

**MINUTES OF THE
TREASURE COAST REGIONAL PLANNING COUNCIL
DECEMBER 14, 2018**

Agenda Item 1: Pledge of Allegiance

Chairman Parrish called the meeting to order at 9:34 a.m. and welcomed everyone and led the pledge of allegiance.

Agenda Item 2: Roll Call

Thomas Lanahan, Council's Executive Director, took roll and announced a quorum was present.

The following members and alternates were present:

Indian River County: Commissioner O'Bryan
 Commissioner Adams
 Councilwoman Moss
 Councilman Auwaerter
 Councilmember Simms

Martin County: Commissioner Smith
 Commissioner Conze, Jr.

St. Lucie County: Commissioner Johnson

Palm Beach County: Commissioner Valeche
 Commissioner Berger
 Mayor Gerwig
 Mayor Brennan
 Councilman Hmara
 Commissioner Ryan, Alternate
 Vice Mayor Gottlieb, Alternate

Gubernatorial Appointees: Michael Houston
 Erica Whitfield
 Peter Sachs
 Mark Llano
 Reece Parrish
 Robert Lowe

Ex-Officios: Lois Bush, Florida Department of Transportation
 Vicki Gatanis, South Florida Regional Transportation Authority

Council Staff: Thomas J. Lanahan
 Kathryn Boer

Phyllis Castro
Kim DeLaney
Liz Gulick
Stephanie Heidt
Dana Little
Jessica Seymour

Council Attorney: Keith Davis

Agenda Item 3: Agenda

Council Action: Commissioner Smith from Martin County moved approval of the Agenda. Councilman Hmara from the Village of Royal Palm Beach seconded the motion, which carried unanimously.

Agenda Item 4: Consent Agenda

Councilwoman Moss from the City of Vero Beach stated the first Council meeting she attended in January was on behalf of Councilman Anthony Young. However, he decided he was not able to continue to serve on Council so the City Council appointed her to serve as the member and forwarded that information to Indian River County for ratification. She also noted her name was misspelled in the September minutes. She asked that Consent Agenda items 4B3, Minutes – September 21, 2018 and 4B4, Minutes – Joint meeting on October 12, 2018 be pulled for modification.

Chairman Parrish noted there was also a request for Consent Agenda Item 4B12, St. Lucie County Comprehensive Plan Amendment No. 18-2ESR to be pulled for public comment.

Council Action: Commissioner Smith moved approval of the Consent Agenda with items 4B3, Minutes September 21, 2018; 4B4, Minutes – Joint meeting on October 12, 2018; and 4B12, St. Lucie County Comprehensive Plan Amendment No. 18-2ER pulled for Council discussion. Councilman Hmara seconded the motion, which carried unanimously.

Items remaining on the Consent were: 4B1, Financial Report – August 31, 2018; 4B2, Financial Report – September 30, 2018; 4B5, City of Delray Beach Comprehensive Plan Amendment No. 18-1ESR; 4B6, Village of Golf Comprehensive Plan Amendment No. 18-1ESR; 4B7, Town of Jupiter Comprehensive Plan Amendment No. 18-2ESR; 4B8, Town of Loxahatchee Groves Comprehensive Plan Amendment No. 18-2ESR; 4B9, Martin County Comprehensive Plan Amendment No. 18-5ESR; 4B10, Martin County Comprehensive Plan Amendment No. 18-6ESR; 4B11, Palm Beach County Comprehensive Plan Amendment No. 19-1ESR; 4B13, 2018-2019 Hazardous Materials Emergency Preparedness Contract Agreement; and 4B14, Intergovernmental Coordination and Review Log.

Consent Agenda Item 4B3: Minutes – September 21, 2018

Councilwoman Moss requested the September 21, 2018 minutes be modified to correct the spelling of her name and to indicate she was the member in attendance. Mr. Lanahan stated that

to date Indian River County has not provided notice that there has been a membership change for the City of Vero Beach, but he would follow-up with the County and bring back to Council any necessary modifications to prior meeting minutes.

Council Action: Commissioner Smith moved approval of the amended September 21, 2018 minutes to correct the spelling of Councilwoman Moss's name. Commissioner Johnson from the City of Fort Pierce seconded the motion, which carried unanimously.

Consent Agenda Item 4B4: Joint Meeting on October 12, 2018

Commissioner O'Bryan from Indian River County noted that Councilwoman Moss was not in attendance at the Joint October meeting.

Council Action: Commissioner Smith moved approval of the meeting minutes of October 12, 2018. Commissioner Johnson seconded the motion, which carried unanimously.

Consent Agenda Item 4B12: St. Lucie County Comprehensive Plan Amendment No. 18-2ER

Stephanie Heidt of Council staff provided an overview of the proposed comprehensive plan amendments. She indicated the amendments are being proposed as part of the County's Evaluation and Appraisal Review (EAR) of their comprehensive plan. She noted the EAR process requires that every seven years each local government do a complete review of their comprehensive plan in order to determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated and to address issues that the local government identifies. Ms. Heidt indicated a majority of the proposed amendments from St. Lucie County are to update data and information. She also noted the Florida Department of Economic Opportunity issued their Objections, Recommendations, and Comments report, which contained objections and comments related to the County's Coastal Management Element.

Leslie Olson, Director of Planning and Development Services for St. Lucie County, stated she was available to answer any questions.

Marty Sanders with the St. Lucie County School District spoke regarding the proposed comprehensive plan amendment related to school siting. He noted that in 2008, the school district and the county developed an interlocal agreement related to school siting. At that time, it was agreed that in order to limit urban sprawl, schools would not be located outside the urban service area except in cases where the property was owned by the school district prior to January 1, 2001, or enrollment of students and where they live would be better served by a school outside the urban service area. He stated that as part of the EAR process, the school district participated with county staff and was surprised when language was added at the transmittal hearing to exclude charter schools from the requirement of siting schools within the urban service area. He indicated he has provided correspondence to the County expressing the school district's concern that this may be creating separate rules for charter schools, noting Florida Statutes that mandate charter schools be treated the same as public schools.

Commissioner Johnson asked if the St. Lucie County School District has any current plans to locate schools outside of the urban service area. Mr. Sanders stated no. Commissioner Smith noted in Martin County they have a siting agreement that has worked for both the county and the school board for many years, suggesting this could be used as a model. Mr. Sanders stated they do have an effective agreement in place with both the county and city and have not had any prior issues related to school siting.

Councilmember Lowe, Gubernatorial Appointee for St. Lucie County, asked what the other counties are doing. Mr. Sanders noted he reached out to other counties and many do not allow schools outside the urban service area. He stated there are a few that do allow this, however all those cases treat charter and public schools the same. Councilmember Lowe asked if the legality of this has been tested. Mr. Sanders said not to his knowledge.

Commissioner Smith moved approval of the staff recommendation. Mayor Gerwig from the Village of Wellington seconded the motion, which carried with Commissioner Johnson opposed.

Agenda Item 5: Florida Chamber Foundation – 2030 Update – Presentation by John Kaliski, Principal, Cambridge Systematics

Mr. John Kaliski with Cambridge Systematics provided an overview of *Florida 2030*, which is the result of the Florida Chamber Foundation’s three-year collaborative effort to create a strategic, long-term plan for the state. This plan is the product of input from over 10,000 Floridians from private, public, and civic organizations, and citizens who attended 83 town hall meetings in all 67 counties in the state. The plan is organized around the Six Pillars of Florida’s Economic Future – Talent Supply & Education; Innovation & Economic Development; Infrastructure & Growth Leadership; Business Climate & Competiveness; Civic & Governance Systems; and Quality of Life & Quality Places. Mr. Kaliski provided statistical and research results that outline what we need to do as a state to be globally competitive, create prosperity and high paying jobs for all citizens, and design vibrant and resilient communities that will attract and retain talent. A copy of the plan and information related to our Region was provided to Council members.

Councilmember Whitfield, Gubernatorial Appointee from Palm Beach County and member of the School Board of Palm Beach County, asked if legislation has been proposed that could assist with advancing the goals in the plan, and what is being done to help local communities implement these goals. Mr. Kaliski noted the Foundation is currently identifying some opportunities for action at the state, regional, and local levels. Councilmember Whitfield noted the School District of Palm Beach County has identified some of the same issues and has already begun working on them. She suggested there may be a way to collaborate with regions and local governments that are already working on the goals identified in the *Florida 2030* plan.

Commissioner Ryan from the City of West Palm Beach noted she met that morning with the local chamber of commerce to discuss the designation of West Palm Beach as a Purpose Built Community. She explained that for the last three and one half years they have been working on this initiative, which addresses issues related to children, poverty, education, and schools at the neighborhood level. She indicated Dennis Grady, CEO of the Chamber of Commerce of the

Palm Beaches, is very supportive of the *Florida 2030* effort. She also noted AARP is willing to come into a community and help establish policies and procedures that can be tracked over time so local governments can make meaningful, transformative changes.

Councilmember Lowe noted 2030 is only 12 years away and not a long range plan in his opinion. He stated that none of this can be done without water, suggesting this should be a Council priority. Mr. Kaliski indicated that during the process a lot of information was received regarding water. He noted detailed recommendations related to water issues are included under the Infrastructure & Growth Leadership pillar.

Councilman Hmara thanked Mr. Kaliski for his presentation, noting it is a good reference document and he looks forward to going online to see more of the information provided. He asked if there is an action plan to address the predictions in the plan. Mr. Kaliski indicated the Florida Chamber Foundation is setting up teams to focus on particular issues.

Commissioner Smith stated he would like for the Foundation to put forward their top 3 action requests for the year, or for a 2-year strategy that Council could adopt. He noted that Council also collaborates on many common issues with the South Florida Regional Planning Council, so it would be very helpful if there is a clear directive in terms of possible legislation that can be provided to both regional planning councils going forward. Mr. Kaliski said he would share this request with the Foundation. He noted that Tony Carvajal, who is also with the Florida Chamber Foundation, will be at the Florida Regional Councils Association policy board meeting in January and it may be a good opportunity to address this.

Mayor Gerwig noted that she chairs the Citizens Advisory Council for Health and Human Services for Palm Beach County and there is a major emphasis on a poverty work group that has developed 22 initiatives in a well-laid out plan for solving poverty that focus on the same issues as the *Florida 2030* plan. Mayor Gerwig asked if Mr. Kaliski had any information about the poverty work group. Mr. Kaliski indicated no, but that he will look into it.

Agenda Item 6: Council Organization – Membership Appointments and Election of Officers

In accordance with the rules and regulations of Council, Mr. Lanahan read the following names of new Councilmembers for 2019 into the record, and asked the Chairman to certify they have been duly appointed:

PALM BEACH COUNTY

Regular Members: Commissioner Hal Valeche
 Commissioner Mary Lou Berger
 Mayor Mack Bernard

Regular Member
Alternates: Commissioner Melissa McKinlay
 Commissioner Robert S. Weinroth
 Vice Mayor Dave Kerner

Municipal Members: Mayor Anne Gerwig, Village of Wellington
Councilman Jeff Hmara, Village of Royal Palm Beach
Commissioner Omari Hardy, City of Lake Worth
Mayor Abby Brennan, Village of Tequesta
Mayor David Norris, Village of North Palm Beach

Municipal Alternates: Commissioner Paula Ryan, City of West Palm Beach
Commissioner Kristine de Haseth, Town of Ocean Ridge
Vice Mayor Robert Gottlieb, Town of South Palm Beach
Mayor Maria Marino, City of Palm Beach Gardens

INDIAN RIVER COUNTY

Regular Members: Commissioner Peter O’Bryan
Commissioner Susan Adams

Regular Member Alternates: Commissioner Joseph Flescher
Commissioner Tim Zorc

Municipal Members: Councilmember Ed Dodd, City of Sebastian
Councilmember Simms Browning, Town of Orchid

Municipal Alternates: Mayor Joel Tyson, City of Fellsmere
Councilmember Laura Moss, City of Vero Beach

MARTIN COUNTY

Regular Members: Commissioner Doug Smith
Commissioner Stacey Hetherington

Regular Member Alternates: Commissioner Harold Jenkins
Commissioner Edward Ciampi

Municipal Member: Commissioner Peter H. Conze, Jr., Town of Jupiter Island

Municipal Alternate: Commissioner Kelli Glass Leighton, City of Stuart

ST. LUCIE COUNTY

Regular Members: Commissioner Sean Mitchell
Commissioner Cathy Townsend

Regular Member Alternates: Commissioner Chris Dzadoovsky
Commissioner Linda Bartz

Municipal Members: Councilman John Carvelli, City of Port St. Lucie
Commissioner Jeremiah Johnson, City of Fort Pierce

Municipal Alternates: Councilwoman Jolien Caraballo, City of Port St. Lucie
Commissioner Thomas Perona, City of Fort Pierce

**GUBERNATORIAL
APPOINTEES:**

Doug Bournique, Indian River County
Michael Houston, Martin County
Michael Davis, Palm Beach County
Peter Sachs, Palm Beach County
Erica Whitfield, Palm Beach County
Mark Llano, Palm Beach County
Reece Parrish, St. Lucie County
Robert Lowe, St. Lucie County

EX-OFFICIOS:

Lois Bush, Florida Department of Transportation
Kathy LaMartina, South Florida Water Management District
Jennifer Smith, Florida Department of Environmental Protection
Loraine Cargill, South Florida Regional Transportation Authority

Mr. Lanahan noted the appointments will be ratified by each County's Board of County Commissioners at their respective meetings on December 18, 2018. Chairman Parrish certified that the membership, as read, has all been duly appointed.

Commissioner Valeche from Palm Beach County indicated the Nominating Committee met prior to the meeting to determine the slate of officers for 2019. The Committee recommended the following nominations for the 2019 Council officers:

Chairman: Commissioner Susan Adams, Indian River County
Vice Chairman: Councilman Jeff Hmara, Palm Beach County
Secretary/Treasurer: Councilmember Michael Houston, Martin County

Council Action: Commissioner Valeche moved approval of the Committee recommendation. Commissioner O'Bryan from Indian River County seconded the motion, which carried unanimously.

Agenda Item 7: Town of Highland Beach Interlocal Agreement – Complete Streets Master Plan

Kim DeLaney of Council staff provided an overview of the proposed interlocal agreement with the Town of Highland Beach. The agreement will allow Council to assist the Town and coordinate with the Florida Department of Transportation, the Palm Beach Transportation Planning Agency, the South Florida Water Management District, and other entities to help develop the Ocean Boulevard/State Road A1A Complete Streets Master Plan. The design

improvements requested by the Town include improved bicycle and pedestrian facilities, enhanced stormwater management adjacent to regionally significant waterways, and hardened utility infrastructure that will contribute to a safer, more connected, and more resilient Region. The master planning envisioned by the Town will help to improve the land use/transportation relationships along the Ocean Boulevard/State Road A1A corridor, promote non-motorized transportation, and help implement Council's Strategic Regional Policy Plan. The agreement provides a fee of \$146,940 for Council's efforts.

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

Agenda Item 8: Resolution Expressing Support for Expanding the Lending Area of the South Florida Regional Planning Council's Revolving Loan Fund

Isabel Cosio-Carballo, Executive Director, and Jeffrey Tart, Senior Loan Officer with the South Florida Regional Planning Council (SFRPC) provided an overview of their revolving loan fund (RLF) program for small- and medium- size businesses in Broward, Miami-Dade, and Monroe counties that is funded through the U.S. Department of Commerce's Economic Adjustment Program. Since 2002, the SFRPC RLF program has serviced more than 410 loans providing funding to area businesses. The total amount loaned to these businesses was more than \$37 million. The loans have helped fund projects totaling over \$112 million. As a result of these investments, more than 8,000 jobs have been created or saved. These projects were funded with RLF monies because conventional funding was not available. They noted the current request is for Council approval of a resolution supporting the expansion of their program's lending area to add Palm Beach County.

Commissioner Valeche asked if this program is done in conjunction with the Small Business Administration (SBA). Mr. Tart stated that their RLF is not part of the SBA program, but it is similar in the aspect that they help to fund small- and medium-size businesses. He noted this program offers more flexibility and seeks to help the underserved markets, such as minority business owners who are not able to obtain traditional funding. Ms. Cosio-Carballo indicated that the SBA has greater resources and this program would not cut into their market. Commissioner Valeche asked how the loans are underwritten. Ms. Cosio-Carballo replied that Mr. Tart handles that as he has banking and lending experience. Commissioner Valeche asked how these loans compare to traditional loans in terms of interest rates. Mr. Tart indicated the interest rate is generally 1½ to 2 percent over prime.

Councilman Auwaerter asked the percentage of loans that are non-performing or in default. Ms. Cosio-Carballo indicated about 25 percent. Councilman Auwaerter asked how the program is funded. Ms. Cosio-Carballo indicated the RLF is funded through the U.S. Economic Development Administration.

Commissioner Ryan asked if there is a possibility to help bring more Community Development Financial Institutions (CDFI) into the region to help with redevelopment of major areas. Ms. Cosio-Carballo indicated the RLF is a stand-alone program. She noted the SFRPC staff does

provide administrative support for the Southeast Florida Community Development Fund, which is an independent 501(c)(3) organization that is in the process of obtaining CDFI certification.

Councilmember Lowe asked if all counties in the Treasure Coast Region would be eligible for the SFRPC RLF program. Ms. Cosio-Carballo said she would inquire with her board to see if there is an interest in expanding the lending area further.

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

Mayor Gerwig asked if this Council will be obligated for any of the finances. Staff explained this program will be run by the SFRPC and our Council will not be responsible for any of the funding or administrative costs, nor have any liability exposure.

Councilmember Houston, Gubernatorial Appointee from Martin County, noted he would also like to see this service offered in Martin, St. Lucie and Indian River counties.

Agenda Item 9: Proposed Amendment to the Personnel Policy and Procedures

Mr. Lanahan explained that the proposed amendment to Council's Personnel Policy and Procedures Manual is a minor change to create a voluntary sick leave donation program consistent with other regional planning councils in Florida and most of the counties in the Region. The program will allow employees with sufficient or extra sick leave time available to donate time to another employee, who has exhausted their available sick leave and has a serious medical condition that prevents them from working. Mr. Lanahan noted the program will require the donor keep 3 weeks of sick leave; be based on an hour-for-hour donation; and will not create any new benefits or increase liability to Council.

Council Action: Commissioner O'Bryan moved approval of the staff recommendation. Mayor Gerwig seconded the motion, which carried unanimously.

Agenda Item 10: Announcements

Mr. Lanahan announced that Councilmember Toby Overdorf was elected to the Florida House of Representatives for District 83 and has tendered his resignation from Council.

Mr. Lanahan announced Ms. Heidt has been promoted to Economic Development and Intergovernmental Programs Director.

Mr. Lanahan welcomed new staff member Jessica Seymour who has been hired as a regional planner working in the Urban Design Studio.

Mr. Lanahan announced Commissioner McKinlay of Palm Beach County was appointed Chair of the National Association of Counties Agriculture and Rural Affairs Steering Committee.

Mr. Lanahan noted the Florida Regional Councils Association will hold its Policy Board meeting in Tallahassee on January 11th with a reception January 10th.

Mr. Lanahan noted Council is hosting a Form-Based Code Class on January 14th in Jupiter. Flyers were provided to Council members with details regarding the class and information regarding registration and a reduced rate for individuals in our Region.

Mr. Lanahan indicated there will be an Orientation for new appointees and others who are interested immediately following the January 18th Council meeting. Staff members will provide brief presentations with respect to each of Council's program areas and lunch will be provided.

Mr. Lanahan stated a bill has been filed by a representative on the west coast of Florida to reinstate the septic tank inspection program.

Mr. Lanahan recognized Chairman Parrish for his service this past year and presented him with a gift.

Agenda Item 11: Chairman's Comments

Chairman Parrish stated he feels honored and privileged to have served as Council's Chair this past year. He noted for 37 years he has been in law enforcement and just retired recently from the State. He stated he did not realize how complicated planning is and he is grateful for all he has learned working with Council and staff. He stated Council is extremely important, because it provides a vehicle for local governments to interact and discuss serious planning issues with each other and the public. He encouraged Council members to spread the word of what regional planning councils can do. He stated he looks forward to continuing to serve as an active Council member.

Agenda Item 12: Council Member Update

Commissioner O'Bryan noted that Indian River County is considering leasing the historic Dodgertown facility to Major League Baseball. He also stated that the county has extended their moratorium on application of biosolids.

Commissioner Valeche indicated that in Palm Beach County they are seeing more development applications that are including on-site workforce housing. He stated he believes that the development community is responding to discussions the Commission has been having regarding modifying their development codes to address the workforce housing issue. Commissioner Berger with Palm Beach County agreed, stating they have been working with the developers and surrounding communities and are heading in the right direction. Councilmember Houston asked if the county's workforce housing program was related to density bonuses. Commissioner Valeche indicated that no development can be done without some type of bonus.

Councilmember Houston noted the City of Stuart is currently looking at a controversial project that proposes a significant amount of workforce housing. He stated that although he is in the private sector, he believes creating incentives and opportunities for workforce housing is a win-

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win situation. He indicated he wanted to publically thank former County Commissioner Ed Fielding for all his hard work on key issues in our Region, particularly the Indian River Lagoon and advanced technology.

Councilmember Lowe stated that in St. Lucie County Commissioner Sean Mitchell has been elected, replacing Anthony Bonna. He also informed Council that Commissioner Frannie Hutchinson's husband passed away this week.

Vicki Gatanis from South Florida Regional Transportation Authority announced that Steven Abrams has been selected as their new Executive Director effective December 13, 2018. Commissioner Abrams previously served on Council.

Mayor Brennan from the Village of Tequesta announced that the U.S. 1 complete streets project was completed ahead of schedule and came in under budget. She thanked Council for all the help conceptualizing and supporting the project.

Councilman Auwaerter noted that the Florida Department of Transportation is doing a resurfacing project with enhanced bike lanes on State Road A1A in the Town of Indian River Shores. He stated they are now working to get the speed limit lowered in that section from 55 mph to 45 mph.

Councilmember Whitfield stated one of the issues they are experiencing in Palm Beach County is development to the west where there are no schools to accommodate the students. She indicated that in the past there was unmitigated building of schools throughout the state so they have been told they need to rearrange where the students were attending so long as there is capacity anywhere in the District. She stated they have been able to do that to some extent in the eastern area of the county, but in the western area it is getting difficult due to the distances involved. She indicated they are going to the state this year to ask for an exception to the rules so they can build needed schools in the western part of the county to accommodate students living there.

Commissioner Smith noted there are approximately 10,000 septic tanks in Martin County and for the past 30 years the approach has been for neighborhoods to request water and sewer services from the county, which takes a very long time. He stated now the board is developing a policy to put into place a 10-year plan to eliminate all septic tanks in Martin County that are under the control of the county. He stated the sewer conversion program discussion is an opportunity for Council to engage at the state level, as well as continuing with the biosolids issue. He stated that at the Florida Association of Counties they have a working policy group to address water issues and are trying to figure out how we can do things better than we have been for the last 100 years. He indicated Martin County passed a resolution in support of the acquisition of the rest of the Pal Mar property, which is a significantly large chunk of land that resides on the southern border of Martin County and the northern boundary of Palm Beach County.

Councilman Hmara stated there are a lot of communities in Palm Beach County approaching build out and the Village of Royal Palm Beach is no exception. He noted that if a local government has a golf course, especially one that has been around for a while, developers will be

looking at these to redevelop with residential. He stated that we must be careful moving forward as this appears to be a trend occurring in South Florida. He stated he would be interested in talking with anyone who can offer some advice on this issue.

Commissioner Adams thanked Chairman Parrish for his leadership and service this past year.

Agenda Item 13: Public Comment

None.

Agenda Item 14: Staff Comment

Mr. Lanahan reminded Council members the next meeting is scheduled for January 18th and wished everyone a Happy New Year.

Agenda Item 15: Adjournment

There being no further business, Chairman Parrish adjourned the meeting at 11:33 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 14, 2018 meeting of the Treasure Coast Regional Planning Council.

Date

Signature