



Council Attorney: Keith Davis

### **Agenda Item 3: Agenda**

*Council Action: Commissioner Smith from Martin County moved approval of the Agenda. Commissioner Townsend from St. Lucie County seconded the motion, which carried unanimously.*

### **Agenda Item 4: Consent Agenda**

Items on the Consent were: 4B1, Annual Audit Report – Fiscal Year 2017-2018; 4B2, Financial Report – October 31, 2018; 4B3, Financial Report – November 30, 2018; 4B4, Minutes – September 21, 2018; 4B5, Minutes – December 14, 2018; 4B6, Indian River County Comprehensive Plan Amendment No. 18-02ESR; 4B7, Town of Jupiter Island Comprehensive Plan Amendment No. 18-01ER; 4B8, City of Palm Beach Gardens Comprehensive Plan Amendment No. 18-04ESR; 4B9, Martin County Comprehensive Plan Amendment No. 18-07ESR; 4B10, Martin County Comprehensive Plan Amendment No. 18-08ESR; and 4B11, City of Stuart Comprehensive Plan Amendment No. 18-03ESR

*Council Action: Commissioner Smith from Martin County moved approval of the Consent Agenda. Commissioner Townsend from St. Lucie County seconded the motion, which carried unanimously.*

### **Agenda Item 5: Committee Appointments**

Chair Adams recommended returning all of the existing committee members as shown in her memo. At his request, Chair Adams added Councilmember Lowe, Gubernatorial Appointee from St. Lucie County, to the Nominating Committee.

*Council Action: Commissioner Townsend moved approval of the Committee Appointments as amended. Commissioner O'Bryan from Indian River County seconded the motion, which carried unanimously.*

### **Agenda Item 6: Community Rating System Overview and Benefits**

Kathryn Boer of Council staff provided an overview of the National Flood Insurance Program (NFIP) Community Rating System (CRS), which is administered by the Federal Emergency Management Agency (FEMA). The program was implemented in 1990 as a voluntary program in which communities could participate to initiate flood insurance premium reductions for community residents. Communities in full compliance with the minimum NFIP floodplain management requirements may apply to join the CRS. The program is designed to recognize and encourage community floodplain management activities that exceed minimum program standards thereby promoting mitigation of future flood impacts to property. Benefits of participation in the CRS program include reduced flood insurance premium rates for policyholders, enhanced public safety, reduction of property damage, and shorter disruption times for activities and services after an event. Ms. Boer noted that Council has been working

under contract with St. Lucie County to audit and evaluate the County's current status in the CRS and determine what can be done to improve their current rating.

Commissioner Valeche from Palm Beach County asked if this was national. Ms. Boer stated the program is national.

Commissioner Mitchell from St. Lucie County asked if there is information available on Florida participants in the program. Ms. Boer said she could provide that information.

Commissioner Valeche stated that he attended a presentation in Broward County where it was noted that the flood insurance rates are not set on a proper actuarial basis and thus include subsidy by other rate payers and the government. He asked if staff knew about the progress on changing the rates and how the impact of that change will be managed. Ms. Boer indicated that presentation was done by Mayte Santamaria, who at the time worked for Monroe County. She stated Ms. Santamaria now works for St. Lucie County and it might be useful to have her make a presentation to Council on what was learned in Monroe County. Commissioner Valeche stated that repetitive loss is not currently being taken into account. Ms. Boer noted Monroe County did an analysis of all this, and she would get that information for Council members.

Councilman Hmara from the Village of Royal Palm Beach indicated about 5 years ago his municipality worked hard to ensure that the mapping information used by FEMA was correct. He stated the initial maps provided to them from FEMA showed that 60 percent of the properties in the Village were in special flood hazard areas. However, after all the information was updated, it was only 6 percent of the properties. He stated they have since engaged with the CRS program and have provided a link on their website so citizens can enter their address to see if they are located in the special flood hazard area.

Councilmember Bournique, Gubernatorial Appointee from Indian River County, stated that we need to start thinking about doing things that allow people to shelter in place during a hurricane. He said that the population is now so high that our highway systems cannot sustain everyone evacuating when there is a hurricane coming. He also noted that sea level rise needs to be considered when doing mitigation and future planning. He thanked Council for providing information like this to its members.

### **Agenda Item 7: Southeast Florida Transit Oriented Development Pilot Program Update**

Kim DeLaney of Council staff provided an overview of the Southeast Florida Transit Oriented Development (TOD) project. This project is part of a larger collaboration with the South Florida Regional Transportation Authority (SFRTA) and South Florida Regional Planning Council, with funding being provided through a grant from the Federal Transit Administration to improve the region's competitiveness and ultimately secure funds for the extension of Tri-Rail on the FEC Railway corridor. Council's responsibilities are to lead station area planning in the seven selected communities of Palm Beach Gardens, Delray Beach, Oakland Park, Wilton Manors, Hollywood, North Miami Beach, and Miami. Dr. DeLaney noted that the work includes the development of station area TOD plans, analysis of land development regulations, economic studies, and development of concepts and recommendations for local governments. Council's work is nearing completion in five of the seven communities, and all work will be completed by June 2019.

Councilmember Whitfield, Gubernatorial Appointee from Palm Beach County noted that during a recent trip to the mall she noticed people were gathering around and socializing more than shopping. She stated she believes a connection between the Gardens Mall and Downtown at the Gardens makes sense, but asked if there is ever consideration of creating small parks or spaces where people can gather. Dr. DeLaney noted that retail formats are changing across the country and communities and property owners are adjusting what they provide to make them competitive going forward. She stated people want to go to the mall area to eat, go to the movies, or hang out, but are not doing much shopping. What economists have found is that successful malls have 35 to 40 percent of their square footage dedicated to food and beverage, and entertainment. She also noted that the missing piece is having nearby residential that will create a natural market for the goods and services being offered. Additionally, parks and plazas are being integrated into locations as part of the changing pattern.

Commissioner Valeche asked for an update on the proposal by PEBB Boca Tri-Rail, LLC to lease property from the SFRTA for a mixed use project at the Yamato Tri-Rail Station in the City of Boca Raton. Dr. Delaney noted that she assisted the SFRTA on the selection committee for proposals for this location. She stated that what is being proposed there includes space for medical uses, restaurants, and retail, but no residential. She stated she believes this is a missed opportunity. She noted that there are about 2,000 residential units nearby, however it is not easy for residents to walk or bike to the location. She suggested this is a great opportunity for SFRTA and the City of Boca Raton to develop a master plan for the entire area.

Councilmember Davis, Gubernatorial Appointee from Palm Beach County, noted that how we design and use structured parking is changing. He noted that parking is becoming a transitional piece to development. Dr. DeLaney noted that parking and TOD has a naturally occurring conflict, because more parking takes away from opportunities for more residences, workplaces, or tables at a restaurant. She noted that the SFRTA has been leading some interesting research on ridesharing and the presumption that if trends continue for services such as Lyft and Uber, requirements for parking will decrease. She suggested that we should not be creating so much parking, but rather creating access.

Councilman Hmara noted that as an elected official it is difficult to get the public to understand and accept increasing density. He asked if there is a way to help elected officials explain why this can be a good idea. Dr. DeLaney noted that people believe that if there is more density, it will mean more traffic. She stated that what people do not understand is that the traffic is not always generated by the residents, but by individuals that are coming into the area for work. She noted there needs to be more education on how workforce housing is key and how to deal with commuter imbalances and managing traffic. She noted that rather than evaluating density and impacts site by site, it is better to look at an entire district.

Councilmember Whitfield noted that there have been a lot of conversations around whether or not parking is truly “free” and suggested everyone read the book [The High Price of Free Parking](#).

Chair Adams noted she read an article about how Walmart, one of the largest real estate developers in the county, is looking at ways to redevelop their underutilized parking lots for other uses such as town centers, community spaces, and other retail uses.

Councilmember Houston noted that one of the challenges Palm Beach County faces is the limited connections to the western communities. He stated that all over the country there is the trend to rethink how we handle parking, noting that one company has told its employees they cannot have a car, but they will be making more money because the company does not have to pay for a parking lot. He stated that it is shocking that there is no residential in the PEBB proposal in Boca when you consider how close it is to Florida Atlantic University.

Commissioner Smith noted that in the Raleigh-Durham area of North Carolina they have created an exceptional public transit system where developers pay towards transit instead of building parking lots. He suggested that there may be some lessons that can be learned from there that can be applied in Palm Beach Gardens. Dr. DeLaney noted that as part of the TOD project an analysis of retail trends was produced that helps to explain the transitions all malls are currently going through, which gives us an opportunity to develop some expertise in the area of mall redevelopment opportunities. Councilman Hmara stated that in order for mass transit to be successful, like the example provided by Commissioner Smith and the TOD examples provided by staff, there needs to be a collaborative planning effort that not only looks at transit options, but also the way we are developing our communities.

Councilmember Lowe asked if there has been a timeframe given for when the Brightline train service will be completed. Dr. DeLaney noted that with respect to Brightline, now known as Virgin Trains USA (VTU), the cities of Stuart and Fort Pierce have submitted letters of interest in having a station location. She stated that VTU has indicated they intend to select a station location in the first half of this year. She stated the schedule that has been communicated to Council is 24-30 months total time to complete construction to Orlando.

Commissioner O'Bryan stated that in Indian River County their mall is dying. He asked if the parking there could possibly be redeveloped for something else, like workforce housing. He noted that the County does have an excellent bus transit system. Dr. DeLaney noted that as planners we know that creating some sense of urbanism will lead to a system that is more efficient. She noted that the mall already has the capital infrastructure, so it would make sense to redevelop at that location. However, she noted that Indian River County is much more suburban and there is a large inventory of land to be developed, so they will need mechanisms, such as regulations and incentives, to encourage infill development. Commissioner O'Bryan asked if there has ever been a study done that compares the cost of using Uber as primary transportation versus the cost of owning a car. Dr. DeLaney noted that it depends on the market. She stated that in more urban locations there are thousands of people who have sold their vehicles because it is less expensive and more convenient to use Uber.

Councilmember Houston noted that through growth management legislation we have learned how to deal with concurrency, however there is no qualitative measure when it comes to considering creation of a sense of place that will consider quality of life, which is why we have not come up with something better than a lot of parking lots. He stated he believes that local governments need to begin to include criteria in their long range transportation plans to consider quality of life.

Commissioner O'Bryan stated that he would like to see a presentation from a developed community, such as Babcock Ranch in Lee County. He stated that there are a lot of these

traditional neighborhood designs that include business, retail and residential around the center of the towns.

### **Agenda Item 8: Village of North Palm Beach Interlocal Agreement for US 1 Corridor Study Update**

Dr. DeLaney provided an overview of the proposed interlocal agreement with the Village of North Palm Beach. She explained this task involves updating the data and information in the master plan for US 1 which Council previously developed for the Village, with the potential of a lane elimination. Staff recommends approval of the interlocal agreement.

*Council Action: Commissioner Smith moved approval of the staff recommendation. Councilmember Whitfield seconded the motion, which carried unanimously.*

### **Agenda Item 9: Council Work Program**

Mr. Lanahan provided an overview of Council's work program areas, which include economic development, brownfields redevelopment, emergency management, urban design and town planning, and technical assistance for land use and transportation planning. He noted that Council continues to be involved in efforts related to regional issues such as biosolids and the US Highway 27 multimodal corridor. He noted Council also continues to offer technical assistance and activities on topics such as complete streets, form-based codes, and land development codes and regulations.

### **Agenda Item 10: Announcements**

Mr. Lanahan noted Council members were provided with a copy of the Year In Review, which highlights the various projects Council staff worked on and events that occurred throughout 2018.

Mr. Lanahan noted that this week Council hosted, in conjunction with the Form-Based Code Institute and Smart Growth America, a well-attended introductory course on form-based codes. He thanked the Town of Jupiter for provided meeting space.

Mr. Lanahan noted he and three Council members attended the Florida Regional Councils Association Policy Board meeting last week. He stated there was conversation about the relationship between RPCs and state government and potential opportunities to address important statewide issues. He noted Senator Harrell has put in a \$50 million funding request to help reduce pollution going into the Indian River Lagoon. Additionally, he noted a bill has been filed to reinstate septic tank inspections. He indicated Governor DeSantis has expressed his concern and focus on water issues for the state, so the time may be right to start to fix these problems.

He reminded Council members that at the conclusion of the Council meeting there is an Orientation session for new appointees and anyone else who wishes to stay.

### **Agenda Item 11: Chairman's Comments**

Chair Adams informed everyone that this weekend the City of Fellsmere will be hosting the Frog Leg Festival.

### **Agenda Item 12: Council Member Update**

Commissioner Smith suggested inviting Amy Baker, Chief Economist for the Florida Legislature, to give a presentation to Council. He indicated her presentations are always very informative and would be useful to Council members. He noted she does not frequently leave Tallahassee, so she might be a great speaker for a joint meeting with South Florida Regional Planning Council.

Mayor Brennan from the Village of Tequesta indicated their US 1 project has been finished for over a month and they are seeing good results.

Commissioner Townsend noted the St. Lucie County Fair will be starting soon. She also noted the Sunshine Kitchen, a state-of-the-art food kitchen incubator, is now up and running at the Treasure Coast Research Park in the City of Fort Pierce.

Commissioner Valeche noted Palm Beach County hired Tindale Oliver to do a study on their impact fees. He stated the results were stunning, showing significant increases from previously reported numbers in several categories. He noted that the Commission has decided to defer on this for now, noting impact fees can pose risk of litigation to the County. He asked if this is something that should be discussed at a future Council meeting. Councilmember Houston noted that impact fees can be used to encourage or discourage development, and needs to be done taking into account the local jurisdiction. He stated he would also like to hear more about this topic. Commissioner O'Bryan noted that these reports will always show big numbers, but many times the recommended rates are not implemented because of political pressure from builders and developers. He said that over time the increases will grow if periodic adjustments are not implemented.

Commissioner O'Bryan noted that with the sale of the City of Vero Beach's electrical system to Florida Power and Light Company they expect to see at least a \$20 million economic boost in the County. He stated that the local hospital has come to an agreement for the Cleveland Clinic to run their operations. He said Cleveland Clinic plans to invest more than \$250 million to improve the hospitals throughout the region. He also indicated that the county has signed a 10-year contract with Major League Baseball, Inc. to take over the historic Dodgertown property.

Commissioner Hetherington from Martin County noted that she is newly elected. She stated she is amazed at all the different topics being discussed, indicating that she would like to expand these conversations on issues like transit and infill development by getting more public participation.

### **Agenda Item 13: Public Comment**

None

**Agenda Item 14: Staff Comment**

Mr. Lanahan announced that retail expert Robert Gibbs will be giving a free public lecture here at Indian River State College at 6:00 pm on Thursday, January 24<sup>th</sup>. The lecture is being sponsored by the Martin County Community Redevelopment Agency.

**Agenda Item 15: Adjournment**

There being no further business, Chair Adams adjourned the meeting at 11:54 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 January 18, 2019 meeting of the Treasure Coast Regional Planning Council.

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Date

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Signature