

**MINUTES OF THE  
TREASURE COAST REGIONAL PLANNING COUNCIL  
FEBRUARY 15, 2019**

**Agenda Item 1: Pledge of Allegiance**

Chair Adams called the meeting to order at 9:40 a.m. and welcomed everyone. She 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  
  Councilmember Dodd  
  Councilmember Browning

Martin County:                 Commissioner Smith  
  Commissioner Hetherington  
  Commissioner Conze

St. Lucie County:               Commissioner Dzadoovsky, Alternate  
  Councilman Carvelli

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

Gubernatorial Appointees:    Michael Davis  
  Robert Lowe  
  Reece Parrish  
  Erica Whitfield

Ex-Officios:                    Lois Bush, Florida Department of Transportation  
  Kathy LaMartina, South Florida Water Management District  
  Jennifer Davis, Florida Department of Environmental Protection

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 February 15, 2019 Agenda. Commissioner Hetherington from Martin County seconded the motion, which carried unanimously.*

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

Items on the Consent Agenda were: 4B1, Financial Report – December 31, 2018; 4B2, Minutes – January 18, 2019; 4B3, City of Port St. Lucie Comprehensive Plan Amendment No. 19-01ESR; and 4B4, Interlocal Agreement with City of Deerfield Beach for 2019 Post-Disaster Redevelopment Planning.

*Council Action: Commissioner Smith moved approval of the Consent Agenda. Commissioner Hetherington seconded the motion, which carried unanimously.*

### **Agenda Item 5: Pineland Prairie in Martin County – Presentation by Marcela Cambolor-Cutsaimanis, Principal, Marcela Cambolor & Associates, Inc.**

Ms. Cambolor-Cutsaimanis provided Council with an overview of the history, process, and concepts that led to the creation of the Pineland Prairie project. The proposed project is a 3,411-acre site located adjacent to the northern boundary of western Martin County and consists of 4,200 dwelling units; 290,000 square feet of commercial; 2 million square feet of industrial; 3 schools; 150 acres of agriculture; recreation areas; and 2,400 acres of public open space and preserved natural areas.

Ms. Cambolor-Cutsaimanis noted that the development of the project was a three-fold effort of extensive public outreach; a unique comprehensive plan amendment and development of a new land use designation, Planned Mixed Use Village (PMUV); and the use of form-based codes. She noted there was unprecedented public outreach because the land owner/developer, Knight Kiplinger, wanted to include all stakeholders in the process in order to promote education of the project, ensure open communication, and build trust. Conscious effort was made to engage the entire community by including groups that do not normally come to public hearings and going out to the stakeholders with presentations. She commended the Guardians of Martin County for their contributions to the process. Ms. Cambolor-Cutsaimanis indicated that the project proposes to develop only 30 percent of the land as a new mixed-use compact village, with 2,400 acres being designated in perpetuity as public open space. She also noted that the project includes connected streets without gates, schools and a plan to improve the water quality of the adjacent

C-23 Canal by diverting water from the canal, cleaning it through a system of marshes, temporarily retaining the water during times of heavy rain or higher discharges, and then releasing the cleaner water back into the canal at the appropriate time. She noted that the project has received much support and thanked all the stakeholders involved for helping to design a project that is not only an asset to Martin County, but to the entire region.

Councilmember Davis, Gubernatorial Appointee from Palm Beach County, asked if there is an opportunity to do some restoration of some of the land that is being preserved that has been set aside for preservation. Ms. Cambor-Cutsaimanis noted that most of the land that is marked for preservation is pristine and has never been touched. She stated the proposed village will be located on former farm land.

Commissioner Dzadovsky from St. Lucie County noted he has been pushing for his county to update their land development codes and he is glad to see the bar is being raised around the region. He stated he appreciates the component of the plan that will improve the water quality of the C-23 Canal, noting they are planning to do this on the McCarty Ranch property in the City of Port St. Lucie.

Mayor Gerwig from the Village of Wellington asked how many acres are planned for stormwater infrastructure. Ms. Cambor-Cutsaimanis indicated approximately 150 acres.

Councilmember Lowe, Gubernatorial Appointee from St. Lucie County, asked if the project will be done in phases. Ms. Cambor-Cutsaimanis indicated yes and that the first phase will include recreational features, a small retail component, some of the workplace uses, and a substantial amount of residential units to support those uses. Councilmember Lowe asked if transit options are included in the plan. She noted that the way the densities are laid out this will be a transit-ready community at buildout.

Councilman Carvelli from the City of Port St. Lucie noted his city has been very proactive and has dedicated 2,200 acres in the western area of the city for addressing water quality.

Councilman Hmara from the Village of Royal Palm Beach noted that in Palm Beach County they are struggling with land use and how to move people around. He noted that a lot of the cities are built out and do not have a blank canvas on which to plan. He asked how this type of development could be done in some of these communities. Ms. Cambor-Cutsaimanis noted that Council has done extensive research and has a lot of information on infill and redevelopment opportunities. She stated doing that type of planning is almost surgical, requiring a lot of time and community outreach. Councilman Hmara noted that it is difficult to convince people that more density can be good. Ms. Cambor-Cutsaimanis noted that when first working on this project they worked backward by looking at what they wanted the project to be and then determining how many units could be supported.

Commissioner O'Bryan from Indian River County cautioned that soil testing will need to be done in the proposed C-23 treatment area to ensure the soil is not contaminated from past agricultural uses. He also asked that when creating the different preservation enclaves consideration be given to creating wildlife corridors. He stated the project is very nice and there

will be high demand. He asked how they plan to keep the project affordable. Ms. Cambolor-Cutsaimanis noted that the project includes rental units and they are considering recruitment programs that will assist occupations such as teachers, police, and fire personnel with affordable housing options.

Commissioner Smith stated that the entire experience has been amazing for the County and doing a single comprehensive plan element such as this project has done could be the future of how we do development. He stated this may not be a perfect project for everyone, but he believes it is a comprehensive, well-laid out project.

Commissioner Berger from Palm Beach County asked if this project will be in the unincorporated area of the county, noting in her County the Westlake project eventually resulted in incorporation of a new City. Commissioner Smith stated the project will remain in the unincorporated area and the developer has not asked for anything else. Commissioner Berger asked how they will ensure the conservation land will remain in perpetuity. Ms. Cambolor-Cutsaimanis noted that the Pineland Prairie project has written into the code that the natural lands will be stripped of all development rights, open-space easements will be placed on the land that will serve as legally binding deed restrictions, and they are continuing to explore other approaches in addition.

Councilmember Whitfield, Gubernatorial Appointee from Palm Beach County, indicated that communities are currently leaning toward K-8 schools. She noted the plan aims for high walkability, but she cautioned there needs to be consideration for how they will handle stacking cars during the times parents will be dropping off and picking up their children.

Chair Adams thanked Ms. Cambolor-Cutsaimanis for her presentation.

#### **Agenda Item 6: Comprehensive Economic Development Strategy Plan Performance Metrics Update**

Stephanie Heidt of Council staff provided an overview of the update to the performance metrics contained in Council's Comprehensive Economic Development Strategy (CEDS) Plan. The CEDS Plan is designed to be a collaborative regional plan for economic development efforts in the region that provides an overview of relevant data about the Region. The plan contains 21 measures that are intended to be used to gauge the effectiveness of the CEDS plan and measure progress on improving the regional economy through annual updates. A comparison between January 2018 and January 2019 results was presented, showing some metrics improving and others declining. They will continue to be monitored annually.

Commissioner O'Bryan noted that the impacts of Red Tide have affected his County's tourist development tax levels. Mr. Lanahan noted this is also occurring in the Tampa Bay region.

#### **Agenda Item 7: Announcements**

Mr. Lanahan noted a flyer had been provided to everyone for the Lake Worth Festival of Trees event that will be held on February 16, 2019 and that he would be exhibiting there.

Mr. Lanahan noted that due to several scheduling conflicts, staff has not been able to set up a joint meeting with the South Florida Regional Planning Council in March. He indicated the plan is to have the joint meeting in October.

Mr. Lanahan indicated that Whitney Gray with the Florida Department of Environmental Protection's Florida Resilient Coastlines Program will be presenting at the March Council meeting.

Mr. Lanahan noted that Martin County Commissioner Doug Smith and Indian River County Commissioner Peter O'Bryan have been appointed to the Florida Association of Counties Water Policy Committee.

Mr. Lanahan indicated John Haddox, Field Representative for Congressman Mast, was present and has copies of Congressman Mast's presentation on the Lake Okeechobee regulation schedule. He noted Congressman Mast will be here at Indian River State College Tuesday, February 19<sup>th</sup> from 1:00-3:00 p.m. and 6:00-8:00 p.m. for the Lake Okeechobee System Operating Manual scoping meetings being put on by the Army Corps of Engineers.

#### **Agenda Item 8: Chair Comments**

Chair Adams noted that Indian River County has started an affordable housing work group. She also noted that the Frog Leg Festival last month in Fellsmere was a great success, bringing in record crowds.

#### **Agenda Item 9: Council Member Update**

Councilman Dodd from the City of Sebastian indicated the Florida Craft Brew & Wingfest will be held Saturday, February 16<sup>th</sup>, at Royal Palm Pointe in Vero Beach.

Commissioner Valeche from Palm Beach County noted that currently there seems to be a lot of planning for golf course conversions to other uses.

Commissioner O'Bryan indicated that Historic Dodgertown has been added as a U.S. Civil Rights Trail location.

Councilman Hmara noted they recently completed the expansion of their cultural center which is now an 8,000 square foot facility available for events and use as a conference center.

Commissioner Smith indicated that important legislative issues this year are septic to sewer conversions, biosolids, and combating coral reef disease.

Mayor Gerwig stated Wellington is as the height of the Equestrian season with several events that include polo, dressage, and show jumping.

Kathy LaMartina from the South Florida Water Management District noted that as of January 23<sup>rd</sup> efforts to eliminate pythons have resulted in the elimination of 1,197 snakes, which total 2.5 miles if laid end-to-end and weigh 11.5 tons.

Mayor Brennan from Village of Tequesta noted that on US 1 their 9-foot buffered bike lane is being used by motorists. She indicated the police chief and public works director are working on education and enforcement efforts for ensuring proper use of the bike lane.

**Agenda Item 10: Public Comment**

None

**Agenda Item 11: Staff Comment**

None

**Agenda Item 12: Adjournment.**

There being no further business, Chair Adams adjourned the meeting at 11:29 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 February 15, 2019 meeting of the Treasure Coast Regional Planning Council.

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Date

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Signature