Chairman Davis called the meeting to order at 9:35 a.m. and welcomed everyone to the meeting. He led the pledge of allegiance and requested roll call.

The following members and alternates were present:

Indian River County: Commissioner O’Bryan
Council Member Dodd

Martin County: Commissioner Smith
Mayor Campo

St. Lucie County: Commissioner Bartz
Commissioner Perona

Palm Beach County: Mayor Burdick
Vice Mayor Hmara
Commissioner Katz
Mayor DuBois
Councilmember Gottlieb, Alternate
Commissioner Ryan, Alternate

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

Ex-Officios: Lois Bush, Florida Department of Transportation
Jennifer Davis, Florida Department of Environmental Protection

Council Staff: Michael Busha
Phyllis Castro
Liz Gulick
Stephanie Heidt
Tom Lanahan
Dana Little
Peter Merritt

Council Attorney: Keith Davis

The Executive Director announced a quorum is present.
AGENDA/CONSENT AGENDA APPROVAL

Commissioner Smith moved approval of the Agenda and Consent Agenda. Mayor Burdick seconded the motion, which carried unanimously.

Items on the Consent Agenda were: 7C1, Financial Report - September 30, 2016; 7C2, Financial Report - October 31, 2016; 7C3, Minutes - October 21, 2016; 7C4, Selection Committee for Southeast Florida Transit-Oriented Development Pilot Program; 7C5, City of Boca Raton Comprehensive Plan Amendment No. 16-2ESR; 7C6, Town of Lake Park Comprehensive Plan Amendment No. 16-1ESR; 7C7, Town of Loxahatchee Groves Comprehensive Plan Amendment No. 16-1ESR; 7C8, Village of Royal Palm Beach Comprehensive Plan Amendment No. 16-3ESR; 7C9, City of Stuart Comprehensive Plan Amendment No. 16-2ESR; and 7C10, Village of Wellington Comprehensive Plan Amendment No. 16-3ESR.

ANNOUNCEMENTS

Staff indicated there will be a public design workshop in the Gifford community of Indian River County the next day. Staff noted the workshop, being done through Council’s Brownfields program, will facilitate obtaining the citizens’ ideas and input for how they would like to redevelop the former Gifford Road Landfill site.

Staff noted the economic summit held in October was very successful. The purpose of the summit was to get input from businesses, agencies, and the public to serve as the basis for updating Council’s Comprehensive Economic Development Strategy (CEDS) Plan.

Staff announced the previous week Council facilitated a summit between the City of Boca Raton and Florida Atlantic University. The city requested staff facilitate discussions on how to better utilize the 20th Street Corridor; expansion of university housing and services; and how to collaborate on a master plan for the entire area.

Staff indicated an orientation for Council members will be scheduled in the new year. This orientation will present Council’s work program and give a better understanding of how staff can be of service to its member local governments.

Staff noted the Florida Regional Councils Association (FRCA) will be having a policy board meeting on January 13th in Tallahassee. Staff explained this association with representatives from the ten regional planning councils throughout the state meets twice annually to go over FRCA’s state-wide work program.

Staff recognized Chairman Davis for his great support this past year, stating he has been a great leader and a strong proponent for focusing Council’s legislative agenda on water issues. Staff noted this legislative agenda will continue into the next year with presentations and information to provide Council members with a better understanding of what is occurring in the region with respect to water, and how it will affect our future growth and quality of life. Staff thanked Chairman Davis for promoting the idea of public policy and education on water issues and putting Council on this path.
CHAIRMAN’S COMMENTS

Chairman Davis said it has been a pleasure working on the board and he hopes everyone will continue to understand Council’s value to the region. He stated Council is a very talented group of elected and appointed individuals, and a staff that makes a real difference for our local governments.

COUNCIL MEMBER UPDATE

Commissioner Bartz with St. Lucie County stated she is getting settled into her new position and appreciates being part of Council. Commissioner Perona with the City of Fort Pierce stated he has worked with Commissioner Bartz and is thrilled with her appointment to Council.

Council Member Dodd with the City of Sebastian stated he is happy to be on Council.

Commissioner O’Bryan with Indian River County indicated that for various reasons the county has not been a member of the Indian River Lagoon (IRL) Council. However, at the Board of County Commissioner’s meeting on November 22nd that position was reversed and the board became a member of the IRL Council. He also noted Vero Beach native and country music star Jake Owen will be performing tonight at the Vero Beach High School Performing Arts Center.

Commissioner Ryan with the City of West Palm Beach stated there has been a lot of transportation work being done in the city with Council staff helping on numerous projects. She indicated she is happy the sales tax passed, because the city will now be able to roll out projects sooner.

Councilmember Sachs, Gubernatorial Appointee from Palm Beach County, stated it has been a pleasure to work with Chairman Davis and he wished him the best of luck.

Commissioner Katz with the City of Delray Beach stated the city has been working to revitalize their Congress Avenue corridor, noting Kaufman Lynn Construction will be relocating their headquarters there. He stated the city will begin their holiday celebrations starting with a boat parade they will be hosting with the City of Boynton Beach. He noted the city was named the 9th best city in the country for Christmas lights and displays.

Mayor Burdick with Palm Beach County thanked Chairman Davis for his service, philosophy, and values he holds both on Council and in the private sector. She stated the Palm Beach County Board of County Commissioners (BOCC) is engaged in a conversation about the C-51 Canal and water resources, and has agreed to move forward with looking at a new reservoir that will provide water supply up to the Loxahatchee River. She stated as we move forward we need to recognize water is critically important for the future. She said she is also grateful for the one penny sales tax, and the county will be establishing a citizen advisory group to monitor expenditures to ensure the funds are only utilized for their intended purposes and to keep projects on schedule. She stated one of the items in the county’s proposed amendments is Johns Glades West, which broaches traffic concurrency at a huge level. She stated it is a very intensive, but it does have a significant amount of workforce housing and she supported the first phase, because the county is in continued negotiations to have part of the project specifically designed for adults with special needs.
Councilmember Parrish, Gubernatorial Appointee from St. Lucie County, thanked Chairman Davis for his service. Staff noted Chairman Davis will no longer be serving as Chairman, but he will still be serving on Council.

Commissioner Smith with Martin County stated there is an ongoing program related to the coral reef structure from St. Lucie Inlet to Miami-Dade County. He stated a couple years ago Martin County started a whole water discussion, but never raised reefs as an issue relative to the discharges from Lake Okeechobee. He stated last year the county was close to getting some funding from the Legislature for monitoring the water quality of the reef track through the Florida Department of Environmental Protection. He noted there are various diseases that can creep into the reef track that could destroy the coral. He stated it is very likely we may lose 15 of the 30-40 varieties of coral that exist. He indicated there are 40 research institutions currently working on this issue and the group has put together legislation that will be taken to Tallahassee next week to deal with monitoring issues and other issues related to the reef structure. He noted many other counties and agencies are engaged in this conversation and he will keep Council members updated on this issue. Chairman Davis welcomed Commissioner Smith back to Council, stating he is a great asset to Council and the region. Staff noted Council’s legislative agenda also addresses nearshore Atlantic Coastal systems.

Councilmember Weaver, Gubernatorial Appointee from St. Lucie County, thanked Chairman Davis for his service; welcomed new members, especially Commissioner Bartz; welcomed back Commissioner Smith; and wished everyone a Merry Christmas.

Councilmember Houston, Gubernatorial Appointee from Martin County, thanked all the elected officials and expressed his appreciation for all they do for our communities.

Vice Mayor Hmara with the Village of Royal Palm Beach indicated the Palm Beach League of Cities has an initiative underway with academic institutions in the county to implement municipal internships. However, he noted there has been some reluctance from the municipalities. He stated he has been stressing the fact quality people will make for quality government and can have a huge impact on the effectiveness of elected officials and municipal councils. He suggested from a policy point of view these internships can be part of successor planning, and this initiative can serve as a way to show students the benefits of working in government.

Chairman Davis, Gubernatorial Appointee from Palm Beach County, stated he echoes Vice Mayor Hmara’s comments on public service. He said he is very concerned that over the last couple decades a notion has been created that elected officials and public servants, no matter what level of government, are bad. He stated we need to be attracting and encouraging kids to understand the value of good government and dispel the myth bureaucrats are bad and lazy, which is simply not the truth.

Mayor Campo with the Town of Sewall’s Point stated he is a certified financial planner with his own business helping people with insurance and investment decisions. He stated he is the father of 5 with 3 in college. He stated he has great connections with the Martin County Council members and Council’s executive director. He indicated he is active in Republican politics, and was recently elected the State Committeeman for the Republican party.
Mayor DuBois with the City of Lake Park noted there is a Project Development and Environment study being conducted to evaluate proposed interchange improvements at I-95 and Northlake Boulevard. He stated although the interchange is outside the boundaries of his city, the businesses along the corridor have connections to the city. He noted the city is actively seeking participation from the development and planning communities to create visual representations to the public that will accurately and fairly represent what improvements can be made along the US 1 corridor in the city. He indicated they are also working with Council staff to develop a transportation benefit district that will help leverage sales tax benefits that can be used in conjunction with street and road funding for street improvements. He noted the district will allow the city to create a non-ad valorem assessment to pay for ongoing transportation infrastructure improvements. He also noted the city is working to pass a resolution for Brownfields development improvements to be done on a 10.56-acre former dump site in the city in order to make the property available for redevelopment.

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 2017 into the record, and asked the Chairman to certify they have been duly appointed:

**PALM BEACH COUNTY**

Regular Members:
- Commissioner Hal Valeche
- Mayor Paulette Burdick
- Commissioner Dave Kerner

Regular Member Alternates:
- Vice Mayor Melissa McKinlay
- Commissioner Steven L. Abrams
- Commissioner Mack Bernard

Municipal Members:
- Mayor Anne Gerwig (Wellington)
- Vice Mayor Jeff Hmara (Village of Royal Palm Beach)
- Commissioner Mitch Katz (City of Delray Beach)
- Mayor Marcie Tinsley (City of Palm Beach Gardens)
- Mayor James DuBois (Town of Lake Park)

Municipal Alternates:
- Commissioner Paula Ryan (City of West Palm Beach)
- Councilmember Robert Gottlieb (Town of South Palm Beach)
- Mayor Abby Brennan (Village of Tequesta)
- Mayor David Norris (Village of North Palm Beach)

**INDIAN RIVER COUNTY**

Regular Members
- Commissioner Peter O’Bryan
- Commissioner Susan Adams

Regular Member Alternates:
- Commissioner Joseph Flescher
- Commissioner Tim Zorc
Municipal Members: Council Member Edward Dodd (City of Sebastian)
Mayor Joel Tyson (City of Fellsmere)

Municipal Alternates: Councilman Anthony W. Young (City of Vero Beach)
*To Be Announced* (Town of Indian River Shores)

**MARTIN COUNTY**

Regular Members: Commissioner Doug Smith
Commissioner Ed Fielding

Regular Member Alternates: Commissioner Harold Jenkins
Commissioner Edward Ciampi

Municipal Member
Mayor James Campo (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 Linda Bartz

Regular Member Alternates: Commissioner Chris Dzadovsky
Commissioner Cathy Townsend

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

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

**GUBERNATORIAL APPOINTEES:**
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
Jennifer Smith, FDEP
Chairman Davis certified the membership as read have all been duly appointed.

Staff noted the Nominating Committee met prior to the meeting to determine a slate of officers for 2017. The Committee recommended the following nominations:

**Chairman** Commissioner Doug Smith  
**Vice Chairman** Councilmember Reece Parrish  
**Secretary/Treasurer** Commissioner Susan Adams

Commissioner O’Bryan moved approval of the Committee’s recommendation. Mayor Burdick seconded the motion, which carried unanimously.

### BUDGET/PERSONNEL COMMITTEE
#### ANNUAL REVIEW OF COUNCIL’S EXECUTIVE DIRECTOR

Commissioner O’Bryan indicated the Budget/Personnel Committee met for the executive director, Michael Busha’s evaluation. He said 8 evaluations were received, all of which rated Mr. Busha’s performance extremely high. He noted it was suggested he needs to do more to promote Council’s services to the various municipalities and county governments. Commissioner O’Bryan indicated compensation has already been approved through the budget. Additionally, as part of the evaluation, the committee voted to recommend Council retain the services of Mr. Busha as Executive Director. Commissioner O’Bryan moved approval of the committee’s recommendation. Mayor Burdick seconded the motion, which carried unanimously.

### PALM BEACH COUNTY COMPREHENSIVE PLAN AMENDMENT NO. 16-6ESR

Chairman Davis stated he is recusing himself from voting on this item, because his firm is involved with two of the proposed amendments.

Staff provided an overview of the Delray Linton Groves proposed amendment. This amendment is proposing to change the Future Land Use Atlas designation from Rural Residential, which allows 1 unit per 10 acres, and Agricultural Production to Western Communities Residential on 1,287.96 acres, as well as text changes to several elements and map series in the comprehensive plan. Staff noted this amendment will result in impacts to the regional roadway network and is inconsistent with several goals, strategies, and policies in Council’s Strategic Regional Policy Plan (SRPP), particularly with respect to transportation and energy. Additionally, staff noted there will also be extrajurisdictional impacts to the City of Westlake, Town of Loxahatchee Groves, Village of Royal Palm Beach, Village of Wellington, and City of Palm Beach Gardens. Staff stated the draft report indicates the proposed amendment is inconsistent with the SRPP and recommends the county should abandon the Delray Linton Groves amendment, because it will exacerbate existing traffic problems; add to the backlog of roadway improvements already needed; and there is no plan for how to correct existing facility deficiencies and meet the identified needs of the future transportation system.

Councilmember Weaver asked if there is sewer capacity for the proposed 1,100 units. Staff indicated currently there are no services, but Palm Beach County Utilities Department would provide the water and sewer. Councilmember Gottlieb asked if there is a state road extension being
proposed for this area. Staff indicated there has been a lot of concern and discussion regarding the State Road 7 extension, which is planned to extend to Northlake Boulevard.

Commissioner O’Bryan asked if there is a cash-in-lieu provision for the 10 percent onsite workforce housing. Bryan Davis, principal planner with Palm Beach County, indicated there is no provision for a buyout of any workforce housing. He stated this is a unique program that is only applicable to this overlay and the Indian Trails Grove project, so they effectively have their own workforce housing program. Commissioner O’Bryan asked if that is part of the higher density housing. Mr. Davis stated the target price points are 60 to 80 percent, 80 to 100 percent, and 100 to 120 percent of the county’s average median income. Councilmember Weaver asked Mr. Davis’ opinion of Council’s recommendation. Mr. Davis stated the county always considers Council’s recommendations, even if there is respectful disagreement or a different perspective. He said the county always takes to heart anything that looks at more eastward development, but the reality is the county is very near buildout of all its existing agricultural land, and this is one of the very last pieces of the puzzle to finalize the plan for how effectively all of the buildable area the county will grow and develop. He stated the transportation issues are a part of the land use amendment process, and although there are discrepancies with this and the metropolitan planning organization’s 2040 plan, this must be approved in order for the county to go forward. He said typically how the transportation infrastructure is done in the county is to get the land use done, and then look at the roadway network. He stated they think Council’s comments are fair and constructive, but the county cannot do that in conjunction with the land use amendment without having a policy discussion. He indicated they have been in discussions with the Florida Department of Transportation (FDOT) on this issue and to also look at all of the projects that have been approved, not just in the unincorporated county and the City of Palm Beach Gardens. Councilmember Weaver asked if he was comfortable that the 10-fold increase in the number of residential units is in the best interest of the county. Mr. Davis stated they feel it is the appropriate policy step moving forward, because the county is trying to balance how to get a collective community benefit with the greater density.

Vice Mayor Hmara stated he is concerned the Florida Department of Economic Opportunity (FDEO) has made similar observations about inconsistencies and policies. He stated he believes Royal Palm Beach and the other western communities should try to figure out how to work with the county to make the best accommodations for the growth. He noted one of the things the county has tried to do is put conditions on approval, such as with Minto and Westlake. Mr. Davis noted the Indian Trails Grove project had extensive conditions, like those in development orders, which dealt with timing and zoning. He stated the conditions that are being proposed are for things such as workforce housing, timing for providing onsite drainage retention, how units will be configured and dispersed, and timing of roads. He noted although this is more commonly done during the zoning process, it is being done in the comprehensive plan amendment process to give the commission and community a level of comfort that no matter what happens with approving this, there is a very clear statement and expectation of how this project will be developed. Vice Mayor Hmara stated he appreciates this and out of all the decisions with respect to development in the western communities, he believes this is the most significant mitigating, or at least comfort generating, project. He encouraged the county to continue to think in this direction, especially with a phased approach.
Mayor DuBois asked if the current Council recommendations are similar to those made for the Indian Trails Grove project. Staff indicated the comments are similar, but the current report has more focus on transportation. Staff noted for the Indian Trails Grove report in May, Council chose to modify the staff report to remove a recommendation for denial, but leave in the comments with respect to all the issues. Staff stated the current report makes the same recommendations for not approving the project that was in the original staff report for Indian Trails Grove. Staff stated over the last couple of years there has been a lot of proposed development for the western communities, and staff believes there needs to be a balance in the area, which can no longer be achieved with the current approved development. There is a lot of traffic that empties into the surrounding communities and there is no real solution for how to filter all the traffic through the existing areas. Staff noted this is a backward approach to planning, and the county should first decide on a vision, and how they will move people around and provide services such as parks, libraries, and schools, before approvals are given. Staff noted FDOT has also expressed concerns on how this will affect their strategic intermodal system and the costs they will incur to handle the additional demand. Additionally, FDEO commented the county may want to look at all this before continuing. Staff noted it is the county’s decision, staff is only suggesting they take a look at all the issues before making land use amendment decisions, and know what the total impacts will be. Commissioner Smith stated he agrees with staff and although he was not present for the Indian Trails Grove discussion, he remembers years ago Council discussed how to create jobs in the western part of the county to avoid residents having to commute to the east for work. He stated something is missing and it is amazing there is discussion of 12-lanes of capacity that is needed and there is no plan for that. He noted he also believes there needs to be more discussion of retaining and creating jobs in the western portion of the county.

Commissioner Ryan indicated she was at a conference in Sacramento where many communities, particularly Salt Lake City, have planned for a 12-lane highway, and although the cost associated with the roadway versus light rail seemed to be cheaper, once they looked at capacity they realized the road would be out of capacity in 5-6 years. She stated she believes Florida’s population will continue to grow, and there needs to be conversation that is focused on a transportation alternative network. Mr. Davis stated the meeting with FDOT is an internal one to start the dialogue on how to address the many issues they have identified. He stated this is a fairly typical agency response, and they do not agree with FDOT on how they are forecasting the road cost. He said the county believes the cost will be about $100 million, not $265 million. He explained this area of the county is effectively only residential use with a very low density, suburban scale rural character with no jobs other than a few community services. He indicated the idea was to put in a hub, which was originally known as Callery-Judge, then Minto, and is now the City of Westlake, and all other developments, with the exception of Avenir in Palm Beach Gardens, are designed to be complementary to support the hub. He stated they are trying to reduce the trips on the network by giving residents opportunities to do things closer to home, not necessarily by changing the entire traffic pattern, but by shortening trips. He said one of the reasons the county disagrees with the FDOT analysis is the county believes there is a lot of low density road network in the area, and a good grid with parallel vehicle connectivity that could absorb a lot of trips of the overall network. He said they (FDOT) are trying to impose a collector arterials system. He stated they are doing a lot of balancing to figure out how to satisfy planning principles and have a situation with a deliverable that actually makes sense for the area and provides the necessary public benefits. He said they
understand the road is where the impacts will occur, but they want to have the land use perspective nailed down first.

Representing Delray Linton Groves, Ken Tuma with Urban Design Kilday Studios stated he understands the comments from Council staff, but noted this area has been under planning since 1999 and the one thing that has been consistent is the density that has been proposed for this property. He stated the planning process has also had a significant amount of public benefit such as the dedication of 400 acres of land to the drainage district and modification to the existing water use permit on that site to immediately release capacity to be used by the Indian Trail Improvement District (ITID) to help with their storm water management issues. Additionally, he said there is a condition they will not annex into the City of Westlake. With respect to road capacity, the original sector plan had an exemption from the concurrency issue. Councilmember Houston asked for an explanation of the water management permit that is in place. Mr. Tuma indicated because there is an active agricultural farm on the property there is an existing storm water management permit with a discharge component. He said when the property is developed, they will be building bigger lakes on the site, which will keep the water on site, freeing up 20 to 30 percent of the permit to be used by the ITID. He noted they are also agreeing to dedicate 400 acres, which is almost 38 percent of the land area, for storm water retention for another governmental entity. Vice Mayor Hmara stated he has heard that although the land is available, there is a considerable amount of work that will need to be done in order to take full advantage of that additional storage. Mr. Tuma indicated they are continuing to work with the county to come to an agreement on how that will happen.

With respect to multi-modal considerations, Vice Mayor Hmara stated he has heard comments about possibly implementing light rail down the median of Southern Boulevard to be an alternative to always driving a car. He cautioned that while this may not be currently feasible, nothing should be done that will preclude this from happening in the future.

Commissioner O’Bryan stated Indian River County’s metropolitan planning organization just completed their 2040 Long Range Transportation Plan and one of the critical components of the plan is cost feasibility. He said they look at where they think development will occur, what road capacity will be needed, and projected revenues to determine if they can move forward based on financial feasibility. He said he would be derelict in his duties if he were to agree to do some land use changes that would add demand if they have not already determined if and how they will financially service the additional demand. He said he would not want to say trust us and once we get this entire mess out there we will figure out a grand solution, because the mess could be so big there is no solution, particularly when there are existing roadway deficiencies. He said he believes a lot of the failure in these projects is to think people will move west and then stay there. He stated people move to Florida mainly for the beaches and waterways, and do not want to be stuck out west in the middle of agricultural land. He said he believes the comments in the staff report are appropriate.

Commissioner Katz stated he agrees with the financial concerns, expressing his concern that with no vision for all this growth, infrastructure funding will go to building infrastructure for these projects in the western community and take money away from the other municipalities that need it for roadway maintenance. He also stated he does not agree people will not want to live in the western communities. He said not everyone wants to live near the beach, and it is not economically
feasible for a lot of people. He believes the people will want to live in these developments, but it will be a burden put on the other cities in Palm Beach County to make it work.

Mayor DuBois noted there have been several plans for this area and studies done to determine if people will continue to travel for their services, or if they will actually use those services closer to them. He said one of the things discovered was that the capture ratio was not reflective of what the developers thought was realistic. He said it would not be unrealistic to look at this from the point of view there may be two to four times more traffic impacts. Mayor Burdick noted the FDOT letter indicates this plan is inconsistent and will not correct existing deficiencies, and it is unclear how future transportation will be accommodated. She stated the county clearly recognizes the transportation problems that will be created, but there is no answer by staff on how to make the plan consistent. She stated this will affect many of the cities in the county, many of which are near their millage cap. She stated between the 3 new fire stations that are now in the Agricultural Reserve, and the two new ones in this area, the county will have to raise the Fire Municipal Service Taxing Unit (MSTU) above the millage cap, and the cities will have to lower their services. She stated it is not only the transportation and fire/police issues, but also the schools. She stated that although the developer intends to donate the land, there is no funding mechanism to build schools. She stated when elected officials are making decisions, it is imperative to clearly understand those plans have to be financially feasible. She also noted the residents in the area have stated they do not want any flyovers. She stated Councilmembers are supposed to look at the broader picture and help make local governments make good decisions, because they may not be considering all the extrajurisdictional impacts of a proposal. Mayor Burdick moved approval of the staff report and recommendation Palm Beach County abandon the Delray Linton Groves proposal at this time. Commissioner Katz seconded the motion.

Mayor DuBois asked if there is concurrency regarding schools on this project. Mayor Burdick indicated school concurrency has been eliminated by the state legislature. However, she believes all agency partners need to be considered. Staff noted Council is limited to only commenting on regional impacts to regional resources, but agrees there are other issues such as schools, police, fire, and recreation. Mayor DuBois stated often developers will include planning for these types of services, because they want to have a development where people will want to live. With respect to the MSTU, he said he does not see how that will impact the eastern communities. He said the preferred development in his town is to create infill. He said the problem is how to plan for the large areas out west, and do you plan for low or high densities. He stated if you increase the density, you have to increase the roadways and other services. He said he sees this as the minimum development you can possibly attain out there and create some benefit that will go along with the development.

Vice Mayor Hmara stated that like his question on how to take advantage of the water storage area, it is good for the developer to dedicate the land, but where will the money come from to build the school. He said there is a recurring theme that while there may be solutions, the phrase cost feasible creates inadequacy in the plan and this is of great concern.

Mayor Campo asked if the Palm Beach County BOCC approved this plan. Mayor Burdick indicated it was passed, but not unanimously. Mayor Campo asked what the consequences will be to Palm Beach County, Council, and the applicant if the current motion passes. Staff indicated there should be no consequences to Council, but if the county were to follow Council’s recommendation, the
project may not get approved. Staff stated the county has voted to transmit the proposed amendment for review by the state agencies then they will have a second hearing to consider adoption. Commissioner Smith asked if it is presumed there will be a positive review from the state and the amendment will move forward. Staff noted FDEO has made some comments, but have not objected to the proposed amendment. Staff noted the county will consider all of the comments from the various state agencies, but ultimately it is their decision whether or not to adopt. Commissioner Smith stated although it is not necessarily Council’s role now, after listening to all of the concerns and dollar values, he would like to put forward solutions, ideas, or recommendations on how to address some of these issues. Commissioner Ryan agreed she would like to see some recommendations on how to mitigate some of the issues that have been raised.

Mayor DuBois stated the problems were pre-existing to any development to the west with $470 million dollars of deficiencies even before the first unit is built. He said he does not see how we can address any of this in an area of the county that is underserved by roads. He said you can mitigate the problem here and there, but he does not think there will ever be a solution for the roadway problems.

Chairman Davis asked if there are any reasonable or logical recommendations, in the absence of a denial, staff may want to offer. Staff stated one of the things considered was having better integration of this conceptual plan with the existing conceptual plan for Indian Trails Grove. However, that recommendation was reconsidered, because the changes would have been too broad to be feasible. Staff indicated it is not a planning, design, or architectural issue, but has more to do with the magnitude of what will have to be done. Staff said the problem cannot be fixed through design. Staff stated it is a huge problem that should concern other counties or regions in the state. Staff stated Council members need to step away from their local jurisdictions and look at these projects from a regional point of view. They have to ask themselves if they would like to see this project repeated throughout the region and if it will make the region better.

Councilmember Weaver stated the conversation has been about density and road capacity. He asked if there is a number of units staff could support. Staff stated the recommendation is not just about density, it is about how the needed infrastructure will be funded, and having a vision before approving the new land uses.

Councilmember Houston noted this area has been the basis of studies since the 1980s and the sector plan does not appear to have worked. He said so we are now down to the last parcel that is attempting to provide some benefits the county has agreed are important. He stated there are huge deficits already there, but he is not sure we should be flogging this project when there are broader issues. He stated his question is whether or not there are any traffic policies that would make a difference. He suggested this project could serve as a template for how it should work.

Mr. Tuma stated there are three projects in the area with Avenir's proportionate share being $106 million; Indian Trails Grove is $40 million; and this project is $10 million. He indicated there is a traffic zone for all the projects established in the general area, and there is a significant amount of money, but it will not resolve all the problems. He stated in May Council did transmit the Indian Trails Grove project, and they are asking for the same recommendation, because for all intents and purposes this is exactly the same thing. Mayor Burdick noted she did not vote to support the project.
She stated the neighborhood submitted thousands of petitions recommending denial, because of the financial and quality of life impacts. Mayor Campo asked if the other county commissioners who voted on this project are present. Mayor Burdick indicated two of the commissioners who voted were term limited, or lost their reelection bid. She stated the current seven members of the BOCC have not provided their opinion on this. She stated on the current board there are two commissioners who did not support the proposal, three who supported the proposal, and two new commissioners. Chairman Davis called for a vote on the motion, which passed with Mayor DuBois dissenting.

REGIONAL TRANSPORTATION UPDATE

Staff provided an update on current transportation projects throughout the region which include: a new central hub for the GoLine bus system in Indian River County, which served 1.16 million riders in 2015; development of traffic signals in the City of Fort Pierce, which will provide communication between intersections to optimize traffic flows and lessen congestion, and improvements to 2nd Street at the Port of Fort Pierce to attract more business; implementation of a recently approved bicycle and pedestrian safety action plan in Martin County; and development of a bicycle guide that includes a bicycle suitability map and safety tips in Palm Beach County. Staff provided information on the Safe Streets Summit in the City of Sunrise to be held January 26-27, 2017.

Commissioner O’Bryan indicated they saw an increase in ridership of their bus service during the recession, and even though there has been economic recovery the ridership has remained high. He stated they are working to expand hours, days, and routes to better accommodate the ridership.

Commissioner Ryan asked for an update on the C-51 boat lift project, and trails and bikeway activities at the next meeting.

Chairman Davis encouraged elected officials to pay attention to transportation funding next year, because he has heard the budget for District 4 will increase from $35 million to $99 million. He stated this is a huge increase that does not include any infrastructure investment from the federal government. He also noted president-elect Trump has pledged robust investment in infrastructure nationwide.

PUBLIC COMMENT

None.

STAFF COMMENT

Staff indicated Lieutenant Colonel Reynolds from the Army Corps of Engineers will be providing an update on water issues at the next meeting.

Chairman Davis wished everyone happy holidays and noted the next meeting will be on January 20, 2017.
ADJOURNMENT

There being no further business, Chairman Davis adjourned the meeting at 11:58 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 9, 2016 meeting of the Treasure Coast Regional Planning Council.

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

<table>
<thead>
<tr>
<th>LAST NAME—FIRST NAME—MIDDLE NAME</th>
<th>NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE</th>
</tr>
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<tbody>
<tr>
<td>DAVIS—MICHAEL—L.</td>
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<tr>
<th>MAILING ADDRESS</th>
<th>THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2121 GREENWALD DR</td>
<td>Q CITY □ COUNTY □ OTHER LOCAL AGENCY</td>
</tr>
</tbody>
</table>

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<tr>
<th>CITY</th>
<th>COUNTY</th>
<th>NAME OF POLITICAL SUBDIVISION</th>
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<td>LUBB</td>
<td>HALE M BAY</td>
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<thead>
<tr>
<th>DATE ON WHICH VOTE OCCURRED</th>
<th>MY POSITION:</th>
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<tbody>
<tr>
<td>Dec 9, 2016</td>
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</table>

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- or 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, co-owner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICIALS:

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 shall incorporate the form in the minutes.

APPOINTED OFFICIALS:

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, Michael Davis, hereby disclose that on Dec 9, 2016, 2016,

(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 a business client, ____________________________, by whom I am retained; or
- inured to the special gain or loss of ____________________________, which
  is the parent organization or subsidiary of a principal which has retained me.

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

Agenda Item 10

A. 1
B. 2

Dec 9, 2016

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.