

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

AGENDA ITEM 8C

From: Staff

Date: February 19, 2016 Council Meeting

Subject: Minutes – December 11, 2015

Introduction

The Minutes of the December 11, 2015 Council meeting were posted to Council's website on February 5, 2016 at http://www.tcrpc.org/council_meetings.html.

Recommendation

Council should approve the Minutes of the December 11, 2015 Council meeting.

Attachment

**MINUTES OF THE
TREASURE COAST REGIONAL PLANNING COUNCIL
DECEMBER 11, 2015**

Chairman Mowery called the meeting to order at 9:40 a.m. and welcomed everyone to the meeting. He led the pledge of allegiance and requested roll call.

The following members and alternates were present:

Indian River County: Commissioner O’Bryan
 Commissioner Zorc
 Vice Mayor Old

Martin County: Commissioner Haddox
 Commissioner Thurlow-Lippisch

St. Lucie County: Commissioner Mowery
 Commissioner Lewis
 Councilman Bowen
 Commissioner Perona

Palm Beach County: Vice Mayor Valeche
 Commissioner Taylor
 Commissioner Burdick
 Councilwoman Gerwig
 Councilman Hmara
 Councilmember Tinsley
 Mayor Golonka
 Mayor DuBois
 Commissioner Ryan, Alternate
 Mayor Brennan, Alternate

Gubernatorial Appointees: Michael Davis
 Tobin Overdorf
 Michael Houston
 Reece Parrish
 Peter Sachs
 Steven Weaver, Sr.

Ex-Officios: Lois Bush, Florida Department of Transportation

Council Staff: Michael Busha
 Phyllis Castro
 Kim DeLaney
 Liz Gulick
 Dana Little

Stephanie Heidt
Peter Merritt

Council Attorney: Keith Davis

The Executive Director announced a quorum is present.

AGENDA APPROVAL

Commissioner O'Bryan moved approval of the Agenda. Commissioner Haddox seconded the motion, which carried unanimously. **Motion**

ANNOUNCEMENTS

Staff distributed a flyer to Council members announcing a public design workshop for east Indiantown Road between A1A and US 1. The workshop will be held on December 14th from 4-7 pm at the Methodist church in the Town of Jupiter. Staff indicated this is one of several efforts staff is working on throughout the region to improve communities and work with local governments.

Staff provided the Council meeting schedule for 2016.

The audit report was distributed to all Council members. Staff noted this report will be distributed to all the appropriate agencies.

Staff noted that in recognition of Chairman Mowery's service as Council Chairman, a donation has been made on his behalf to the Christian Action & Relief for Haiti.

CHAIRMAN'S COMMENTS

Chairman Mowery thanked the Council members for their service this past year. He expressed his appreciation to Commissioner O'Bryan for being a great friend and colleague. He also thanked Mayor Golonka for her interest in planning great discussions of regional issues.

COUNCIL MEMBER UPDATE

Commissioner Perona announced the City of Fort Pierce is looking forward to the future having hired a new police chief, city manager, city finance director, IT director, utility director, and city attorney.

Commissioner O'Bryan noted commercial passenger air service has started from Vero Beach to Newark, New Jersey, offering two weekly flights. He stated the county is excited about the positive tourism impact this service will have for the community.

Councilmember Sachs wished everyone Happy Hanukkah, Merry Christmas, and Happy New Year.

Commissioner Taylor announced baseball is scheduled to start spring training in their new facility in Palm Beach County in 2017.

Mayor Golonka noted the Jupiter town council will consider a project called Inlet Village. She stated from a regional perspective it is on the village scale that is walkable with buildings limited to one to two stories. She stated it took some time to find a developer that understood the town's vision, and there was a lot of backlash and concern this would be another Harbourside Place. She also noted social media is presenting problems, because petitions can be posted that do not represent the issues correctly and it is frustrating not being able to respond. She stated she is concerned about the disappearance of mobile home parks, noting that although a lot of these homes are old and not hurricane-proof, they do provide an affordable housing option, particularly for the elderly. She indicated the state requires developers to contribute money to a fund to help relocate people, but it is a very small amount. She stated she believes the legislature and the local governments need to take a closer look at this issue.

Commissioner Thurlow-Lippisch stated the Town of Sewall's Point has a new Mayor, Dan Morris and new Vice Mayor, James Campo.

Councilmember Overdorf congratulated Senator Joe Negron on recently being designated the next Florida Senate President. He thanked Senator Negron for his friendship and leadership within the Florida Senate.

Councilmember Hmara wished everyone a happy holiday. He noted the Village of Royal Palm Beach recently hired a real estate agency to market a 154-acre parcel of land that is the site of a former wastewater treatment plant. He indicated the property sold for \$35 million and the preliminary site plan looks like the conceptual site plan the village developed.

Mayor Brennan noted the plans for the U.S. 1 complete streets project is moving forward with the Village of Tequesta working with the Florida Department of Transportation (FDOT). She stated it was an unexpected gift from FDOT when they became engaged in the project and absorbed all the engineering costs and contingency that would have been the village's responsibility. She indicated this will allow the village to use the funding that was set aside for those costs to complete the project at one time and not in phases, which will benefit the businesses and residents.

Councilmember Tinsley wished everyone a happy holiday and new year reminding everyone that as we spend time with our families to please remember that the joy of brightening the lives of others and easing someone's burden, filling empty hearts, and bearing generous gifts for the less fortunate is truly the magic of the holiday season.

Mayor DuBois indicated the Town of Lake Park has finished its second workshop for the U.S. 1 corridor regarding increasing the density and intensity. He noted these words tend to be bad for many people, but they are very important for the tax base and increasing level of service along the corridor. He noted an Aldi supermarket is opening on Congress Avenue.

Councilwoman Gerwig announced polo will start on January 3rd and the second weekend of January is the Winter Equestrian Festival, which will run through the last weekend in March. She indicated

the Palm Beach International Equestrian Center in Wellington is the number one horse venue in the world for those three months. With respect to Mayor Golonka's comments on affordable housing, Councilwoman Gerwig stated it is an issue throughout Palm Beach County, noting a recent housing study indicates there are more issues with affordable housing. She noted the community wants to have a high tax base, but she questioned how that will affect the residents in need of affordable housing options. She stated this issue can be difficult to stomach from a municipal standpoint, and she believes this can be addressed through regional planning.

Commissioner Zorc wished everyone a Merry Christmas. He noted the airport in Vero Beach now offers service to Newark, New Jersey. Commissioner Taylor asked the name of airline. Commissioner Zorc stated it is Elite Airways and the cost is \$149 each way.

PUBLIC COMMENT ON CONSENT AGENDA ITEMS

None.

CONSENT AGENDA

Councilmember Tinsley requested Consent Agenda Item 8G, Palm Beach County Comprehensive Plan Amendment No. 15-1ESR be pulled and recused herself, because the owner and applicant for one of the amendments is her employer. Commissioner O'Bryan moved approval of Item 8G. Commissioner Haddox seconded the motion for discussion. Commissioner Burdick noted she will not support the changes to Palm Beach County's Comprehensive Plan, in particular item A2, Thomas Packing. She stated the amendment redefines the boundary of Palm Beach County's Agricultural Reserve, and deletes approximately 38 acres of agricultural land, which was adopted 15 years ago in a master plan and approved by the public. She noted the public invested \$150 million dollars to buy water conservation and agricultural land in order to preserve and protect agriculture. She noted half the land is a packing plant, but the other half is agricultural production. She stated with respect to the affordable housing issue, 31 percent of the county's residents spend over half their income on housing and it will take one small incident for them to become homeless. She indicated good public policy dictates providing food to its residents and having local production of food to add to the county's food bank to feed the residents should be a priority. She stated we should be doing everything possible to preserve and increase agriculture in the county, not deleting acreage from the agricultural reserve. Commissioner Valeche asked if this is part of the agricultural reserve tier. Staff showed an image of the area under discussion, noting what is being proposed for removal is in the agricultural reserve tier. Staff noted the subject parcel is completely surrounded by residential development, with a packing plant on one side of the property, and equipment storage on the other side. Staff stated the amendment is requesting a change from the agricultural reserve tier to the urban suburban tier, with the intent of obtaining an entitlement to allow up to a maximum of 296,208 square feet of nonresidential use, and a congregate living facility with up to 178 residents, subject to conditions of approval and a proposed master plan. Staff stated the county staff report indicates there are adequate public facilities and services to support this amendment, and recommends approval. Councilmember Tinsley noted she is only recusing herself from the NEC Lake Worth/Lyons amendment, not the one currently being discussed. Councilmember Sachs indicated he is recusing himself from the Thomas Packing amendment.

Motion

Bryan Davis, principal planner for Palm Beach County, stated it is his understanding that the packing plant is on the western half of the property, and the eastern half contains test plots for experimental agriculture. He indicated he has been told this operation is not for growing to pack and distribute the crop, it is more experimental agriculture.

Ken Tuma, with Urban Design Kilday Studios and representing the applicant, confirmed the eastern half of the property is used for test plots. He stated this is where Mr. Thomas tests his hybrids every year to determine how he is going to utilize the rest of his acreage. He noted that out of the 10,000 acres Mr. Thomas and his family farm, only about 600-700 acres are operational in Palm Beach County, which is why they are relocating their packing plant.

Commissioner Taylor noted the site is surrounded by residential with an upscale shopping center across the street. She stated the community agrees with the exception of one gentleman who has an issue with the definition of contiguous. She indicated when any development is allowed in the Agricultural Reserve, the county opens the door to the public. She stated that either this can be done, or something worse can come that will affect this particular area. She stated she is supporting this amendment with the knowledge that the residents who are directly affected by this development are in favor of it. Chairman Mowery asked how the Palm Beach County Board of County Commissioners voted on the amendment. Mr. Tuma replied the vote was 6-1. Commissioner Burdick stated this area is unique, because it has a microclimate cover and has never frozen. She stated it is the number one winter vegetable growing area east of the Mississippi, and the only land in the state that has year-round growing seasons. Chairman Mowery asked for the total number of acres. Commissioner Burdick replied it is almost 40 acres.

Upon being put to a vote, the motion carried with Commissioner Burdick and Mayor Golonka opposed; Councilmember Sachs abstaining from amendment A.2, Thomas Packing; and Council Member Tinsley abstaining from amendment A.1, NEC Lake Worth/ Lyons.

Commissioner Thurlow-Lippisch requested Consent Agenda Item 8D, Minutes – October 16, 2015, be pulled for modification. She requested her comments on page 5 be corrected to read: *Commissioner Thurlow-Lippisch noted storage of water in south Florida has been altered in two major ways. The capacity of Lake Okeechobee has been reduced by encroaching agriculture lands by 30 percent and water that was once “stored” on the land is now drained off due to development. She stated that it is great to have a goal of 100,000 acre feet, but is that enough? She asked how much storage is truly needed to offset releases coming from the Kissimmee River and Lake Okeechobee and how much water is now being directed to the St. Lucie River/Indian River Lagoon?*

Vice Chairman Davis also noted that on page 5 the minutes reflect he stated there were 30-35 Comprehensive Everglades Restoration Plan projects initially planned. He asked the minutes be corrected to indicate he stated there were 68 projects planned.

Commissioner O’Bryan moved approval of Item 8D, Minutes - October 16, 2015, as amended. **Motion**
Commissioner Burdick seconded the motion, which carried unanimously.

Councilwoman Gerwig moved approval of the remaining items on the Consent Agenda. **Motion**
Commissioner O’Bryan seconded the motion, which carried unanimously.

Items remaining on the Consent Agenda were: 8A, Annual Audit Report - Fiscal Year 2014-2015; 8B, Financial Report - September 30, 2015; 8C, Financial Report - October 31, 2015; 8E, City of Delray Beach Comprehensive Plan Amendment No. 15-1ESR; 8F, City of Fort Pierce Comprehensive Plan Amendment No. 15-2ESR; 8H, Village of Royal Palm Beach Comprehensive Plan Amendment No. 15-1ESR; 8I, Village of Royal Palm Beach Comprehensive Plan Amendment No. 15-2ESR; 8J, Village of Royal Palm Beach Comprehensive Plan Amendment No. 15-3ESR; and 8K, St. Lucie County Comprehensive Plan Amendment No. 15-3ESR.

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

In accordance with the rules and regulations of Council, the Executive Director read the following names of new Councilmembers for 2016 into the record, and asked the Chairman to certify they have been duly appointed:

PALM BEACH COUNTY

Regular Members:

Vice Mayor Hal Valeche
Commissioner Paulette Burdick
Commissioner Priscilla Taylor

Regular Member Alternates:

Commissioner Melissa McKinlay
Commissioner Steven L. Abrams
Commissioner Shelley Vana

Municipal Members:

Councilwoman Anne Gerwig (Wellington)
Councilman Jeff Hmara (Village of Royal Palm Beach)
Councilman Bruce Guyton (City of Riviera Beach)
Council Member Marcie Tinsley (City of Palm
Beach Gardens)
Mayor James DuBois (Town of Lake Park)

Municipal Alternates:

Commissioner Paula Ryan (City of West Palm Beach)
Commissioner Allie Biggs (City of Pahokee)
Commissioner Mitch Katz (City of Delray Beach)
Mayor Abby Brennan (Village of Tequesta)
Vice Mayor David Norris (Village of North Palm Beach)

INDIAN RIVER COUNTY

Regular Members

Commissioner Peter O’Bryan
Commissioner Tim Zorc

Regular Member Alternates: Commissioner Joseph Flescher

Municipal Members: Vice Mayor Randy Old (City of Vero Beach)
Councilmember Harris Webber (Town of Orchid)

Municipal Alternates: Vice Mayor Jerome Adams (City of Sebastian)
Mayor Joel Tyson (City of Fellsmere)

MARTIN COUNTY

Regular Members: Commissioner Ed Fielding
Commissioner John Haddox

Regular Member Alternates: Commissioner Doug Smith
Commissioner Sarah Heard

Municipal Member Commissioner Jacqui Thurlow-Lippisch (Town of
Sewall's Point)

Municipal Alternate Commissioner Peter H. Conze, Jr., (Town of Jupiter Island)

ST. LUCIE COUNTY

Regular Members: Commissioner Tod Mowery
Commissioner Paula A. Lewis

Regular Member Alternates: Commissioner Kim Johnson
Commissioner Chris Dzadoovsky

Municipal Members: Councilman Ronald Bowen (City of Port St. Lucie)
Commissioner Thomas Perona (City of Fort Pierce)

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

GUBERNATORIAL APPPOINTEES: Tobin Overdorf, Martin County
Michael Houston, Martin County
Michael Davis, Palm Beach County
Peter Sachs, Palm Beach County
Kelly Smallridge, Palm Beach County
Mark Llano, Palm Beach County
Reece Parrish, St. Lucie County
Steven Weaver, Sr., St. Lucie County
Douglas Bournique, Indian River County

EX-OFFICIOS:

Ann Benedetti, SJRWMD
Lois Bush, FDOT (Alternate)
Lynda Kompelien Westin, SFRTA
Kathy LaMartina, SFWMD
Jill Creech, FDEP

Chairman Mowery certified the membership as read have all been duly appointed. Commissioner O’Bryan moved approval of appointments. Commissioner Haddox seconded the motion, which carried unanimously.

Motion

Staff noted the Nominating Committee met prior to the meeting to determine a slate of officers for 2016. The Committee recommended the following nominations for the 2016 slate of officers:

Chairman: Councilmember Michael Davis
Vice Chairman: Commissioner Jacqui Thurlow-Lippisch
Secretary/Treasurer: Councilmember Reece Parrish

Commissioner Taylor moved approval of the Committee recommendation. Commissioner Burdick seconded the motion, which carried unanimously.

Motion

**BUDGET/PERSONNEL COMMITTEE
FISCAL YEAR 2015-2016 REVENUE UPDATE**

Staff stated that in July of 2015 Council approved a budget for Fiscal Year 2015-2016 for \$2.1 million. The budget included \$282,000 dollars of projected revenue that was in the process of being secured through future contracts that were pending negotiation. Staff indicated since that time, staff has secured commitments for 14 new contracts for the fiscal year valued at \$662,600, which exceeds the projected revenue. Staff noted there are other contract negotiations pending for a total of approximately \$1.3 million.

Vice Chairman Davis asked if the current staff will be able to do the additional work. Staff indicated there will be a need to contract out some of the work. Staff noted that because Council is a small not-for-profit it is difficult to hire people on promises there may be work. Staff stated the loss of state funding has hurt the ability to have a full staff without confirmed work. Staff also noted that in the past five years the staff has gone down from 18 to 10. However, the actual net value and net income have increased.

**BUDGET/PERSONNEL COMMITTEE
CURRENT REVENUE NOTE ON COUNCIL’S OFFICE BUILDING**

Staff noted that in 2008 Council unanimously approved the purchase of a building in Stuart for its offices, which was financed through a loan that has a balloon payment coming due in May of 2018. Staff indicated last summer Council asked staff to start researching alternative financing options. Staff stated the current financing is provided by TD Bank through an unsecured revenue note, which does not pledge or jeopardize the counties involved, but it states the dues that are collected

will pay down the note. Staff indicated the current interest rate is 3.86 percent with a payment of \$11,600 per month. Staff noted that at the request of Council, extra principal payments of \$2,500 have been made monthly. Staff indicated the only bank to present a reasonable offer was TD Bank. Staff presented three offers: a 10-year fixed rate note at 3.86 percent with a payment of about \$1,433 a month; a 13-year note with the first 3 years at 3.86 percent and the next 10 years at 3.97 percent and a balloon payment of \$394,808 at the end of the 13-year period; and a 13-year note with the first 3 years at 3.86 percent and the next 10 years at 3.97 percent to include \$2,500 extra monthly principal payments over the life of the loan. Staff noted that the third option is the amount currently being paid with the extra monthly principal payments, which if done monthly, will retire the loan in 10 years. Staff indicated the Budget/Personnel Committee recommendation is for Council to approve staff securing a loan from TD Bank using the third option, with the understanding that Council will target a minimum of \$2,500 extra per month toward the principal balance; and authorize staff, in consultation with Council's attorney, to finalize negotiations with TD Bank.

Commissioner Burdick moved approval of the Committee recommendation. Commissioner Taylor **Motion** seconded the motion which carried unanimously.

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

Chairman Mowery indicated the Committee met on November 30, 2015 and is recommending a 3 percent merit increase for the executive director and staff, which will take effect on January 1, 2016. He stated he has spent a lot of time working with the executive director and is extremely impressed with how he takes time and pays attention to everything to make sure he is doing the job right. He noted that nine responses to the evaluation were received, providing some solid recommendations.

Commissioner Taylor moved approval of the Committee recommendation. Councilwoman Gerwig **Motion** seconded the motion, which carried unanimously.

BROWNFIELDS CLEANUP LOAN WITH THE FORT PIERCE REDEVELOPMENT AGENCY

Staff provided an overview of Council's Brownfields program and the history of the work that has been done at the former H.D. King Power Plant Site in Fort Pierce. Staff indicated the purpose of the current agenda item is to seek authorization from Council to prepare and execute loan documents through Council's revolving loan fund (RLF) to the Fort Pierce Redevelopment Agency (FPRA). This funding will come from a supplemental award of \$300,000 Council received from the U.S. Environmental Protection Agency (EPA) in September of 2015. Staff noted the funding will be used to offset a portion of the remediation costs for the final phase of source removal activities at the H.D. King site. Staff noted Council has provided funding and technical assistance to the FPRA through both sub grants and loans in the amount of approximately \$1.54 million, which has financed both assessment and interim source removal activities on the three-parcel site. Staff indicated the draft report recommends that Council should authorize the Executive Director, in consultation with Council's attorney, to propose, execute, modify, and deliver loan documents in

such form and content as they shall determine to effectuate the loan to the FPRA, subject to final approval by the EPA.

Mayor Dubois asked what substances have been found at the site. Staff indicated petroleum and hazardous substances such as polychlorinated biphenyls have been removed from the site. He asked where the contaminated soil is being disposed. Staff indicated at an approved site west of the county.

Councilmember Weaver asked what the loan balance will be after this loan, noting there appears to be a loan for \$700,000, \$400,000, and \$300,000. Staff stated this would add to those current loan balances.

Commissioner Valeche asked if we are just re-lending funds, or are we the actual lender, and if the loans are unsecured or not. Staff indicated the loans are secured through an irrevocable letter of credit from a bank, so Council is not exposed. Commissioner Perona indicated that the Fort Pierce Utility Authority (FPUA) is also providing a promissory note guaranteeing the loans will be paid. Councilmember Weaver asked if this will be for work that has already been done, or if this is for additional work. Staff indicated this funding will be for the final phase of work to be done in 2016.

Commissioner Zorc asked if EPA designated the site a Brownfields, or did the city ask for the designation. Staff indicated the City passed two resolutions making the designation, and then they worked with the Florida Department of Environmental Protection through the Florida Brownfields program. Commissioner Zorc noted the City of Vero Beach is unwinding their operations for their power plant, and he asked if the contamination that was found at the H.D. King site was from normal plant operations. Staff indicated most of the contamination was from plant operations.

Commissioner Perona noted that for 96 years the H.D. King plant operated electric, gas, and oil, and anything else that could be burned over time. He stated the plant in Vero Beach will be an almost identical situation in the contamination that will be found. He noted that when they decommissioned the plant and received approval to remove all the contaminated materials, they ending up dragging hazardous materials all over the site, causing a bigger problem. He said they were very fortunate to get the support from Council at that time. He noted that the site is now owned by the FPRA, but the City and FPUA are responsible, as the polluters, for the cleanup of the site.

Councilwoman Gerwig moved approval of the staff recommendation. Councilmember Overdorf **Motion** seconded the motion.

Commissioner Thurlow-Lippisch asked how many brownfields sites there are in the region, noting she knows there is a superfund site on Cove Road. She stated she supports the program and believes it is good to have these areas cleaned up. She asked about the process for getting a site chosen. Staff indicated Council recently received a grant for \$500,000 to do assessment work in the region in partnership with Palm Beach County and the South Florida Regional Council. Staff stated although the grant has identified priority sites, there will be an inventory done to identify other sites within the region. Staff stated if there is an interest by any of the Council members, they should contact Council offices for further information. Commissioner Thurlow-Lippisch asked what sites have been identified. Staff indicated one of the sites in our area is the Old Gifford Landfill in Vero

Beach, which is a former landfill site that has already had assessment and remediation work done; a proposed parcel in West Palm Beach that is being proposed for transit-oriented development; and another parcel that is being developed as a community garden. Staff noted the owner's voluntary permission and consent is needed in order to pursue funding under this program.

Commissioner Perona asked if he should recuse himself as he sits on the FPRA board and is a City Commissioner. Mr. Davis indicated he should recuse himself and document the conflict on the appropriate form. Upon being put to a vote, the motion passed with Commissioner Perona abstaining.

COUNCIL'S 2016 LEGISLATIVE PRIORITIES

Staff thanked the Gubernatorial Committee for their hard work drafting Council's legislative priorities. Staff indicated the focus this year is on water and water quality issues. Staff noted that as a regional organization, issues such as this tie the region together, because this is a shared issue for all local governments. Staff noted that two issues that have been discussed by Council for a long time are restoring the Everglades and eliminating harmful freshwater discharges into the St. Lucie River Estuary, and the Indian River and Lake Worth lagoons. Staff indicated the Committee established ten supportive actions for the legislators should they think this is a good goal and they share these priorities. Staff noted part of the process of developing Council's priorities involved reaching out to Council's local governments and other partners such as the water management districts, economic councils, and business development boards to get their input. Staff noted these comments have not been included in the draft; however Council can direct the Gubernatorial Committee to consolidate any of the comments provided in the agenda item, or any additional comments, into the final document. Staff indicated the report recommends Council should approve the Gubernatorial Committee finalizing the 2016 legislative priorities for distribution and sharing with all interested and involved parties in the state and region; and authorize the Gubernatorial Committee to work over the next few months to monitor legislative activities and further refine Council's legislative priorities.

Chairman Mowery thanked the Committee for their hard work on developing Council's legislative priorities. Councilmember Weaver stated the Committee is looking for Council feedback.

Commissioner Thurlow-Lippisch thanked the Committee, stated she thinks this was worded beautifully to give and take, in a world that needs more give and take. She expressed concern that Palm Beach County, in her opinion, is left out of this issue, because the water issues are so big for Martin County. She stated she does not want anyone to feel left out, because as we move forward we all need to feel like we are on the same page regarding this very important issue. She stated she hopes everyone will express themselves on this issue. She noted she attended Senator Negron's Senate designation event and the Senator listed as his second priority Lake Okeechobee and waters to the estuaries. She noted everyone wants this to also positively affect Palm Beach County. Councilmember Overdorf indicated Representative Harrell also has a legacy bill she is proposed to utilize some of the monies from Amendment One go directly to restoration efforts.

Vice Chairman Davis assured Commissioner Thurlow-Lippisch Palm Beach County is represented fully and believes in looking at this as an ecosystem and does not want to artificially draw

boundaries. He stated there are several things in the legislative priorities that are directly invaluable to Palm Beach County, such as getting water to flow south, and protecting the Herbert Hoover Dike.

Councilwoman Gerwig agreed the dike and drinking water is very important for Palm Beach County, especially as the population grows, and the septic tank issue affects a lot of the coastal areas in Palm Beach County. She stated those in Palm Beach County are very concerned about the estuary even though it may not be in the county, and that is exactly the reason Council exists, to address the regional issues that impact all our communities.

Commissioner Haddox stated he would be interested in getting a copy of the South Florida Regional Planning Council's legislative priorities to see if they have included anything similar due to their problems with water supply and Biscayne Bay salinity. Chairman Mowery stated he would like to include photographs of all the Council members in the document.

Commissioner Taylor moved approval of the staff recommendation. Commissioner Haddox **Motion** seconded the motion, which carried unanimously.

ALL ABOARD FLORIDA UPDATE

Staff provided an update of the All Aboard Florida (AAF) project. With respect to the sale of private activity bonds, staff indicated the newspapers have indicated AAF is seeking a six-month extension to the January 1, 2016 deadline. Staff will keep Council members updated on this request. Staff continues to work with the Federal Railroad Administration (FRA) to arrange a conference call in January or February for local government attorneys to address questions about liability as it pertains to quiet zones. Staff requested local government assistance in developing a list of questions that can be asked on that conference call. Staff indicated construction activity is underway in the Phase 1 segment of the project (from West Palm Beach south to Miami), and staff is working with FRA and the Palm Beach Metropolitan Planning Organization (MPO) on the establishment of quiet zones in the seven local governments in the Phase 1 segment in southern Palm Beach County. Staff noted the first step is for local governments to publish a notice of intent. Staff indicated for the local governments south of West Palm Beach, those notices will be published through March/April, enabling quiet zones to be in place by August or September of next year. Staff noted there is not yet a timeframe for the local governments north of West Palm Beach.

Staff noted that on November 3, 2015, there was a federal register publication for rulemaking by the U.S. Coast Guard with respect to the opening and closing of the New River Bridge in Fort Lauderdale. Staff indicated that rulemaking is consistent with the final Environmental Impact Statement (EIS). Similar rulemaking is expected to follow for the Loxahatchee and St. Lucie River bridges. Staff will keep Council members and local governments updated on this process.

Chairman Mowery asked if the Florida Development Finance Corporation (FDFC) has taken any action on extending the deadline for issuance of the private activity bonds (PABs). Staff indicated there has been no formal notice by the FDFC, noting the governing entity for the bonds is the U.S. Department of Transportation, which authorized the January 1, 2016 deadline. Staff noted the extension if granted would allow the FDFC to take whatever action it deems appropriate as the intermediary entity allowing those bonds to be issued.

Councilmember Weaver asked if the financial costs of constructing the safe crossings will fall to the local government. Staff indicated it differs from point-to-point along the corridor. Councilmember Weaver asked if a local government could choose to not fund crossing improvements as a tactic to delay the project. Staff stated that could theoretically happen, but it is important to note the different ways in which different segments along the corridor are being proposed for construction. Within the region, staff indicated in AAF Phase 1 (from Boca Raton to 15th Street in West Palm Beach), there is a gap in the amount of funding necessary to add quiet zone infrastructure, taking the grade crossings “safe” to “quiet.” Staff indicated the Palm Beach MPO has provided roughly \$6.8 million dollars to close that funding gap, enabling those grade crossings to be constructed as necessary for quiet zone establishment commensurate with the project. Staff noted that north of 15th Street in West Palm Beach, because the vast majority of the corridor is a “sealed corridor” according to the FRA guidelines, it is staff’s understanding no additional infrastructure will be necessary for quiet zone establishment where desired, except for locations where the trains will go at a rate of speed slower than what is necessary to trigger the sealed corridor requirements. Staff noted that one of the points along the corridor where the trains will be going at a slower speed is in downtown Stuart, as they approach the St. Lucie River Bridge, and there are several grade crossings where Florida East Coast Industries (FECI) does not have to provide as much infrastructure. Staff stated there is dialogue underway between the City of Stuart and FECI to understand the magnitude of that difference and identify funding sources. A second location is in the Town of Jupiter, both north and south of the Loxahatchee River Bridge, where train speeds will also be below the sealed corridor threshold of 80 miles per hour (MPH) or greater. Staff noted at other points along the corridor, because they are designed according to the sealed corridor guidelines, local governments do not have to go through the same process as those from 15th Street in West Palm Beach south. Staff stated where train speeds are proposed to below 80 MPH, the quiet zone establishment process typically requires use of FRA’s “quiet zone calculator” to determine the safety ratings associated with each grade crossing and what additional infrastructure is needed. Staff noted FRA staff has indicated that because the Phase 2 segment (north of 15th Street) is a high speed corridor, with speeds above 80 MPH, it must be designed as a sealed corridor, which is presumed to be compliant with quiet zone infrastructure requirements.

With respect to Councilmember Weaver’s suggestion of not funding the improvements, Commissioner O’Bryan stated the political reality is that local governments are held hostage on these crossings, because the railroad track is private property and the railroad company grants the use of an easement to cross, which is why local governments have to pay to maintain their crossings. He stated he believes the reality is if a local government were to refuse to pay for crossing upgrade, FECI would just simply close that crossing. Councilmember Weaver asked if building permits are required. Commissioner O’Bryan stated that to hold up on a permit would most likely have the same result of closing the crossing.

Councilmember Houston asked if all the crossings in Palm Beach County are planned to be quiet zones at this point, and if in Martin County, with the exception of Stuart, whether or not all crossings will be quiet zones. Staff indicated the Palm Beach MPO has committed to provide any funding gaps necessary to enable all local governments to designate quiet zones if desired. Staff stated based on current design plans, there will be enough infrastructure to allow the designation of quiet zones in all of Martin County except the City of Stuart (on either side of the St. Lucie River

bridge). Staff stated based on current design plans, there will likely be a need for additional infrastructure in that location that will require funding from some source to enable the City of Stuart to establish a quiet zone if desired in downtown Stuart. Staff noted a safety analysis may be necessary to determine whether or not Martin County can establish a quiet zone north Stuart. Staff indicated it is their understanding that just north of the St. Lucie River bridge, after the track makes its S-curve and goes straight again, there should be sufficient infrastructure for quiet zones to be established by the local governments if desired. Councilmember Houston asked about Brevard County. Although it has not yet been reviewed, staff believes the trains are going to be slowing in downtown Melbourne and at the bridges, wherein additional infrastructure would likely be required. Otherwise, as trains are proposed to be operating at speeds up to 110 MPH in Brevard, local governments should be able to establish quiet zones if desired.

Councilmember Houston noted each of the local governments have to make an application, and in the case of Palm Beach County, the MPO filled the funding gap for those quiet zones. He noted the City of Stuart is still in discussion, and Indian River, St. Lucie, and Martin counties will still have to resolve the question for each of the crossings. Staff explained that there is a distinction between those different actions. Staff noted one action that is necessary is to determine if there is enough infrastructure to establish a quiet zone, and if not, what is the gap and how do we pay for that gap, which is a financial question. Staff indicated that in Palm Beach County the MPO answered that question and put aside funding to ensure there was no funding gap for local governments. Staff stated another action by the local government is deciding if they want to establish quiet zones. Staff stated that this action cannot be done by an MPO or a regional planning council, it must be done by an entity that controls at least one grade crossing. Staff noted there are different types of questions, one being a planning and engineering evaluation and the other a policy decision as to whether or not to establish a quiet zone.

Commissioner Valeche stated he does not believe anyone is very optimistic that fixed income markets are going to improve enough for this deal to get done, whether it is another six months or even perhaps a year from now. He asked what staff is hearing either from the company itself or just through other sources about alternative financing plans for this project. He asked if AAF would be content to operate between Miami and West Palm Beach and wait until market conditions improve for the northern segment, which may take years. Staff indicated there has been no communication with either FECI or FRA regarding the financing of the project. Staff noted that the Railroad Rehabilitation & Improvement Financing (RRIF) loan application continues to move forward with the approval of the final EIS, but no date has been published yet by FRA for the record of decision. Staff noted this would provide one avenue for financing the project. Staff indicated there has been some indication in financial publications there is the potential for some other form of international or private financing that may be available. Staff noted there has been no publication by the company, and this all is completely conjecture. Regarding the extension of the project past 15th Street in West Palm Beach, staff indicated that FECI has always maintained the project will be built in two phases, with the first phase of the project being consistent with the plans of Tri-Rail's Coastal Link Service running on the FEC corridor.

Staff noted that there is no definitive set of ridership projections that indicate whether or not a Miami to West Palm Beach service could be a standalone service operated at high speed in perpetuity and a financially sustainable project unto itself. Staff indicated the South Florida

Regional Transportation Authority and all the member local governments and entities have always identified Tri-Rail's Coastal Link Service as a top priority, with the infrastructure that is being built by AAF the same infrastructure necessary for Tri-Rail to operate. Commissioner Valeche stated that with all the political problems that AAF has had, it seems the opponents, like Congressman Murphy, have more leverage stopping a RRIF loan than they would private financing. Staff noted that the RRIF loan is a political decision, and private financing is not. Staff speculated that the future of the project becomes much less certain if private activity bonds are not able to be issued, which clearly seems to be the company's preferred financing choice. Staff noted this is a complex project, and there is no precedent in the nation for a project of this scale to be planned, designed, and constructed as quickly as the AAF project. Staff noted there is a high speed rail project in Texas, proposed to operate between Dallas and Houston that has roughly 70 private benefactors that contributed to get the project off the ground. The organizers of that system have indicated it will be under construction by 2017 and operating in 2018.

Commissioner Zorc noted that with the recent passing of a transportation bill in Washington, apparently there is a lot of money for intercity rail projects. He asked if there has been any talk of the company looking at a different public funding source. Staff indicated there has been nothing reported thus far on this issue. Commissioner Zorc questioned the number of passenger rail providers being discussed, and staff indicated AAF and Tri-Rail, which includes Tri-Rail Coastal Link, are the two likely providers in the near term.

PUBLIC COMMENT

Drew Martin with the Sierra Club stated that there are a number of residents who are very concerned about the movement of Thomas Packing out of the Agricultural Reserve. He stated this whole process was based on a \$150 million bond initiative that was overwhelmingly approved by the voters with the purpose of establishing this area as an agricultural reserve. He indicated the reason the voters wanted to buy some of the land is they felt it would help to preserve it. He stated that every time a piece of land is taken out, it reduces the viability of all the other agricultural producers in the area. He noted Miami-Dade and Palm Beach counties have always been the winter vegetable capital of the United States, and preserving the agriculture here is now even more important with California having drought problems. He noted some of the agricultural producers have said they can move further north, but there is pressure on those agricultural lands as well. He stated it is important, because if there is a hard freeze, it will kill the vegetable crop and then the investment is lost. He stated we should not be taking away agricultural lands to let someone develop it from something that is not really needed. He said the residents do not want this, but they did not know if they could prevent it, so they cut a deal at the last minute. He stated Council has not heard from the residents, and he believes it is important to get their view, because the state is not playing much of a role in planning and Council is the last stop. He indicated he does not expect Council to change their recommendation, he just wants to go on record that there are concerns in Palm Beach County and there will be other things coming forward in the Agricultural Reserve, and it is important to hear both sides. Mr. Martin stated he appreciates Commissioner Burdick's comments and believes it is important that as a regional planning council there is a chance for the public concerns to be heard. Mr. Martin indicated there was a recent meeting on climate change held in the Keys. He stated this is important, because right now the South Florida Water Management District is basically defunding itself and spending down all its reserves. He said it is also important, because

they are now finding that whether or not you believe in climate change, you might believe in sea level rise. He stated there is evidence it is occurring and there are many canal systems that could be effected. He said because of our dependency of all these canals, if sea level rise begins, all those structures need to be redesigned. He indicated while we are looking forward to this possibility occurring, the district is cutting its resources and reducing its millage. He stated this is something Council should know. He wished everyone happy holidays and expressed his appreciation for being permitted to speak.

Staff indicated Palm Beach County will be hosting the climate change conference next year.

COUNCIL MEMBER COMMENT

Mayor Golonka announced this will be her last Council meeting, having not submitted her name, because she is not running for re-election. She stated she has enjoyed working with Council staff and respects everyone who sits on the Council. Chairman Mowery thanked her for her service.

STAFF COMMENT

Mr. Busha wished everyone a happy holiday and thanked everyone for their support over the past year.

ADJOURNMENT

There being no further business, Chairman Mowery adjourned the meeting at 11:35 a.m. This signature is to attest that the undersigned is the Secretary or a designated nominee of the Treasure Coast Regional Planning Council, and that the information provided herein is the true and correct Minutes of the December 11, 2015 meeting of the Treasure Coast Regional Planning Council.

Date

Signature

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Tinsley, Marcie</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Treasure Coast Regional Planning Council</i>
MAILING ADDRESS <i>1909 Flower Dr.</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY <i>Palm Beach Gardens, FL</i>	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED <i>Dec. 11, 2015</i>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Marcie Tinsley, hereby disclose that on Dec. 11, 20 15:

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

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, Herbert Kohlet, owner of property;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

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

The owner and applicant of item 8g, NE Corner of Lake Worth & Lyons, is my employer.

Dec. 11, 2015
Date Filed

[Signature]
Signature

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

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>SACKS PETER J.</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE <i>Treasure Coast Regional Planning Council</i>
MAILING ADDRESS <i>4111 Broken Sound Parkway N.W.</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input checked="" type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY <i>Boca Raton Palm Beach</i>	NAME OF POLITICAL SUBDIVISION: <i>Treasure Coast</i>
DATE ON WHICH VOTE OCCURRED <i>12/11/15</i>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Peter L. Sachs, hereby disclose that on 12/11/15, 20 15:

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

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of Oaks Homeowners Association, INC., by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

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

Represented Oaks in opposition to Thomas application in Palm Beach County (Item 8-b).

12/11/15
Date Filed

Peter L. Sachs
Signature

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

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME PERONA Thomas K.	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE FT. PIERCE CITY COMMISSION, FPRA BOARD
MAILING ADDRESS 100 N. U.S. #1	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY FORT PIERCE SLC	NAME OF POLITICAL SUBDIVISION: FORT PIERCE REDEVELOPMENT AGENCY
DATE ON WHICH VOTE OCCURRED: 12/11/15	MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

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INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

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- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, THOMAS K. PEROMA, hereby disclose that on DECEMBER 11, 2015:

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

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of THE CITY OF FT PIERCE AND/OR FPRA, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

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

12/11/15
Date Filed

[Signature]
Signature

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