancies, and/or appoint temporary committee members or chairmen thereof. Any person so appointed by the Chairman between regular meetings of Council, shall have full and complete authority to vote and carry out the duties of regular committee members until the next regular meeting of the Council or such shorter period of time, as the Chairman shall determine. The authority of the person appointed by the Chairman between regular meetings of the Council may not extend past the next regular meeting unless confirmed by a majority of the Council. If majority of Council does not confirm the person appointed for future service on the committee,

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this shall in no way affect the validity of the actions taken by such person during the period between regular meetings of the Council.

13. Immunity.

All of the privileges and immunities from liability and exemptions from laws, ordinances and rules which apply to the activities of Local General Purpose Governments or the officials, officers, agents or employees of Local General Purpose Governments shall apply to the Council and officials, officers, agents or employees of the Council when performing their respective functions and duties under the provisions of this Agreement.

14. Limited Liability.

No member shall in any manner be obligated to pay any debts, obligations or liabilities arising as a result of any actions of the Council (except the Principal Member Unit's share of the annual budget), or arising as a result of any actions of any representatives of the Council, its agents, employees, officers or officials. Neither the Council or its agents, employees, officers or officials shall have any authority or power to otherwise obligate the members in any manner.

15. Severability.

If any provision of this agreement or the application of such provisions to any person or circumstance shall be invalid, such invalidity shall not affect other provisions or applications of this agreement which can be given effect without the invalid provisions or applications, and to this end the provisions of this agreement are declared severable.

16. Signatories.

It is expressly understood and agreed that the terms and conditions of this agreement shall be not become effective until approved by the Board's of County Commission of Palm Beach County, Martin County, St. Lucie County and Indian River County.

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IN THE WITNESS WHEREOF, the parties have officially adopted and caused this amended and restated agreement to be executed and their signature to be affixed by their respective Chairman as of the day and year first above written.

ATTEST:

Marsha Ewing by

Marsha Ewing, Clerk

Sharon R. Bock, Clerk & Comptroller
Palm Beach County

By Judith Caraccio
Deputy Clerk

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

Tony Masiello

Chairman Tony Masiello

R2005 2118 OCT 18 2005

ST. LUCIE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

Paula A. Lewis 10/26/04

Chairman

INDIAN RIVER COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

Chairman

MARTIN COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

Lee Weberman

Lee Weberman, Chairman

APPROVED AS TO FORM & CORRECTNESS:

Stephen Fry, County Attorney

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

COUNTY ATTORNEY

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

COUNTY ATTORNEY

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY
WILLIAM G. COLLINS II
COUNTY ATTORNEY

STATE OF FLORIDA
INDIAN RIVER COUNTY
THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.
J.K. BARTON, CLERK
BY
DEPUTY CLERK
DATE 3-29-2006

The 2014 Florida Statutes

Title XIII, Planning and Development
Chapter 186, State and Regional Planning

186.001 Short title.
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186.506 Executive Office of the Governor; powers and duties.
186.507 Strategic regional policy plans.
186.508 Strategic regional policy plan adoption; consistency with state comprehensive plan.
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186.511 Evaluation of strategic regional policy plan; changes in plan.
186.513 Reports.
186.515 Creation of regional planning councils under chapter 163.
186.801 Ten-year site plans.
186.803 Use of geographic information by governmental entities.
186.901 Population census determination.

186.001 Short title.—Sections 186.001-186.031 and 186.801-186.901 shall be known and may be cited as the "Florida State Comprehensive Planning Act of 1972."

History.—s. 1, ch. 72-295; s. 68, ch. 99-2.

Note.—Former s. 23.0111.

186.002 Findings and intent.—

(1) The Legislature finds and declares that:

(a) The issues of public safety, education, health care, community and economic development and redevelopment, protection and conservation of natural and historic resources, transportation, and public facilities transcend the boundaries and responsibilities of individual units of government, and often no single unit of government can plan or implement policies to deal with these issues without affecting other units of government.

(b) Coordination among all levels of government is necessary to ensure effective and efficient delivery of governmental services to all the citizens of the state. It is therefore necessary to establish an integrated planning system and to ensure coordinated administration of government policies that address the multitude of issues posed by the state's continued

growth and development.
(c) To promote intergovernmental coordination and the effective allocation of resources, the state should set goals to provide direction and guidance for state, regional, and local governments and agencies in the development and implementation of their respective plans, programs, and services. The preservation and enhancement of the quality of life of the people of this state require that a state comprehensive plan be adopted by the Legislature to provide policy direction for all state and regional agencies and local governments.
(d) Regular evaluation of the state comprehensive plan is necessary to inform the public whether state goals are being attained. To accomplish this purpose, the state comprehensive plan should be evaluated biennially with any necessary revisions prepared through coordinated action by state and regional agencies and local governments.
(2) It is the intent of the Legislature that:
(a) The state planning process provide direction for the delivery of governmental services, a means for defining and achieving the specific goals and objectives of the state, and a method for evaluating the accomplishment of those goals and objectives.
(b) The state comprehensive plan shall provide basic policy direction to all levels of government regarding the orderly social, economic, and physical growth of the state.
(c) Long-range program plans shall be effectively coordinated to ensure the establishment of appropriate agency priorities and facilitate the orderly, positive management of agency activities consistent with the public interest. It is also intended that the implementation of state and regional plans enhance the quality of life of the citizens of the state.
(d) The state planning process shall be informed and guided by the experience of public officials at all levels of government.
(e) All agencies and levels of government involved in the integrated planning process shall provide sufficient opportunities for meaningful public participation in the preparation, implementation, evaluation, and revision of all plans and programs.
History.—s. 2, ch. 84-257; s. 87, ch. 92-142; s. 19, ch. 93-206; s. 40, ch. 2000-371; s. 11, ch. 2012-99.
186.003 Definitions; ss. 186.001-186.031, 186.801-186.901.—As used in ss. 186.001-186.031 and 186.801-186.901, the term:
(1) "Executive Office of the Governor" means the Office of Planning and Budgeting of the Executive Office of the Governor.
(2) "Goal" means the long-term end toward which programs and activities are ultimately directed.
(3) "Objective" means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.
(4) "Policy" means the way in which programs and activities are conducted to achieve an identified goal.
(5) "Regional planning agency" means the regional planning council created pursuant to ss. 186.501-186.515 to exercise responsibilities under ss. 186.001-186.031 and 186.801-186.901 in a particular region of the state.
(6) "State agency" or "agency" means any official, officer, commission, board, authority, council, committee, or department of the executive branch of state government. For purposes of this chapter, "state agency" or "agency" includes state attorneys, public defenders, the capital collateral regional counsel, the Justice Administrative Commission, and the Public Service Commission.
(7) "State comprehensive plan" means the state planning document required in s. 19, Art. III of the State Constitution and published as ss. 187.101 and 187.201.

History.—s. 3, ch. 72-295; s. 1, ch. 78-287; s. 66, ch. 79-190; s. 3, ch. 84-257; s. 31, ch. 88-122; s. 97, ch. 91-282; s. 88, ch. 92-142; s. 20, ch. 93-206; s. 24, ch. 95-280; s. 12, ch. 97-79; s. 17, ch. 98-176; s. 69, ch. 99-2; s. 67, ch. 99-245; s. 41, ch. 2000-371.
Note.—Former s. 23.0112.
186.004 Governor; chief planning officer of the state.—The Governor is the chief planning officer of the state and shall conduct a biennial review and revision of the state comprehensive plan.
History.—s. 1, ch. 67-157; s. 7, ch. 71-377; s. 4, ch. 72-295; s. 21, ch. 93-206.
Note.—Former s. 23.011.
186.005 Designation of departmental planning officer.—
(1) The head of each executive department and the Public Service Commission, the Fish and Wildlife Conservation Commission, the Florida Commission on Offender Review, and the Department of Military Affairs shall select from within such agency a person to be designated as the planning officer for such agency. The planning officer shall be responsible for coordinating with the Executive Office of the Governor and with the planning officers of other agencies all activities and responsibilities of such agency relating to planning.
(2) The head of each agency shall notify the Executive Office of the Governor in writing of the person initially designated as the planning officer for such agency and of any changes in persons so designated thereafter.
History.—s. 5, ch. 72-295; s. 67, ch. 79-190; s. 1, ch. 81-169; s. 32, ch. 88-122; s. 68, ch. 99-245; s. 7, ch. 2014-191.
Note.—Former s. 23.0113.
186.006 Powers and responsibilities of Executive Office of the Governor.—For the purpose of establishing consistency and uniformity in the state and regional planning process and in order to ensure that the intent of ss. 186.001-186.031 and 186.801-186.901 is accomplished, the Executive Office of the Governor shall:
(1) Identify and monitor on a continuing basis statewide conditions and trends which impact the state.
(2) Prepare, and update or revise regularly, the state comprehensive plan.
(3) Designate the geographic boundaries of comprehensive planning districts.
(4) Designate, and prepare or direct to be prepared, specific data, assumptions, forecasts, and projections for use by each state or regional agency in the preparation of plans.
(5) Coordinate planning among federal, state, regional, and local levels of government and between this state and other states.
(6) Prepare or direct appropriate state or regional agencies to prepare such studies, reports, data collections, or analyses as are necessary or useful in the preparation or revision of the state comprehensive plan, state agency functional plans, or strategic regional policy plans.
(7) Act as the state clearinghouse and designate the regional planning councils as the regional data clearinghouses.
(8) Direct state agencies and regional agencies to prepare and implement, consistent with their authority and responsibilities under law, such plans as are necessary to further the purposes and intent of the state comprehensive plan.
(9) Provide such data and information to public and private agencies and to the public as it may have available.
(10) Using federal, state, local, or private funds, contract with public agencies or private firms or consultants for specialized services or research facilities, whenever such services or facilities are not otherwise available to it.
(11) Perform such other functions as are necessary to carry out the intent of ss. 186.001-

186.031 and 186.801-186.901.
History.—s. 4, ch. 84-257; s. 7, ch. 85-57; s. 1, ch. 95-149; s. 70, ch. 99-2.
186.007 State comprehensive plan; preparation; revision.—
(1) The Executive Office of the Governor shall prepare a proposed state comprehensive plan which provides long-range guidance for the orderly social, economic, and physical growth of the state. The plan shall be composed of goals, objectives, and policies that are briefly stated in plain, easily understandable words and that give specific policy direction to state and regional agencies. The goals, objectives, and policies shall be statewide in scope and shall be consistent and compatible with each other. The state comprehensive plan shall not include a land use map.
(2) In preparing the goals, objectives, and policies of the state comprehensive plan, the Executive Office of the Governor shall analyze the problems, opportunities, and needs associated with growth and development in this state, particularly those problems, opportunities, and needs related to land use, water resources, and transportation system development. The Executive Office of the Governor shall document present conditions and trends, forecast future conditions and trends based on expected growth patterns, and identify needs. Such conditions, trends, and needs shall be used to prepare goals, objectives, and policies designed to preserve and enhance the quality of life of the citizens of this state.
(3) In the state comprehensive plan, the Executive Office of the Governor may include goals, objectives, and policies related to the following program areas: economic opportunities; agriculture; employment; public safety; education; health concerns; social welfare concerns; housing and community development; natural resources and environmental management; energy; global climate change; recreational and cultural opportunities; historic preservation; transportation; and governmental direction and support services.
(4)(a) The Executive Office of the Governor shall prepare statewide goals, objectives, and policies related to the opportunities, problems, and needs associated with growth and development in this state, which goals, objectives, and policies shall constitute the growth management portion of the state comprehensive plan. In preparing the growth management goals, objectives, and policies, the Executive Office of the Governor initially shall emphasize the management of land use, water resources, and transportation system development.
(b) The purpose of the growth management portion of the state comprehensive plan is to establish clear, concise, and direct goals, objectives, and policies related to land development, water resources, transportation, and related topics. In doing so, the plan should, where possible, draw upon the work that agencies have invested in the Florida Transportation Plan, the Florida water plan, and similar planning documents.
(5)(a) The Executive Office of the Governor shall prepare a separate portion of the state comprehensive plan related to the long-term infrastructure and capital outlay needs of the state. This portion shall be prepared based upon a comprehensive assessment of needs conducted by the Executive Office of the Governor, and it shall be updated annually as part of the budgeting process prescribed by chapter 216. The assessment shall provide estimates by area of the future infrastructure needs of the state that result from expected growth patterns and shall include recommendations for directing state expenditures to particular areas of the state in order to implement the growth management goals, objectives, and policies of the state comprehensive plan.
(b) All capital outlay recommendations submitted to the Legislature in the Governor's budget request must be consistent with the goals, objectives, and policies of the state comprehensive plan and the long-term infrastructure and capital outlay portion when adopted.

(6) The adopted state comprehensive plan shall provide, in addition to other criteria established by law, standards and criteria for the review and approval of state agency strategic plans and strategic regional policy plans.
(7) In preparing and revising the state comprehensive plan, the Executive Office of the Governor shall, to the extent feasible, consider studies, reports, and plans of each department, agency, and institution of state and local government, each regional planning agency, and the Federal Government and shall take into account the existing and prospective resources, capabilities, and needs of state and local levels of government.
(8) The revision of the state comprehensive plan is a continuing process. Each section of the plan shall be reviewed and analyzed biennially by the Executive Office of the Governor in conjunction with the planning officers of other state agencies significantly affected by the provisions of the particular section under review. In conducting this review and analysis, the Executive Office of the Governor shall review and consider, with the assistance of the state land planning agency and regional planning councils, the evaluation and appraisal reports prepared pursuant to s. 186.511. Any necessary revisions of the state comprehensive plan shall be proposed by the Governor in a written report and be accompanied by an explanation of the need for such changes. If the Governor determines that changes are unnecessary, the written report must explain why changes are unnecessary. The proposed revisions and accompanying explanations may be submitted in the report required by s. 186.031. Any proposed revisions to the plan shall be submitted to the Legislature as provided in s. 186.008(2) at least 30 days prior to the regular legislative session occurring in each even-numbered year.
History.—s. 7, ch. 72-295; ss. 3, 5, ch. 77-306; s. 2, ch. 78-287; s. 68, ch. 79-190; s. 5, ch. 84-257; s. 22, ch. 93-206; s. 18, ch. 97-160; s. 18, ch. 98-176; s. 3, ch. 99-5; s. 4, ch. 2008-227; s. 46, ch. 2010-102; s. 12, ch. 2012-99.
Note.—Former s. 23.0114.
186.008 State comprehensive plan; revision; implementation.—
(1) On or before October 1 of every odd-numbered year, the Executive Office of the Governor shall prepare, and the Governor shall recommend to the Administration Commission, any proposed revisions to the state comprehensive plan deemed necessary. The Governor shall transmit his or her recommendations and explanation as required by s. 186.007(8). Copies shall also be provided to each state agency, to each regional planning agency, to any other unit of government that requests a copy, and to any member of the public who requests a copy.
(2) On or before December 15 of every odd-numbered year, the Administration Commission shall review the proposed revisions to the state comprehensive plan prepared by the Governor. The commission shall adopt a resolution, after public notice and a reasonable opportunity for public comment, and transmit the proposed revisions to the state comprehensive plan to the Legislature, together with any amendments approved by the commission and any dissenting reports. The commission shall identify those portions of the plan that are not based on existing law.
(3) All amendments, revisions, or updates to the plan shall be adopted by the Legislature as a general law.
(4) The state comprehensive plan shall be implemented and enforced by all state agencies consistent with their lawful responsibilities whether it is put in force by law or by administrative rule. The Governor, as chief planning officer of the state, shall oversee the implementation process.
(5) All state agency budgets and programs shall be consistent with the adopted state

comprehensive plan and shall support and further its goals and policies.
(6) The Florida Public Service Commission, in approving the plans of utilities subject to its regulation, shall take into consideration the compatibility of the plan of each utility and all related utility plans taken together with the adopted state comprehensive plan.
History.—s. 3, ch. 67-157; ss. 31, 35, ch. 69-106; s. 8, ch. 72-295; s. 1, ch. 77-306; s. 3, ch. 78-287; s. 6, ch. 84-257; ss. 5, 7, ch. 85-57; s. 23, ch. 93-206; s. 958, ch. 95-147; s. 19, ch. 98-176.
Note.—Former s. 23.013.
186.009 Growth management portion of the state comprehensive plan.—
(1) The Executive Office of the Governor shall prepare the proposed growth management portion of the state comprehensive plan in coordination with the Legislature, appropriate state agencies, regional entities, local governments, and citizens. The proposed growth management portion of the state comprehensive plan shall not be based upon the comprehensive format of the state comprehensive plan but shall be strategic in nature.
(2) The growth management portion of the state comprehensive plan shall:
(a) Provide strategic guidance for state, regional, and local actions necessary to implement the state comprehensive plan with regard to the physical growth and development of the state.
(b) Identify metropolitan and urban growth centers.
(c) Identify areas of state and regional environmental significance and establish strategies to protect them.
(d) Set forth and integrate state policy for Florida's future growth as it relates to land development, air quality, transportation, and water resources.
(e) Provide guidelines for determining where urban growth is appropriate and should be encouraged.
(f) Provide guidelines for state transportation corridors, public transportation corridors, new interchanges on limited access facilities, and new airports of regional or state significance.
(g) Promote land acquisition programs to provide for natural resource protection, open space needs, urban recreational opportunities, and water access.
(h) Set forth policies to establish state and regional solutions to the need for affordable housing.
(i) Provide coordinated state planning of road, rail, and waterborne transportation facilities designed to take the needs of agriculture into consideration and to provide for the transportation of agricultural products and supplies.
(j) Establish priorities regarding coastal planning and resource management.
(k) Provide a statewide policy to enhance the multiuse waterfront development of existing deepwater ports, ensuring that priority is given to water-dependent land uses.
(l) Set forth other goals, objectives, and policies related to the state's natural and built environment that are necessary to effectuate those portions of the state comprehensive plan which are related to physical growth and development.
(m) Set forth recommendations on when and to what degree local government comprehensive plans must be consistent with the proposed growth management portion of the state comprehensive plan.
(n) Set forth recommendations on how to integrate the Florida water plan required by s. 373.036 and transportation plans required by chapter 339.
(o) Set forth recommendations concerning what degree of consistency is appropriate for the strategic regional policy plans.

The growth management portion of the state comprehensive plan shall not include a land use

map.

(3) The growth management portion of the state comprehensive plan, and all amendments, revisions, or updates to the plan, shall have legal effect only upon adoption by the Legislature as general law. The Legislature shall indicate, in adopting the growth management portion of the state comprehensive plan, which plans, activities, and permits must be consistent with the growth management portion of the state comprehensive plan.

History.—s. 24, ch. 93-206; s. 19, ch. 97-160; s. 20, ch. 98-176.

186.0201 Electric substation planning.—Electric utility substations respond to development and, consequently, siting locations cannot be precisely planned years in advance. Nevertheless, on or before June 1 of every year after the effective date of this act, the electric utilities with service areas within each regional planning council shall notify the regional planning council of the utilities' current plans over a 5-year period to site electric substations within the local governments contained within each region, including an identification of whether each electric substation planned within a general area is a distribution or transmission electric substation, a listing of the proposed substations' site acreage needs and anticipated capacity, and maps showing general locations of the planned electric substations. This information is advisory, shall be included in the regional planning council's annual report prepared pursuant to s. 186.513, and shall be supplied directly to local governments requesting the information.

History.—s. 3, ch. 2006-268.

186.021 Long-range program plans.—Pursuant to s. 216.013, each state agency shall develop a long-range program plan on an annual basis. The plan shall provide the framework and context for designing and interpreting the agency budget request. The plan will be developed through careful examination and justification of agency functions and their associated costs. It shall be used by the agency to implement the state's goals and objectives. Indicators shall be developed to measure service and activity performance.

History.—s. 7, ch. 84-257; ss. 6, 7, ch. 85-57; s. 1, ch. 87-137; s. 33, ch. 87-224; s. 7, ch. 91-429; s. 89, ch. 92-142; s. 25, ch. 93-206; s. 8, ch. 94-226; s. 47, ch. 94-249; s. 5, ch. 94-340; s. 39, ch. 94-356; s. 4, ch. 95-257; s. 3, ch. 97-286; ss. 16, 17, ch. 98-73; s. 42, ch. 2000-371.

186.031 Annual report.—The Governor as the chief planning and budget officer of the state shall annually report to the Legislature and the public on the economic conditions of the state, the infrastructure and capital outlay needs of the state, and the impacts of growth and development and shall assess state, regional, and local government efforts in addressing such conditions, needs, and impacts. The report shall appraise current growth trends, shall evaluate the extent to which existing growth management policies effectively address such trends, and shall review such other factors and indicators as are appropriate. The report shall contain timely and authoritative data and information about economic and demographic growth patterns and an analysis of such information as it affects the goals and policies of the state for growth and development. The report shall contain specific recommendations for any legislative and administrative changes needed to continue to manage growth effectively and to build upon the opportunities available. The report shall be related to, and developed in conjunction with, the regular updates of the state comprehensive plan.

History.—s. 5, ch. 67-157; ss. 31, 35, ch. 69-106; s. 72, ch. 79-190; s. 15, ch. 81-259; s. 9, ch. 84-257.

Note.—Former s. 23.015.

186.501 Short title.—Sections 186.501-186.513 shall be known and may be cited as the "Florida Regional Planning Council Act."

History.—ss. 1, 5, ch. 80-315; s. 4, ch. 82-46; s. 1, ch. 92-182; s. 38, ch. 93-206.

Note.—Former s. 160.001.
186.502 Legislative findings; public purpose.—
(1) The Legislature finds and declares that:
(a) The problems of growth and development often transcend the boundaries of individual units of local general-purpose government, and often no single unit can formulate plans or implement policies for their solution without affecting other units in their geographic area.
(b) There is a need for regional planning agencies to assist local governments to resolve their common problems, engage in areawide comprehensive and functional planning, administer certain federal and state grants-in-aid, and provide a regional focus in regard to multiple programs undertaken on an areawide basis.
(c) Federal and state programs should have coordinated purposes and consistent policy direction in order to avoid the proliferation of overlapping, duplicating, and competing regional agencies. To further this end, these efforts should result in [1]entities agencies which effectively carry out a wide variety of federal and state program designations.
(d) The financial and technical assistance of the state should be provided to regional planning agencies to maximize the effective use of regional programs undertaken with the authorization of local, state, or federal governments serving the citizens of this state.
(e) There is a need for the establishment at the regional level of clear policy plans that will guide broad-based representative regional planning agencies as they undertake regional review functions.
(2) It is the declared purpose of this act to establish a common system of regional planning councils for areawide coordination and related cooperative activities of federal, state, and local governments; ensure a broad-based regional organization that can provide a truly regional perspective; and enhance the ability and opportunity of local governments to resolve issues and problems transcending their individual boundaries.
(3) The regional planning council is designated as the primary organization to address problems and plan solutions that are of greater-than-local concern or scope, and the regional planning council shall be recognized by local governments as one of the means to provide input into state policy development.
(4) The regional planning council is recognized as Florida's only multipurpose regional entity that is in a position to plan for and coordinate intergovernmental solutions to growth-related problems on greater-than-local issues, provide technical assistance to local governments, and meet other needs of the communities in each region. A council shall not act as a permitting or regulatory entity.
(5) The regional planning council shall have a duty to assist local governments with activities designed to promote and facilitate economic development in the geographic area covered by the council.
History.—ss. 2, 5, ch. 80-315; s. 4, ch. 82-46; s. 10, ch. 84-257; s. 1, ch. 92-182; ss. 27, 38, ch. 93-206; s. 91, ch. 99-251.
[1]Note.—The word "entities" appears to be an error; it was substituted for the word "regional" in the preparation of C.S. for H.B. 1452 (1980).
Note.—Former s. 160.002.
186.503 Definitions relating to Florida Regional Planning Council Act.—As used in this act, the term:
(1) "Comprehensive planning districts" means the geographic areas within the state specified by rule by the Executive Office of the Governor pursuant to s. 186.006.
(2) "Cross-acceptance" means a process by which a regional planning council compares plans to identify inconsistencies. Consistency between plans may be achieved through a

process of negotiation involving the local governments or regional planning council which prepared the respective plans.
(3) "Elected official" means a member of the governing body of a municipality or county or an elected county official chosen by the governing body.
(4) "Existing regional planning council" means a regional planning council created by local general-purpose governments prior to October 1, 1980, pursuant to chapters [1]160 and 163.
(5) "Federal" or "Federal Government" means the United States Government or any department, commission, agency, or other instrumentality thereof.
(6) "Local general-purpose government" means any municipality or county created pursuant to the authority granted under ss. 1 and 2, Art. VIII of the State Constitution.
(7) "Local health council" means a regional agency established pursuant to s. 408.033.
(8) "State" or "state government" means the government of the State of Florida or any department, commission, agency, or other instrumentality thereof.
(9) "Strategic regional policy plan" means a long-range guide for physical, economic, and social development of a comprehensive planning district which identifies regional goals and policies.
History.—ss. 3, 5, ch. 80-315; s. 7, ch. 81-167; s. 4, ch. 82-46; s. 7, ch. 83-55; s. 18, ch. 84-257; s. 22, ch. 85-80; s. 99, ch. 91-282; s. 1, ch. 92-182; ss. 28, 38, ch. 93-206; s. 25, ch. 95-280; s. 12, ch. 97-79.
[1]Note.—Transferred to ch. 186 by the reviser incident to compiling the 1984 Supplement to the Florida Statutes 1983.
Note.—Former s. 160.003.
186.504 Regional planning councils; creation; membership.—
(1) A regional planning council shall be created in each of the several comprehensive planning districts of the state. Only one agency shall exercise the responsibilities granted herein within the geographic boundaries of any one comprehensive planning district.
(2) Membership on the regional planning council shall be as follows:
(a) Representatives appointed by each of the member counties in the geographic area covered by the regional planning council.
(b) Representatives from other member local general-purpose governments in the geographic area covered by the regional planning council.
(c) Representatives appointed by the Governor from the geographic area covered by the regional planning council, including an elected school board member from the geographic area covered by the regional planning council, to be nominated by the Florida School Board Association.
(3) Not less than two-thirds of the representatives serving as voting members on the governing bodies of such regional planning councils shall be elected officials of local general-purpose governments chosen by the cities and counties of the region, provided each county shall have at least one vote. The remaining one-third of the voting members on the governing board shall be appointed by the Governor, to include one elected school board member, subject to confirmation by the Senate, and shall reside in the region. No two appointees of the Governor shall have their places of residence in the same county until each county within the region is represented by a Governor's appointee to the governing board. Nothing contained in this section shall deny to local governing bodies or the Governor the option of appointing either locally elected officials or lay citizens provided at least two-thirds of the governing body of the regional planning council is composed of locally elected officials.
(4) In addition to voting members appointed pursuant to paragraph (2)(c), the Governor

shall appoint the following ex officio nonvoting members to each regional planning council:
(a) A representative of the Department of Transportation.
(b) A representative of the Department of Environmental Protection.
(c) A representative nominated by the Department of Economic Opportunity.
(d) A representative of the appropriate water management district or districts.

The Governor may also appoint ex officio nonvoting members representing appropriate metropolitan planning organizations and regional water supply authorities.

(5) Nothing contained in this act shall be construed to mandate municipal government membership or participation in a regional planning council. However, each county shall be a member of the regional planning council created within the comprehensive planning district encompassing the county.
(6) The existing regional planning council in each of the several comprehensive planning districts shall be designated as the regional planning council specified under subsections (1)-(5), provided the council agrees to meet the membership criteria specified therein and is a regional planning council organized under either s. 163.01 or s. 163.02 or ss. 186.501-186.515.
History.—s. 1, ch. 59-369; s. 19, ch. 63-400; s. 1, ch. 69-63; ss. 3, 5, ch. 80-315; s. 4, ch. 82-46; s. 11, ch. 84-257; s. 1, ch. 92-182; ss. 29, 38, ch. 93-206; s. 40, ch. 94-356; s. 92, ch. 99-251; s. 30, ch. 2001-60; s. 12, ch. 2002-296; s. 62, ch. 2011-142.
Note.—Former s. 160.01.
186.505 Regional planning councils; powers and duties.—Any regional planning council created hereunder shall have the following powers:
(1) To adopt rules of procedure for the regulation of its affairs and the conduct of its business and to appoint from among its members a chair to serve annually; however, such chair may be subject to reelection.
(2) To adopt an official name and seal.
(3) To maintain an office at such place or places within the comprehensive planning district as it may designate.
(4) To employ and to compensate such personnel, consultants, and technical and professional assistants as it deems necessary to exercise the powers and perform the duties set forth in this act.
(5) To make and enter into all contracts and agreements necessary or incidental to the performance of its duties and the execution of its powers under this act.
(6) To hold public hearings and sponsor public forums in any part of the regional area whenever the council deems it necessary or useful in the execution of its other functions.
(7) To sue and be sued in its own name.
(8) To accept and receive, in furtherance of its functions, funds, grants, and services from the Federal Government or its agencies; from departments, agencies, and instrumentalities of state, municipal, or local government; or from private or civic sources. Each regional planning council shall render an accounting of the receipt and disbursement of all funds received by it, pursuant to the federal Older Americans Act, to the Legislature no later than March 1 of each year.
(9) To receive and expend such sums of money as shall be from time to time appropriated for its use by any county or municipality when approved by the council and to act as an agency to receive and expend federal funds for planning.
(10) To act in an advisory capacity to the constituent local governments in regional, metropolitan, county, and municipal planning matters.

(11) To cooperate, in the exercise of its planning functions, with federal and state agencies in planning for emergency management as defined in s. 252.34.
(12) To fix and collect membership dues, rents, or fees when appropriate.
(13) To acquire, own, hold in custody, operate, maintain, lease, or sell real or personal property.
(14) To dispose of any property acquired through the execution of an interlocal agreement under s. 163.01.
(15) To accept gifts, grants, assistance, funds, or bequests.
(16) To conduct studies of the resources of the region.
(17) To participate with other governmental agencies, educational institutions, and private organizations in the coordination or conduct of its activities.
(18) To select and appoint such advisory bodies as the council may find appropriate for the conduct of its activities.
(19) To enter into contracts to provide, at cost, such services related to its responsibilities as may be requested by local governments within the region and which the council finds feasible to perform.
(20) To provide technical assistance to local governments on growth management matters.
(21) To perform a coordinating function among other regional entities relating to preparation and assurance of regular review of the strategic regional policy plan, with the entities to be coordinated determined by the topics addressed in the strategic regional policy plan.
(22) To establish and conduct a cross-acceptance negotiation process with local governments intended to resolve inconsistencies between applicable local and regional plans, with participation by local governments being voluntary.
(23) To coordinate land development and transportation policies in a manner that fosters regionwide transportation systems.
(24) To review plans of independent transportation authorities and metropolitan planning organizations to identify inconsistencies between those agencies' plans and applicable local government plans.
(25) To use personnel, consultants, or technical or professional assistants of the council to help local governments within the geographic area covered by the council conduct economic development activities.
(26) To provide consulting services to a private developer or landowner for a project, if not serving in a review capacity in the future, except that statutorily mandated services may be provided by the regional planning council regardless of its review role.
History.—s. 2, ch. 59-369; ss. 17, 35, ch. 69-106; s. 1, ch. 73-283; ss. 3, 5, ch. 80-315; s. 8, ch. 81-167; s. 4, ch. 82-46; s. 8, ch. 83-55; s. 4, ch. 83-334; s. 12, ch. 84-257; s. 1, ch. 92-182; ss. 30, 38, ch. 93-206; s. 959, ch. 95-147; s. 15, ch. 95-196; s. 71, ch. 99-2; s. 93, ch. 99-251; s. 63, ch. 2011-142; s. 13, ch. 2012-99.
Note.—Former s. 160.02.
186.506 Executive Office of the Governor; powers and duties.—The Executive Office of the Governor, or its designee, shall:
(1) Arbitrate and settle disputes between regional planning councils.
(2) Provide assistance to local general-purpose governments concerning organization of, or reorganization into, a regional planning council.
(3) Review, modify, reject, or approve those rules of the regional planning councils which pertain to the functions designated to the regional planning councils by the state. These rules shall be submitted to the Governor or his or her designee and, if not acted upon within 30

days of receipt, they will be assumed to be in force.
(4) Conduct an in-depth analysis of the current boundaries of comprehensive planning districts to ensure that the regional planning councils working within them together form a workable system for effective regional planning, and that each council can adequately perform the tasks assigned to it by law. The Executive Office of the Governor shall include in its study the preferences of local general-purpose governments; the effects of population migration, transportation networks, population increases and decreases, economic development centers, trade areas, natural resource systems, federal program requirements, designated air quality nonattainment areas, economic relationships among cities and counties, and media markets; and other data, projections, or studies that it determines to be of significance in establishing district boundaries. The Executive Office of the Governor may make such changes in the district boundaries as are found to be feasible and desirable, shall complete a review of existing boundaries by January 1, 1994, and may revise and update the boundaries from time to time thereafter.
History.—ss. 3, 5, ch. 80-315; s. 4, ch. 82-46; s. 1, ch. 92-182; ss. 31, 38, ch. 93-206; s. 960, ch. 95-147.
Note.—Former s. 160.05.
186.507 Strategic regional policy plans.—
(1) A strategic regional policy plan shall contain regional goals and policies that shall address affordable housing, economic development, emergency preparedness, natural resources of regional significance, and regional transportation, and that may address any other subject which relates to the particular needs and circumstances of the comprehensive planning district as determined by the regional planning council. Regional plans shall identify and address significant regional resources and facilities. Regional plans shall be consistent with the state comprehensive plan.
(2) The Executive Office of the Governor may adopt by rule minimum criteria to be addressed in each strategic regional policy plan and a uniform format for each plan. Such criteria must emphasize the requirement that each regional planning council, when preparing and adopting a strategic regional policy plan, must focus on regional rather than local resources and facilities.
(3) In preparing the strategic regional policy plan, the regional planning council shall seek the full cooperation and assistance of local governments to identify key regional resources and facilities and shall document present conditions and trends with respect to the policy areas addressed; forecast future conditions and trends based on expected growth patterns of the region; and analyze the problems, needs, and opportunities associated with growth and development in the region, especially as those problems, needs, and opportunities relate to the subject areas addressed in the strategic regional policy plan.
(4) The regional goals and policies shall be used to develop a coordinated program of regional actions directed at resolving the identified problems and needs.
(5) The council shall give consideration to existing state, regional, and local plans in accomplishing the purposes of this section.
(6) The draft regional plan shall be circulated to all local governments in the region, and the local governments shall be afforded a reasonable opportunity to comment on the regional plan.
(7) The council shall provide for adequate input by citizens into the regional planning process.
(8) Upon adoption, a strategic regional policy plan shall provide, in addition to other criteria established by law, the basis for regional review of developments of regional impact,

regional review of federally assisted projects, and other regional comment functions.
(9) Regional planning councils shall consider, and make accessible to the public, appropriate data and studies, including development-of-regional-impact applications and agency reports, in order to assist participants in the development-of-regional-impact review process. A major objective of the regional planning process shall be to coordinate with the state land planning agency in order to achieve uniformity and consistency in land use information and data collection efforts in this state and provide a usable and accessible database to local governments and the private sector.
(10) Each regional planning council shall enter into a memorandum of agreement with each local health council in its comprehensive planning district to ensure the coordination of health planning, if the regional planning council elects to address health issues in its strategic regional policy plan. The memorandum of agreement shall specify the manner in which each regional planning council and local health council will coordinate their activities.
(11) All natural resources of regional significance identified in the strategic regional policy plan shall be identified by a specific geographic location and not solely by generic type.
(12) In addressing regional transportation, the council may recommend minimum density guidelines for development along designated public transportation corridors and identify investment strategies for providing transportation infrastructure where growth is desired, rather than focusing primarily on relieving congestion in areas where growth is discouraged.
(13) Standards included in strategic regional policy plans may be used for planning purposes only and not for permitting or regulatory purposes. However, a regional planning council may not adopt a planning standard that differs materially from a planning standard adopted by rule by a state or regional agency, when such rule expressly states the planning standard is intended to preempt action by the regional planning council. The absence of a planning standard for a particular issue on the part of a state or other regional agency shall not be deemed to create a material difference from a planning standard adopted by a regional planning council. Planning standards may be used as a basis for comments on federal consistency and clearinghouse reviews. However, any inconsistency between a local plan or plan amendment and a strategic regional policy plan must not be the sole basis for a notice of intent to find a local plan or plan amendment not in compliance with this act.
(14) A regional planning council may not, in its strategic regional policy plan or by any other means, establish binding level-of-service standards for public facilities and services provided or regulated by local governments. This limitation shall not be construed to limit the authority of regional planning councils to propose objections, recommendations, or comments on local plans or plan amendments.
(15) A strategic regional policy plan or any amendment thereto shall be adopted by rule by a two-thirds vote of the membership of the governing body of a regional planning council present at a duly noticed meeting constituting a quorum; however, no strategic regional policy plan or amendment thereto shall be adopted by less than the majority of the members of the governing body.
(16) In formulating regional policies, the regional planning council shall consider existing requirements in other planning and regulatory programs.
(17) Each regional planning council, in its strategic regional policy plan, may recommend specific locations or activities in which a project, due to character or location, should be a development of regional impact within that comprehensive planning district.
History.—ss. 3, 5, ch. 80-315; s. 4, ch. 82-46; s. 13, ch. 84-257; s. 100, ch. 91-282; s. 1, ch. 92-182; ss. 32, 38, ch. 93-206; s. 8, ch. 95-322; s. 21, ch. 98-176.
Note.—Former s. 160.07.

186.508 Strategic regional policy plan adoption; consistency with state comprehensive plan.—

(1) Each regional planning council shall submit to the Executive Office of the Governor its proposed strategic regional policy plan on a schedule established by the Executive Office of the Governor to coordinate implementation of the strategic regional policy plans with the evaluation and appraisal process required by s. 163.3191. The Executive Office of the Governor, or its designee, shall review the proposed strategic regional policy plan to ensure consistency with the adopted state comprehensive plan and shall, within 60 days, provide any recommended revisions. The Governor's recommended revisions shall be included in the plans in a comment section. However, nothing in this section precludes a regional planning council from adopting or rejecting any or all of the revisions as a part of its plan before the effective date of the plan. The rules adopting the strategic regional policy plan are not subject to rule challenge under s. 120.56(2) or to drawout proceedings under s. 120.54(3)(c)2., but, once adopted, are subject to an invalidity challenge under s. 120.56(3) by substantially affected persons, including the Executive Office of the Governor. The rules shall be adopted by the regional planning councils, and become effective upon filing with the Department of State, notwithstanding the provisions of s. 120.54(3)(e)6.

(2) If a local government within the jurisdiction of a regional planning council challenges a portion of the council's regional policy plan pursuant to s. 120.56, the applicable portion of that local government's comprehensive plan shall not be required to be consistent with the challenged portion of the regional policy plan until 12 months after the challenge has been resolved by an administrative law judge.

(3) All amendments to the adopted regional policy plan shall be subject to all challenges pursuant to chapter 120.

History.—s. 14, ch. 84-257; s. 23, ch. 85-55; s. 13, ch. 86-191; s. 101, ch. 91-282; s. 1, ch. 92-182; ss. 34, 38, ch. 93-206; s. 31, ch. 96-410; s. 14, ch. 97-79; s. 22, ch. 98-176; s. 14, ch. 2012-99.

186.509 Dispute resolution process.—Each regional planning council shall establish by rule a dispute resolution process to reconcile differences on planning and growth management issues between local governments, regional agencies, and private interests. The dispute resolution process shall, within a reasonable set of timeframes, provide for: voluntary meetings among the disputing parties; if those meetings fail to resolve the dispute, initiation of mandatory mediation or a similar process; if that process fails, initiation of arbitration or administrative or judicial action, where appropriate. The council shall not utilize the dispute resolution process to address disputes involving environmental permits or other regulatory matters unless requested to do so by the parties. The resolution of any issue through the dispute resolution process shall not alter any person's right to a judicial determination of any issue if that person is entitled to such a determination under statutory or common law.

History.—s. 15, ch. 84-257; s. 1, ch. 92-182; ss. 35, 38, ch. 93-206; s. 11, ch. 2009-96; s. 10, ch. 2011-14.

186.511 Evaluation of strategic regional policy plan; changes in plan.—The regional planning process shall be a continuous and ongoing process. Each regional planning council shall prepare an evaluation and appraisal report on its strategic regional policy plan at least once every 5 years; assess the successes or failures of the plan; address changes to the state comprehensive plan; and prepare and adopt by rule amendments, revisions, or updates to the plan as needed. Each regional planning council shall involve the appropriate local health councils in its region if the regional planning council elects to address regional health issues. The evaluation and appraisal report shall be prepared and submitted for review on a schedule

established by the Executive Office of the Governor. The schedule shall facilitate and be coordinated with, to the maximum extent feasible, the evaluation and revision of local comprehensive plans pursuant to s. 163.3191 for the local governments within each comprehensive planning district.
History.—s. 16, ch. 84-257; s. 14, ch. 86-191; s. 102, ch. 91-282; s. 1, ch. 92-182; ss. 37, 38, ch. 93-206; s. 23, ch. 98-176.
186.513 Reports.—Each regional planning council shall prepare and furnish an annual report on its activities to the state land planning agency as defined in s. 163.3164 and the local general-purpose governments within its boundaries and, upon payment as may be established by the council, to any interested person. The regional planning councils shall make a joint report and recommendations to appropriate legislative committees.
History.—ss. 3, 5, ch. 80-315; s. 4, ch. 82-46; s. 1, ch. 92-182; s. 38, ch. 93-206; s. 4, ch. 2006-268; s. 36, ch. 2011-139.
Note.—Former s. 160.08.
186.515 Creation of regional planning councils under chapter 163.—Nothing in ss. 186.501-186.507, 186.513, and 186.515 is intended to repeal or limit the provisions of chapter 163; however, the local general-purpose governments serving as voting members of the governing body of a regional planning council created pursuant to ss. 186.501-186.507, 186.513, and 186.515 are not authorized to create a regional planning council pursuant to chapter 163 unless an agency, other than a regional planning council created pursuant to ss. 186.501-186.507, 186.513, and 186.515, is designated to exercise the powers and duties in any one or more of ss. 163.3164 and 380.031(15); in which case, such a regional planning council is also without authority to exercise the powers and duties in s. 163.3164 or s. 380.031(15).
History.—ss. 4, 5, ch. 80-315; s. 4, ch. 82-46; s. 44, ch. 91-45; s. 1, ch. 92-182; ss. 3, 38, ch. 93-206; s. 37, ch. 2011-139.
Note.—Former s. 160.09.
186.801 Ten-year site plans.—
(1) Beginning January 1, 1974, each electric utility shall submit to the Public Service Commission a 10-year site plan which shall estimate its power-generating needs and the general location of its proposed power plant sites. The 10-year plan shall be reviewed and submitted not less frequently than every 2 years.
(2) Within 9 months after the receipt of the proposed plan, the commission shall make a preliminary study of such plan and classify it as “suitable” or “unsuitable.” The commission may suggest alternatives to the plan. All findings of the commission shall be made available to the Department of Environmental Protection for its consideration at any subsequent electrical power plant site certification proceedings. It is recognized that 10-year site plans submitted by an electric utility are tentative information for planning purposes only and may be amended at any time at the discretion of the utility upon written notification to the commission. A complete application for certification of an electrical power plant site under chapter 403, when such site is not designated in the current 10-year site plan of the applicant, shall constitute an amendment to the 10-year site plan. In its preliminary study of each 10-year site plan, the commission shall consider such plan as a planning document and shall review:
(a) The need, including the need as determined by the commission, for electrical power in the area to be served.
(b) The effect on fuel diversity within the state.
(c) The anticipated environmental impact of each proposed electrical power plant site.

(d) Possible alternatives to the proposed plan.
(e) The views of appropriate local, state, and federal agencies, including the views of the appropriate water management district as to the availability of water and its recommendation as to the use by the proposed plant of salt water or fresh water for cooling purposes.
(f) The extent to which the plan is consistent with the state comprehensive plan.
(g) The plan with respect to the information of the state on energy availability and consumption.
(h) The amount of renewable energy resources the utility produces or purchases.
(i) The amount of renewable energy resources the utility plans to produce or purchase over the 10-year planning horizon and the means by which the production or purchases will be achieved.
(j) A statement describing how the production and purchase of renewable energy resources impact the utility's present and future capacity and energy needs.
(3) In order to enable it to carry out its duties under this section, the commission may, after hearing, establish a study fee which shall not exceed $1,000 for each proposed plan studied.
(4) The commission may adopt rules governing the method of submitting, processing, and studying the 10-year plans as required by this section.
History.—s. 1, ch 73-33; s. 2, ch. 76-76; s. 77, ch. 79-190; s. 2, ch. 81-167; s. 3, ch. 83-55; s. 41, ch. 94-356; s. 2, ch. 95-328; s. 15, ch. 2006-230; s. 2, ch. 2012-117.
Note.—Former ss. 403.505, 23.0191.
186.803 Use of geographic information by governmental entities.—When state agencies, water management districts, regional planning councils, local governments, and other governmental entities use maps, including geographic information maps and other graphic information materials, as the source of data for planning or any other purposes, they must take into account that the accuracy and reliability of such maps and data may be limited by various factors, including the scale of the maps, the timeliness and accuracy of the underlying information, the availability of more accurate site-specific information, and the presence or absence of ground truthing or peer review of the underlying information contained in such maps and other graphic information. This section does not apply to maps adopted pursuant to part II of chapter 163.
History.—s. 9, ch. 96-416.
186.901 Population census determination.—
(1) The Office of Economic and Demographic Research shall annually provide to the Executive Office of the Governor population estimates of local governmental units as of April 1 of each year, utilizing accepted statistical practices. The population of local governments provided by the Office of Economic and Demographic Research shall apply to any revenue-sharing formula with local governments under the provisions of ss. 218.20-218.26, part II of chapter 218. The Office of Economic and Demographic Research shall additionally provide the Executive Office of the Governor population estimates for municipal annexations or consolidations occurring during the period April 1 through February 28, and the Executive Office of the Governor shall include these estimates in its certification to the Department of Revenue for the annual revenue-sharing calculation.
(2)(a) Population shall be computed as the number of residents, employing the same general guidelines used by the United States Bureau of the Census.
(b) For the purpose of revenue-sharing distribution formulas and distribution proportions for the local government half-cent sales tax, inmates and patients residing in institutions operated by the Federal Government, the Department of Corrections, the Department of Health, or the Department of Children and Families shall not be considered to be residents of

the governmental unit in which the institutions are located.
(c) Nothing herein shall be construed to prohibit the separate determination of any categories of persons, whether resident or nonresident.
(3) In cases of annexation or consolidation, local governments shall be required to submit to the Executive Office of the Governor, within 30 days following annexation or consolidation, a statement as to the population census effect of the action.
(4) Estimates of inmates and patients pursuant to paragraph (2)(b) shall be separately stated in population reports issued pursuant to this section.
History.—s. 3, ch. 72-360; s. 1, ch. 75-93; s. 1, ch. 77-174; s. 1, ch. 78-209; s. 76, ch. 79-190; s. 11, ch. 82-154; s. 2, ch. 83-299; s. 16, ch. 99-8; s. 44, ch. 2000-371; s. 40, ch. 2014-19.
Note.—Former s. 23.019.

COUNCIL OFFICES

Treasure Coast Regional Planning Council
421 SW Camden Avenue
Stuart, Florida 34994
(772) 221-4060

THE HISTORIC KNAPP INN

In 2006, Council bought an historic building constructed in 1925 in the historic Frazier Addition of downtown Stuart. Its intentions were to restore the building for its offices. The property was originally developed as the Knapp Inn under regulations applicable in the 1920s. Later, it was used as an apartment house until hurricanes Frances, Jeanne, and Wilma caused significant damage to the building. When Council purchased the building, the interior was completely stripped down to the exterior brick and roof rafters. The only internal structures were support beams. The roof was partially gone.

The building is listed on the 1991 Survey of Historic Properties within the City of Stuart. The neighborhood is a mix of professional offices and single and multifamily uses. Restoration of the building began in December of 2007 and was completed in May 2008.

Restoring the building was carefully approached by the Council. The mission was to modernize the historic building for its new offices while keeping and enriching the building's historic character and charm. Council staff with experience in architecture and historic preservation and the Executive Director worked meticulously with the architecture firm that rendered the final plans and technical drawings for the renovations and addition. The contractor's work was closely supervised.

In order to accommodate Council's office space needs and other requirements, an addition to the rear of the historic structure was built. The addition was designed to preserve the historic character of the building. The exterior of the new structure was blended to match. However, the new and the historic interior portions of the building are obvious by the purposeful differentiation in flooring and ceiling materials. Because of the new construction, several variances to keep the historic characteristics of the building had to be approved by the City of Stuart.

The historic structure is 4,200 square feet. Historic building configuration was preserved. Originally, access to the living quarters was from the central stairwell. The current offices are configured similarly; common areas and offices are accessed from the central stairway, and circulation is efficient. The up/down direction of the stairway had to be reversed to accommodate a downstairs reception area and to meet today's building codes.

The 1,800 square-foot addition is two stories and to the rear of the building. The new restrooms, shower, and kitchen are housed in the new portion of the building to keep the integrity of the historic structure and historic circulation patterns. Access for the physically challenged is also provided in the new portion of the building. The upstairs addition provides Council's Urban Design Studio and additional offices that creates an open circulation pattern off the central stairwell.

In addition to preserving the historic character of the building, streetscape improvements were made to enhance the building's presence on the street, keeping in character with the surrounding area. Four masonry piers and caps mark the entrances to the front of the building and its side parking lot. Two custom-built masonry benches offer respite from the street under shade trees. Xeriscape landscaping of palm trees create a naturalistic urban enclave or "palm court" reminiscent of classic Mission style design and welcoming to all. A bronze plaque communicates the name of the building with a relief of the 1989 Downtown Stuart Charrette Master Plan, which was the impetus of the revitalization of downtown Stuart. Council was instrumental in the charrette and the continuing implementation of the master plan.

The adaptive reuse of the Knapp Inn building for a nonprofit governmental agency is symbolic of Council's commitment to neighborhood revitalization over the past 38 years. Council promotes quality urban design as being vital to improving the standard of living in cities and towns. During the planning of the addition and building renovation, care was taken to preserve the historic streetscape the building provided while improving it and making it a better neighbor to the surrounding community. In this way, Council serves as an example to other governments and agencies that quality design and detail of a project adds enormous value and improves quality of place.