

**MINUTES OF THE  
TREASURE COAST REGIONAL PLANNING COUNCIL  
JANUARY 19, 2018**

Chairman Parrish called the meeting to order at 9:32 a.m. and welcomed everyone to the meeting. He led the pledge of allegiance and requested roll call. The Executive Director announced a quorum was present.

The following members and alternates were present:

Indian River County:           Commissioner Zorc, Alternate  
  Councilman Auwaerter

Martin County:                 Commissioner Fielding  
  Commissioner Jenkins, Alternate  
  Commissioner Conze, Jr.

St. Lucie County:               Commissioner Johnson

Palm Beach County:           Commissioner Valeche  
  Vice Mayor Bernard  
  Mayor McKinlay, Alternate  
  Mayor Gerwig  
  Councilman Hmara  
  Mayor Brennan  
  Commissioner Ryan, Alternate  
  Councilmember Weinroth, Alternate  
  Mayor Marino, Alternate

Gubernatorial Appointees:   Douglas Bournique  
  Michael Houston  
  Tobin Overdorf  
  Reece Parrish  
  Peter Sachs

Ex-Officios:                    Vicki Gatanis, South Florida Regional Transportation Authority  
  Lois Bush, Florida Department of Transportation  
  Kathy LaMartina, South Florida Water Management District

Council Staff:                 Michael Busha  
  Phyllis Castro  
  Kim DeLaney  
  Liz Gulick  
  Stephanie Heidt  
  Tom Lanahan  
  Dana Little

Council Attorney: Keith Davis

Chairman Parrish stated Michelle McGovern from Senator Nelson's office was present and invited her to address Council. Ms. McGovern indicated they were able to get a provision in the recently passed tax bill that allows growers to deduct the cost of replanting expenses due to citrus disease. She also indicated the U.S. Department of Agriculture has announced new grant opportunities for research and education projects to find solutions to citrus greening. She noted Council members had been provided with a copy of a letter Senator Nelson sent to Transportation Secretary Chao requesting she look closely at safety guidelines for the Brightline project. She stated Senator Nelson has always been a proponent of rail, but safety is at the forefront of his priorities.

Ms. McGovern noted that while it is encouraging to hear there has been consideration to remove Florida from the list for new offshore drilling in the Outer Continental Shelf, nothing has been officially published in the Federal Register. She encouraged everyone to send comments to the Department of Interior, because it is very important that we all continue to keep our shores free of oil. She thanked all the local governments for their support of Puerto Rican families displaced by Hurricane Irma and local families affected by Hurricane Irma. She stated Senator Nelson continues to ask for assistance from the Federal government both for housing and Medicaid funding. She thanked everyone for all the work they do in their local communities and offered the Senator's continued support.

Staff stated Council has addressed the issue of offshore drilling, both in the summer and at the December meeting. Ms. McGovern noted this is a bi-partisan issue across the state and Council support is appreciated. She stated she will send links to staff for posting comments.

Councilman Auwaerter from the Town of Indian River Shores expressed his appreciation for the Senator's letter to Secretary Chao, and asked if he could also discuss with the Department of Transportation the interaction between the FEC railroad freight trains and Brightline and how to avoid potential collisions in the areas where there is only a single track.

Mayor McKinlay from Palm Beach County indicated she worked for Senator Nelson and also did her college thesis on Oil Drilling. She noted this is not a new issue for the Senator and he has been fighting to prevent drilling off the state's coasts his entire public service career. She stated Palm Beach County will be reaffirming their resolution in opposition to offshore drilling and will get that submitted.

### **AGENDA AND CONSENT AGENDA**

Chairman Parrish indicated there were requests to pull Item 3F, City of Lake Worth Comprehensive Plan Amendment No. 17-1ER; Item 3H, City of Vero Beach Comprehensive Plan Amendment No. 17-1ER; and Item 3J, City of Westlake Draft Comprehensive Plan No. 17-1PLAN from the Consent Agenda for discussion. Councilmember Overdorf, Gubernatorial Appointee from Martin County, moved approval of the Agenda and Consent Agenda with the requested removal of items. Commissioner Johnson from the City of Fort Pierce seconded the motion, which carried unanimously.

**Motion**

Items remaining on the Consent Agenda were: 3A, Annual Report – Fiscal Year 2016-2017; 3B, Financial Report – October 31, 2017; 3C, Financial Report – November 30, 2017; 3D, Minutes – December 8, 2017; 3E, City of Fort Pierce Comprehensive Plan Amendment No. 17-1ESR; 3G, City of Stuart Comprehensive Plan Amendment No. 17-2ESR; 3I, Village of Wellington Comprehensive Plan Amendment No. 17-1ESR; and 3K, 2017-2018 Hazardous Materials Emergency Preparedness Contract Agreement.

**CITY OF LAKE WORTH COMPREHENSIVE  
PLAN AMENDMENT NO. 17-1ER**

Staff indicated the proposed comprehensive plan amendment, which will implement the City's Evaluation and Appraisal Review (EAR), affects the Future Land Use, Transportation, Housing and Neighborhoods, Infrastructure, Coastal Management, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvement, Education, and Economic Development elements of the comprehensive plan. Staff did not identify any extrajurisdictional or negative impacts on regional resources and recommended approval of the staff report as submitted.

Commissioner Valeche from Palm Beach County asked who had requested the agenda items be pulled from the Consent Agenda. Chairman Parrish indicated Drew Martin had made the request for the current item. Mayor McKinlay indicated Council does not typically pull an item from the agenda at the request of individuals who are not appointed to Council. She stated it sets a bad precedent to deviate from that. Chairman Parrish asked what the pleasure of the Council was for handling such requests. Mayor Gerwig from the Village of Wellington noted that a motion had already been approved by Council to pull the items for separate consideration. Commissioner Fielding from Martin County stated as a public body it is important to get input from the public. Commissioner Valeche stated the public comment can become part of the discussion when recognized, and individuals also have the opportunity to speak during public comment, but Council does need to be able to conduct its business. Councilmember Houston, Gubernatorial Appointee from Martin County, suggested an alternative will be to have the public provide their comments in written form prior to the meeting. Keith Davis noted the law requires public participation at some point in the decision making process, and should be taken prior to Council taking action on an item. Mayor McKinlay indicated in Palm Beach County the Chair will ask if any commission member would like to pull an item from the consent. Once those items are pulled, the Chair calls for public comment and then they take action on the item. Staff indicated that is Council's usual procedure; however a request had been made by Mr. Martin, because he wished to comment on this item before Council action was taken. Mr. Martin asked when public comment is allowed for Consent Items. Staff noted public comment is allowed on all action items.

Under public comment, Mr. Martin stated he believes there is more the City of Lake Worth can do for sustainability, there should be more red mangroves around the natural shoreline, and he is curious about what is going on along I-95.

Mayor Gerwig moved approval of the staff recommendation. Mayor McKinlay seconded the motion, which carried unanimously.

**Motion**

**CITY OF VERO BEACH COMPREHENSIVE  
PLAN AMENDMENT NO. 17-1ER**

Chairman Parrish noted this item was pulled at the request of Commissioner Moss from the City of Vero Beach. Staff indicated these are EAR based amendments, which are done every 7 years so local governments can review their comprehensive plans, and verify consistency with state statutes and incorporate any changes that have been made since the plan was adopted. Staff noted this amendment affects every element in the city's comprehensive plan and seeks to incorporate their 2005 Vision Plan. Staff did not identify any extrajurisdictional or negative impacts on regional resources and recommended approval of the staff report as submitted.

Commissioner Moss indicated she does not agree with staff's summary. She stated there were four legislative matters originally proposed in the amendment that she believes should come before the city council for a vote, and not be part of a document that is approved by any other group. She indicated three of those were removed, but inclusion of the Cultural Arts Village in the plan remains. She stated this is a matter that needs to come before the city council and not be part of the comprehensive plan, which she noted is a legal document. She stated to approve this supersedes the local governing body's authority. She stated this is not a regional but a local issue that will give authority for establishing a special zoning district. She noted the vote to move this amendment forward was 3-2 in favor, but since then one of the council member's term ended, and the swing vote is gone. She asked that the report be amended to remove any support of the Cultural Arts Village.

Councilmember Overdorf noted this item was approved by a sitting city council. He stated this regional body is not altering or changing anything, only moving forward with the evaluation on an amendment that was approved and submitted by the city. He stated if there is now the majority vote to change this, then that is how the city should proceed.

Commissioner Moss stated the vote was to send forward the comprehensive plan amendment, not for the Cultural Arts Village. She asked what right Council has to add authority to something within a city. Staff noted Council is not adding that language, it was submitted by the city as one of their new policies, which only gives the city the authority to create an Arts Village special zoning district. Commissioner Moss stated the city council has not approved this, and she still believes Council is overstepping because this is a local issue, which could have gone either way with the vote.

Mayor Gerwig indicated she understands the frustration of losing a vote, but the Council report on the comprehensive plan amendment is done by evaluating what was submitted by the city. She stated the process to change that now is for the city to withdraw the amendment for revision and then take a new vote. Staff noted the city sent this as a draft and they have 180 days to decide if they want to move forward. Commissioner Moss stated she believes this is just self-serving for Council to promote something it authored. Mayor Gerwig stated Council's role is to provide a summary and recommendation and transmit those to the state. It is not to change anything in their comprehensive plan. Commissioner Zorc from Indian River County stated he just found out about this the previous day and he would like to make a motion to table this item for future discussion. Mayor McKinlay seconded the motion.

**Motion**

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Chairman Parrish noted that this amendment will not actually create the district, it only gives the city the authority to do so if they wish.

Councilman Hmara from the Village of Royal Palm Beach stated these comments are only advisory, and while he understands Commissioner Moss' concerns, the comments do not add or subtract viability of that particular element.

Commissioner Ryan from the City of West Palm Beach asked for clarification of the process. Mr. Keith Davis stated Council's review is to determine if a proposed amendment will have regional impacts or be inconsistent with the Strategic Regional Policy Plan (SRPP). He stated this only allows the city to create this new district if they want to. He noted all the staff report is saying is it is consistent with Council's SRPP and there are no objections to the proposed policy.

Commissioner Moss indicated she would like for this item to be tabled in order to give her a chance to check on the exact wording of the policy.

Councilman Auwaerter asked if this was tabled today, could the city council meet and remove any references to the cultural arts district, and then submit the revised document for Council consideration. Staff stated the city has 180 days to adopt the amendment and decide whether or not to include this specific authority for creating a zoning district. The plan only gives specific authority to do it, it does not require the city to actually create the district.

Commissioner Valeche stated he is uncomfortable with one city council member coming here to say Council's actions are inappropriate when an entire city council voted to forward this comprehensive plan amendment for review. He stated one person cannot speak for an entire council, especially when a vote was properly taken. He stated he does not believe this should be tabled. This was sent to Council for review now and he does not want this to become a matter of contention. Commissioner Moss stated she would like it tabled, because one of the council members is now gone. Commissioner Valeche noted that the person was a duly elected member of the city council at the time of the vote.

Councilmember Overdorf stated he appreciates Commissioner Moss' passion, but he agrees with Commissioner Valeche. He stated there was a duly confirmed organization that came together and voted on this, and now there is only speculation of a future vote that may or may not happen with language that may or may not be created. He stated this undermines everything Council and Council staff does. He suggested Council not table the item and move ahead with a vote on the staff recommendation.

Mayor McKinlay withdrew her second of the motion, and offered a substitute motion to accept the staff recommendation. Commissioner Ryan seconded the substitute motion. Upon being put to a vote, the substitute motion passed with Commissioner Zorc opposing. **Substitute Motion**

**CITY OF WESTLAKE DRAFT  
COMPREHENSIVE PLAN NO. 17-PLAN**

Staff provided an overview of the draft comprehensive plan submitted for the new City of Westlake in Palm Beach County. Staff noted the plan projects for the 20-year planning horizon 6,500 dwelling units, which is an increase of 43 percent over a previous development order issued by Palm Beach County for a development proposed prior to the incorporation of the city. Staff indicated the proposed comprehensive plan would ultimately allow for a range of 44,854 to 46,273 dwelling units and up to 11.8 million square feet of commercial, industrial, and civic uses. Staff noted the plan does analyze for the 6,500 dwelling units, but only considers impacts within the city limits, does not address urban form, nor does it analyze the impacts of potential dwelling units from further development possible with the proposed future land use map.

Staff concluded that the report indicates the proposed draft comprehensive plan for the City of Westlake is not consistent with the SRPP and recommended Council approve the staff report as submitted. Commissioner Fielding moved approval of the staff recommendation.

**Motion**

Under discussion, Commissioner Valeche asked if the Seminole Improvement District (SID) will be giving up their governmental functions to the new city. Staff noted it is their understanding, from the language in the draft comprehensive plan, that the SID will continue to exist. Commissioner Valeche asked if anyone attended the public meeting when this draft plan was adopted, and if there are no residents, were the council members appointed. Mayor Gerwig stated it is her understanding draft comprehensive plan amendments are to be provided to adjacent municipalities, but maybe that is only the case with an amendment to a current plan, and not an initial plan. Staff noted that is the goal of the Palm Beach Intergovernmental Plan Amendment Review Committee (IPARC) process, but perhaps when the interlocal agreements were signed they did not contemplate the creation of a new city. However, due to the potential for off-site impacts to adjacent communities, Council staff distributed the draft comprehensive plan to all local governments on November 30<sup>th</sup> when it was noticed it had not gone through the IPARC.

Under public comment, Joe Capra stated he is one of the engineers for the Indian Trail Improvement District (ITID), which he indicated almost completely surrounds the City of Westlake. He noted ITID is responsible for drainage and roadways that surround the city. He stated when this was initially approved as a development by Palm Beach County there were a lot of conditions of approval to address transportation and other improvements. He emphasized the importance of transportation drainage in the area, stating the deficiencies need to be addressed to avoid traffic accidents in the future. With respect to density, he indicated the ITID spent a lot of time reviewing the information provided when this was approved for the Minto development by the county. However there obviously have been changes to density which causes concern. He stated they would like to have some of their comments included in Council's report to the state. Staff asked when those comments would be available. Mr. Capra stated within the next couple of weeks. Staff explained Council's report to the Florida Department of Economic Opportunity (FDEO) is due now as they are about to issue their report.

Frank Palen, with Caldwell Pacetti et al and the ITID, stated the ITID has been an independent special district for over 60 years, serving 40,000 residents of the Acreage. He stated the area is a

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developed community whose lifestyle and quality of life will be negatively affected by this development. He stated the key issue is the roadway system of over 500 miles that is supported by the Acreage residents, not local, state, or federal dollars, that will see a tremendous amount of traffic from the proposals being made by the City of Westlake. He stated this is literally a company town that will service the interest of the development company that controls it. He stated that rather than focusing their comprehensive plan on increasing opportunities to maximize the developer's value in the property and meeting the minimum requirements of the statutes, they should be focusing on addressing the area wide problems and actively communicate with all of the parties surrounding the development. He stated he supports the staff recommendation of finding of inconsistency with the SRPP.

Commissioner Valeche noted when the Minto West development was approved by Palm Beach County, the developer offered drainage improvement. He asked if that survived in this new iteration. Mr. Palen indicated that has not been implemented, nor has there been any communication between the City and ITID on this issue.

Councilmember Houston asked if interlocal agreements are required in this situation. Mr. Keith Davis stated that is applicable when governmental entities provide services to each other. Mr. Palen indicated there have been no requests from the developer for interlocal agreements with ITID from the time the project was approved by Palm Beach County.

Carol Jacobs, board member of the ITID, stated she cannot believe this is happening and they do not need the services of the new city. She stated they are moving into an area that has built its own roads that are not built to FDOT standard. She stated they should be grateful for what the county gave them, indicating there has been bribing of residents with money, following board members, and intimidating people to get what they want. She stated they were not told of this draft comprehensive plan until the previous day. She stated she had planned to retire here, but many who were on the side of Minto had already planned to leave the area in about 10 years. She said this will affect the surrounding communities, and with all the already proposed development in the area this will be a "monster in the middle." She stated the current residents in the surrounding communities plan to retire there, are satisfied with what is already there, and happy to travel to other municipalities, such as the Village of Royal Palm Beach, for their services.

Betty Argue, President of ITID, indicated she had come before Council during the approval process for the Minto application, and she remembers several board members were appalled that ITID was not included in the process, so she is surprised they were not included on this item. Fortunately, she stated Mayor McKinlay called them the previous day to let them know what was occurring. She stated the most important thing is that when you look at a map, this is just a hole in a donut that is surrounded by developed communities with a grid pattern and roads built, paid for, and maintained by the residents. She explained that residents pay the costs for the infrastructure in their particular sub-area. She stated they had urged the county to not give Minto an increase in density, but that happened and set the way for incorporation of an area that has absolutely no residents. She stated it is disrespectful that the City of Westlake is not coming to the ITID as if they are a municipality and communicating with them. Mayor McKinlay asked Ms. Argue to express her concerns with the potential for future annexation. Ms. Argue noted that was not in the plan, but a recommendation of Council staff to address that in their plan. She stated they are not interested in being annexed by

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anyone, noting there is a current incorporation effort that may push residents into incorporating into their own municipality. She stated Palm Beach County has its own rules with respect to whether or not they can be incorporated into the municipality, and their area is protected by a neighborhood plan with an extra layer of protection afforded to them under the county's comprehensive plan that requires a majority vote of the Board of County Commissioners and a referendum of the residents that will be impacted by the annexation. Staff noted the report does not recommend involuntary annexation. The report simply requests the city to address the annexation issue so their intentions are clear.

Drew Martin, on behalf of the Loxahatchee Sierra Club, noted they were opposed to Minto, and now oppose the City of Westlake. He stated it is a poorly planned development that is completely enclosed by an entirely different improvement district that provides the roadway network. He stated this town was created by the developer to bypass the planning advice of Palm Beach County. He stated now they are planning to increase their density and the road system cannot handle it. He stated the only way in and out of the area is through neighborhoods, which will disrupt the rural nature of the community. With respect to drainage, he stated there will be challenges because they are proposing to remove areas that were open space and agricultural and replace that with development. He noted this could cause a flood situation, like what occurred in Houston. He stated this needs to be sent back to the city so they can do a better job and take into account the surrounding communities.

Timothy Sayre, President of the Acreage Landowners Association, stated they operate under the neighborhood plan that supports 40,000 people and was approved by the Palm Beach County Board of County Commissioners. He stated the surrounding area is an equestrian community that consists of 1.2 acre, or larger, parcels of property with homes. He stated they have been given many promises that have not been implemented. He noted the SID is set to sunset in 30 years and under the current draft comprehensive plan it appears that Westlake will maximize the benefits and possibly have between 30,000 and 45,000 homes and between 5 and 11 million square feet of commercial space that will be served by roads paid for by the ITID residents. He noted there are additional developments already coming to the area and the roads will not be able to handle the traffic. He requested Council not let this move forward as it stands.

Chairman Parrish noted there is a motion on the floor to approve the staff recommendation. He called for a second. Mayor McKinlay asked what the options are for Council today to submit the comments. Staff explained today Council could approve the staff recommendation of the finding of inconsistency. Mayor McKinlay stated that if there is not an option to delay sending comments, then the option to submit the comments and recommendations for inconsistency are the strongest available means for conveying Council's message. Staff noted because of the inconsistencies, and the comments made by our colleagues at FDOT, Council could ask FDEO to file an objection. Seeing no second on the current motion, Mayor McKinlay stated she would like to move approval of the staff recommendation with the request to FDEO to file an objection. Councilman Hmara seconded the motion.

**Motion**

Mayor McKinlay noted FDOT staff are involved because the proposed development will impact 3 Strategic Intermodal System roads, Southern Boulevard, Beeline Highway, and the Turnpike, with eventually SR 7 also being affected. She noted they are currently doing a comprehensive review

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from I-95 out to US 27. She stated Council has spent a lot of time discussing Everglades Restoration, and she believes putting a city such as the one being proposed in the middle of this area will have environmental impacts on the Everglades Agricultural Area, Corbett Wildlife Management Area, Loxahatchee National Wildlife refuge and Grassy Waters Preserve that serves as the water supply source for the island of Palm Beach and the City of West Palm Beach. She indicated the original use of the property was an orange grove with a maximum allowable density of 392 units. She stated they decided they did not like that, and as a prime example of why home rule is so important, the owners of Callery Judge Groves went to Tallahassee and lobbied the legislature for language called Ag Enclave, which allowed them to automatically apply the density of surrounding communities, which allowed for an authorized density of 2,096 units. She indicated the developer then approached the county with a proposal for 10,000 units, while at the same time pushing the legislature to expand the Ag Enclave language to significantly increase the density. She stated the County had its hands tied, so in good faith they worked with the developer and came up with the compromise of 4,546 units. She noted at the same time there was an amendment being considered in the legislature as part of a larger growth management bill that was never heard in committee or allowed public comment that allowed the city to use a future proposed density based on zoning to be able to incorporate. She stated the Minto Development was able to appoint their 5 city councilmembers, who do not live in the city that they represent, to make decisions that affect the surrounding communities. She stated she believes in home rule, and that a person should at least live in the city they represent. She indicated she asked Council staff to look at the numbers considering all the workforce/affordable housing and transfer of development rights to determine what could be developed with the currently proposed draft comprehensive plan. She stated the potential is somewhere between 44,585 to 46,273 dwelling units and 11 million square feet of commercial space. She stated what they are trying to build in the Acreage has the potential to add up to 100,000 people, which will cause environmental, drainage, water, emergency response, and transportation issues. She said this absolutely cannot happen.

Mayor Gerwig stated this is really a backward way of creating a city and she is asking for the strongest wording to be put in the staff report. She stated she understands they are meeting the minimum requirements, but that is not good planning.

Commissioner Ryan concurred with strengthening the report and possibly including a recommendation for FDEO to send this back to the city so they can open communication with the surrounding local governments and affected agencies.

Commissioner Zorc asked for the surrounding density. Bryan Davis, Principal Planner with the Palm Beach County Planning Division, stated the area of the Acreage has an overall gross density of 0.8 units per acre, with the current approval of 4,500 units for the City of Westlake being 1.2 units per acre. Commissioner Zorc stated an applicant may feel short-changed by the process and cannot afford all of the things they are asked to provide. As far as the 11<sup>th</sup> hour change by the legislature, he stated that sometimes that is how things are done and often the process drives people to seek other solutions. He noted in Indian River County there is a landowner of approximately 6,000 acres that was told “no” on a proposal so he decided to annex into another area. He said sometimes our process has unintended consequences and this may be one.

Commissioner Valeche commended Mayor McKinlay for showing a lot of restraint in talking about this project. He noted that the last opportunity he had to formally comment on this was 3-4 years ago. He stated this has been a very arduous process and he feels this was a complete betrayal of the good faith shown by Palm Beach County. He stated the incorporation was bad enough, but he feels they have done this in bad faith by not working with the county, and he supports strong disapproval of the proposed comprehensive plan.

Councilman Hmara stated that in Royal Palm Beach they decided that once a decision was made by the county, they would be able to work with Minto West; they hoped they would actually be good neighbors. He noted there are currently discussions regarding the SR 80 corridor plan and some innovative approaches to solving the problem of the traffic impacts that will occur with the already approved future development. He stated he was disappointed when he saw what happened, especially because of all the hard work the county put in with the developer on conditions of approval. He noted now the slate has been wiped clean and anything can happen.

Councilmember Bournique stated he remembers when this property was producing fantastic fruit, which he believes would still be there today if the adjoining landowners would have let the state treat their trees for canker and citrus greening. He stated they refused so it unfortunately left no other alternative but to use the land for some other purpose. He said they did not want to leave the property, noting they had just built a brand new state-of-the-art packing house.

Councilmember Houston suggested making comments that address intergovernmental coordination. He said there needs to be language that communication with the neighboring stakeholders is the foundation for planning and without that there is potential for significant negative impacts to the area, including what Councilmember Bournique spoke about regrading agriculture and the transportation issues.

Councilmember Sachs said he has heard a lot of talk about betrayal, lack of respect for neighbors and Council. He asked if anyone from Minto was present to respond. Pam Booker, attorney for the City of Westlake, noted she represents the city not the developer. With respect to communication, she stated it is important, but it works both ways. She stated there have been public meetings and workshops that have all been advertised. The workshops occurred on July 24, 2017, August 28, 2017, and October 9, 2017, and the draft plan came before the Local Planning Agency on November 6, 2017 and the City Council on November 13, 2017 for adoption. She stated she could not speak to anything that occurred with Minto, only the draft comprehensive plan before Council today. She indicated she takes offense to the comments this is not a legitimate city council. She stated two of the members on the board live in the city and in 2020 there will be an election that will require those running for office to reside in the city. She indicated they do not always agree with the developer, but like any other municipal body they make decisions on what is best for their city and how they intend for it to grow and move forward in the future. She noted they are working on an interlocal agreement with SID to provide infrastructure for the city, and there are several interlocal agreements with Palm Beach County, who provides water and wastewater services for the development capacities that were proposed in the draft comprehensive plan.

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Mayor Brennan asked what the deadline is for Council to provide comments to the state. Staff indicated these comments have already been forwarded to FDEO as draft, but the final comments need to be sent as soon as possible in order to meet FDEO's deadline.

Mayor McKinlay stated that Westlake is not like any other city. She stated other cities have funding for their operations which are collected from the taxpayers, and the council is responsible to report back to those taxpayers how the money is being spent. She said all of the divisions and council members within the city of Westlake are paid for by the developer.

Mayor Gerwig asked how many people currently reside in Westlake. Ms. Booker stated that there are 5 residents, with 78 homes under construction.

Mr. Bryan Davis stated that without clear data and analysis it is hard to accurately calculate the impacts to any of the roadways, and with what has been presented it is hard to tell the actual intent of the city.

Mayor McKinlay clarified that the motion is to approve staff's recommendations and strengthen the language regarding transportation, intergovernmental coordination, and density, and encourage FDEO to file objections related to the inconsistencies with the SRPP.

Councilman Hmara asked if the city is willing to address all the inconsistencies provided in the staff report. Ms. Booker stated the city will be meeting with their team that has been working on this. She stated she believes some of the suggestions will be incorporated before this moves forward for adoption. She also noted they plan to meet with FDOT to discuss their concerns and comments.

Commissioner Zorc asked what development plan is being followed for the 78 homes under construction. Ms. Booker stated that in order to remain in compliance with the development order adopted by Palm Beach County, they are utilizing the county's comprehensive plan and land development regulations until they have adopted their own. Commissioner Zorc asked if the environmental lands are being protected by the Florida Department of Environmental Protection. Ms. Booker stated there are no environmental lands there.

Commissioner Ryan asked if they are meeting the affordable housing provisions under the county's code. Ms. Booker stated she has reached out to the county administrator on several occasions to discuss the affordable housing issues and she has provided copies of the city's recently completed affordable housing program to the county. Commissioner Ryan asked if that meant they are paying all of the impact fees before a permit is issued. Ms. Booker indicated the impact fees are being paid to the county.

Mayor McKinlay noted that to the west of this property is 5,000 acres under agricultural production. She stated this property houses the second largest tomato grower in the entire country. She expressed her concern with the effort to grow local, produce local, and stay local, something of the size of what is being proposed will start to push development west and take out a large part of an important economic industry in Palm Beach County. Upon being put to a vote, the motion carried unanimously.

## **ANNOUNCEMENTS**

Staff noted the following upcoming events: the Safe Street Seminar on February 1 and 2 at the Hilton in West Palm Beach; a Town Hall Lecture Series being sponsored by Council and partner organizations in January, February, March and April in Jensen Beach; and Clematis Streetscape Planning and Interactive Workshops on January 20 and 22.

Staff recognized Terry Dooley from Representative Magar's office was in attendance.

Staff indicated Kim DeLaney of Council staff will be teaching some transit oriented development classes on January 23 and 24 at the South Florida Regional Transportation Authority offices in Pompano. These courses are being sponsored by the National Transit Institute.

Staff invited everyone back to Council offices for orientation and lunch.

## **CHAIRMAN'S COMMENTS**

Chairman Parrish stated he is privileged to be the Chairman this year. He asked that under Council Member Update Council members only discuss extremely important issues in order to continue with the business of the agenda.

## **COUNCIL MEMBER UPDATE**

Commissioner Ryan noted for the last three and one half years she has been working with Council, the FDOT, Palm Beach Transportation Planning Agency and the City of West Palm Beach on a lane elimination project for South Dixie Highway, which recently received conceptual design approval.

## **COMMITTEE APPOINTMENTS**

Staff noted Council has 3 standing committees; the Nominating Committee, the Budget/Personnel Committee, and the Policy Board for the Florida Regional Councils Association. Staff noted the Chairman has put forth a slate of Council member recommendations for these committees in the agenda item. Staff asked for Council to approve the Chairman's recommendation of committee members. Councilmember Houston moved approval of the Chairman's recommendations. Councilmember Sachs seconded the motion, which carried unanimously.

**Motion**

Staff invited Council members who would like to volunteer for a committee to speak with the Chairman.

## **COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY 2018-2023 PLAN**

Staff provided an overview of the Comprehensive Economic Development Strategy (CEDS) update for the 2018-2023 planning period. This is an economic development plan, funded by the U.S. Economic Development Administration, for the entire Treasure Coast Region. Staff noted this is an update to Council's 2012-2017 plan, and seeks collaborative regional investment and economic

development. Staff noted the year-long CEDS update process began with a Regional Economic Development Summit focused on trends and issues in a variety of regional industries as well as a discussion of the strengths, weaknesses, opportunities, and threats in the Region and potential strategies to address them. The process continued with a series of meetings by the CEDS Committee to develop a new vision, objectives, and actions to implement the vision. The effort was organized around the Florida Chamber of Commerce's Six Pillars of Florida's Future Economy and the added concern of Economic Resiliency.

Staff indicated the updated CEDS plan is consistent with EDA's investment priorities and supports collaborative regional innovation that furthers strong and resilient economic development based on existing regional strengths. It will serve as a framework for community leaders and governments in the Region to set coordinated economic development goals and common priorities for investment and action; resulting in a prosperous and resilient economy that will enhance the quality of life for the residents of the entire Region. Staff indicated the draft plan was posted to Council's website for public comment and to date no comments have been received. On January 11, 2018, the CEDS Committee recommended adoption of the CEDS 2018-2023 plan by Council. Staff indicated their recommendation is for Council to approve the draft Comprehensive Economic Development Strategy 2018-2023 Plan and instruct staff to transmit the document to the EDA.

Chairman Parrish moved approval of the staff recommendation. Commissioner Ryan seconded the motion. Mayor Brennan complimented staff on a job well done. Upon being put to a vote, the motion carried unanimously. **Motion**

**DELRAY BEACH STATION AREA MASTER PLAN – PRESENTATION  
BY DANA P. LITTLE, AICP, URBAN DESIGN DIRECTOR, TCRPC**

Staff provided an update on the Delray Beach Station Area Master Plan project. This project is part of a larger collaboration with the South Florida Regional Transportation Authority and South Florida Regional Planning Council with funding being provided through a grant from the Federal Transit Administration. Council will assist 7 cities with planning and technical assistance in support of the expansion of Tri-Rail service onto the Florida East Coast rail corridor. The Tri-Rail Coastal Link (TRCL) project is anticipated to include up to twenty-five stations between Miami and Jupiter and will provide commuter transportation in the hearts of the downtowns along the Southeast Florida coast. Staff noted the objectives for the Delray Beach project were to develop a station area master plan for future TRCL service that is consistent with the City's vision for future growth and development; develop site-specific design alternatives and test them for market support, transit viability, city and community benefits, and development strategies; and root proposed improvements in market-based realities by developing a market overview which considers growth potential and impediments in different sectors, such as housing, employment and retail. Staff provided an overview of what was developed during the week-long charrette process. Staff noted the next steps in the process for this project include: developing a draft report and project narrative; additional drawings and analyses; scenario financials and key recommendations; and delivering a draft report to the City.

Commissioner Zorc asked if TRCL is in negotiations with anyone. Staff noted the negotiations for Tri-Rail to access the FEC railway is still underway, but the idea is to get ahead of the negotiation

with some planning efforts and any sort of comprehensive plan or policy changes that will need to be made. Commissioner Zorc stated he believes there are third party assignment agreements that FEC wanted to transfer to All Aboard Florida. Staff indicated this was not currently known, but did note negotiations between FEC and Tri-Rail will be forthcoming now that the Brightline service is up and running. Commissioner Zorc asked if there will be enough ridership potential with three separate services being offered. Staff indicated one of the individuals interviewed for the process is a realtor who stated flight attendants are actually selling their cars and condos in Miami, moving to downtown West Palm Beach, and commuting by Brightline to the Miami International Airport. Commissioner Zorc noted that the safety and quality of life issues previously discussed with respect to the All Aboard Florida service have unfortunately come true, stating this is occurring at half the speed that will be experienced in the northern counties. He stated he believes it is hard for the public to adjust their ways and patterns.

Mayor Marino from the City of Palm Beach Gardens thanked staff for the presentation, noting her city is one of the cities that will benefit from the grant. She said it is very important to her city to take cars off the roads and have a station within one mile of all the major businesses, and this planning effort allows them to be ready to go to FEC and request a station. Staff noted there has been local commitment to this process, because there is a need and desire, especially to the south, for additional transit opportunities.

Commissioner Ryan stated she is excited to see what other communities are doing. She stated she wants to start looking at things local governments can do to protect pedestrians, noting the City of West Palm Beach has applied for a Knight Foundation grant to create a play sidewalk that will be aesthetically pleasing and provide protection for pedestrians along Quadrille Boulevard near the Brightline station.

### **COUNCILMEMBER ORIENTATION AND WORK PROGRAM UPDATE**

Staff provided an orientation briefing and updates regarding Council's annual work program, outlining major tasks and ongoing efforts expected to be completed during the 2017-2018 Fiscal Year. Staff noted Council's work program typically focuses on the areas of economic development, transportation, emergency preparedness, community planning and visioning, continuing education, and regional convening as requested by local governments and approved by Council. Council has a robust work program this year directly involving several of its member local governments and regional partners. Staff noted the responsibilities of Council include communication, solving problems, and providing technical assistance. Council also provides a connection to its member local governments for education, problem solving, and connecting to state and federal funding. Additionally, Council staff expertise can be used to expand the capacity for local governments, especially the smaller local governments with limited staff.

### **SUNSHINE LAW REFRESHER**

This item was moved to the February meeting.

**PUBLIC COMMENT**

Mr. Martin noted he is very concerned about two bills currently being proposed in the legislature. The first is a bill that removes all local tree trimming ordinances throughout the state. He noted trees provide tremendous benefits to urban areas, cover from the heat and sun, and wildlife protections. He asked for Council’s support in opposing this bill. The second bill involves turning over 404 permitting to the state. Mr. Martin stated this process is the only opportunity for the Army Corps of Engineers and the U.S. Environmental Protection Agency to stop extremely dangerous wetland and fill permits. He noted the loss of wetlands is very concerning, and pointed to what happened in Houston with Hurricane Harvey as an example of what can happen when proper planning is not done.

**ADJOURNMENT**

Chairman Parrish announced the next meeting is on February 16, 2018.

There being no further business, Chairman Parrish adjourned the meeting at 12:43 p.m. This signature is to attest that the undersigned is the Secretary or a designated nominee of the Treasure Coast Regional Planning Council, and that the information provided herein is the true and correct Minutes of the January 19, 2018 meeting of the Treasure Coast Regional Planning Council.

\_\_\_\_\_

Date

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Signature