

EAST CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

Council Meeting Minutes

January 18, 2006

Chairman Jon Rawlson
Presiding

IN ATTENDANCE:

County Representatives

Commissioner Sue Carlson, Brevard County
Commissioner Robert Pool, Lake County
Commissioner Teresa Jacobs, Orange County
Commissioner Brenda Carey, Seminole County
Councilwoman Joie Alexander, Volusia County
Councilman Dwight Lewis, Volusia County

Municipal Representatives

Commissioner Patty Sheehan, City of Orlando
Mr. Ed Booth, Space Coast League of Cities, Malabar
Commissioner Michael Blake, Tri-County League of Cities, Winter Springs
Vice Mayor Mary Martin, Volusia County League of Cities, Port Orange

Gubernatorial Appointees

Mr. Malcolm McLouth, Brevard County
Ms. Janice Kershaw, Brevard County
Mr. Jon Rawlson, Orange County
Mr. Daniel O'Keefe, Orange County

Ex-Officio and Other Municipal Representatives

Ms. Nancy Christman, SJRWMD
Ms. Vivian Garfein, FDEP
Mr. Thomas Genovese, SFWMD
Ms. Lennon Moore, FDOT

Staff

Mr. Jeff Jones
Ms. Susan Caswell
Mr. Mark Sievers
Ms. Claudia Paskauskas
Ms. Lelia Hars
Ms. Andrea Fant
Mr. Tom Tomerlin

Other Attendees

Mr. Chris Eggleston, FDOT
Mr. Jon Weiss, FDOT
Ms. Susan Sadighi, FDOT

Members not in Attendance

Commissioner Jackie Colon, Brevard County
Commissioner Welton Cadwell, Lake County
Commissioner Homer Hartage, Orange County
Commissioner Bill Lane, Osceola County
Clerk of the Courts Larry Whaley, Osceola County
Commissioner Randy Morris, Seminole County
Mayor John Land, Tri-County League of Cities, Apopka
Vice Mayor Wendell McKinnon, Tri-County League of Cities, Kissimmee
Councilman William Harvey, City of Deltona
Commissioner Evelyn Smith, City of Eustis
Ms. Maria Grulich, Osceola County
Ms. Nancy Acevedo, Seminole County
Ms. Maryam Ghyabi, Volusia County
Mr. Russell Gibson, City of Sanford

I. CALL TO ORDER AND GENERAL BUSINESS

Chairman Rawlson called the meeting to order at 10:12 a.m. Ms. Fant called the roll and announced a quorum was present.

II. APPROVAL OF MINUTES

Chairman Rawlson offered the October and November 2005 meeting minutes for consideration.

MOTION: Mr. McLouth moved to approve the October and November 2005 minutes. Vice Mayor Martin seconded the motion. The motion passed unanimously.

FINANCIAL REPORTS

Chairman Rawlson offered for consideration the November 2005 financial reports.

MOTION: Commissioner Jacobs moved for approval of the November 2005 financial reports. Councilwoman Alexander seconded the motion. The motion passed unanimously.

III. New and Reappointed Council Members – Chairman Jon Rawlson

Chairman Rawlson noted Seminole County reappointed Commissioner Morris and appointed Commissioner Carey to the ECFRPC. Volusia County appointed Councilman Lewis, who has been a member of the Volusia County Council for eight years and had previously served on the ECFRPC Council for approximately 3 years. Brevard County appointed Commissioner Carlson, a previous board member, and Commissioner Colon to the ECFRPC. Additionally, Chairman Rawlson mentioned he and Mr. McLouth had been reappointed as Governor's Appointees.

Commissioner Pool announced he and Commissioner Welton Cadwell also had been reappointed to the ECFRPC.

IV. Lake Toho DRI Reviews – Mr. Jeff Jones

Mr. Jones mentioned the Audubon presentation given by Mr. Charles Lee during the October Council meeting. Mr. Jones reminded board members there was a Council discussion about the presentation and the end result was for staff to produce options for addressing the Lake Toho projects' cumulative impacts. An update originally was scheduled for the November meeting, however time did not permit. Mr. Jones referenced Attachment 4 in the agenda packet, which outlined a process and timeline for addressing the cumulative impacts of the five DRIs along Lake Toho. The Working Group will attempt to produce a consensus on project design and development strategies for the five DRIs in approximately five or six months. Mr. Jones mentioned that the goal of the five-month review process was not to hold up the DRI process, but to work within its timeframe. The results of the process will be presented to Council in April or May. Mr. Jones noted that Regional Planning Council staff prepared a briefing book for the northwest Osceola study area and copies could be provided to interested Council members.

Commissioner Sheehan asked if the program would delay the DRI process. Mr. Rawlson clarified that the natural process of the DRIs is a little behind the program's review process.

Commissioner Carey asked if the end product will address the DRI projects' deficiencies. Mr. Jones replied the Working Group will consider all five surrounding DRIs, but there will be no attempt to add additional regulations and standards. He noted the program, however, will provide a more reasonable calculation of the proportionate share. Mr. Genovese commented that most of the DRIs have the same land planning consultant, Mr. Whidden, and he is aware of the issues and is working together with the various agencies, including the SFWMD. Mr. Genovese also mentioned DCA Secretary Thaddeus Cohen's determination to see that the process moves along smoothly.

Commissioner Carlson commented she feels better about the project knowing the Urban Land Institute (ULI) is involved. She expressed approval of this process for looking at the projects' cumulative impacts. Mr. Jones informed the Council that he would provide an update at the next Council meeting.

V. FL Regional Council Association Policy Board and National Association of Regional Councils Update – Mr. Jeff Jones

Mr. Rawlson stated Commissioner Morris was not in attendance and asked Mr. Jones to report on last week's FRCA meeting. Mr. Jones noted members of the Florida Regional Council Association's Policy Board met last Friday to discuss a number of items related to the upcoming Legislative session. Mr. Jones stated the major item discussed involved the final report released by the Office of Program Policy Analysis and Government Accountability (OPPAGA) on regional boundaries. He noted this report offered recommendations for changing some RPC boundaries to align with FDOT District boundaries and WMD boundaries. He commented the boundary proposals do not significantly affect the ECFRPC. Mr. Jones mentioned on advice of the FRCA lobbyist, the Policy Board elected not to comment on the recommendations as the feeling was they had no merit and would not receive any serious attention by the Legislature.

VI. Council Retreat – Mr. Jeff Jones

Mr. Rawlson stated the retreat was originally set for two days, including time for extracurricular activities. He asked the Council members whether it should be a two day or one day event. Commissioner Jacobs inquired as to the objectives of the retreat. She commented if Council members knew the objectives, they would be able to better decide on the length of time. Mr. Rawlson replied the retreat will include major discussions about the role of the Council.

Commissioner Carey commented the social event would have been something Ms. Sandra Glenn would have wanted because she believed it's hard to do business with someone without an initial social greeting. Commissioner Carey noted the point of social event is to ultimately help the business aspect. She noted she is in favor of the half-day social events.

Mr. Jones commented the focus of the retreat is to discuss the role of planning council, but in a different manner. He stated the focal point will be what Council members want to do regarding the planning process as it relates to the region, how much Council members want to invest in doing regional work. He noted the goal is to get a broad overview of the aforementioned. Additionally, he noted there would be an opportunity to engage in discussion with members of other regional planning councils outside Florida.

Vice Mayor Martin suggested scheduling social activities in the morning, business in the afternoon, then a social dinner at night. She commented there might be low attendance on the first day if it is entirely dedicated to social events; she stated not everyone wants to participate in an entire day of social events. She concluded many people would wait until the next day to show up. Commissioner Carey concurred with Vice Mayor Martin's idea.

Mr. Rawlson commented there should be social activities, but the goal is to leave with a work product. Additionally, he stated he thinks the retreat should be professionally facilitated. He noted the retreat has been tentatively scheduled for April 19th. He noted the 19th is good because there is a congregational recess at that time and he was able to schedule Congressman John Mica as the keynote speaker. He mentioned he has asked Congressman Mica to specifically address regional issues. Mr. Rawlson noted members will be able to reserve rooms at a nearby hotel and golf would be made available.

Ms. Kershaw and Commissioner Carlson both stated they have a conflict during the entire week of April 19th.

Mr. Rawlson asked who would be in favor of a Tuesday/Wednesday retreat, starting Tuesday afternoon and going through the entire day on Wednesday. Ten Council members raised their hands. Mr. Rawlson asked who would be in favor of a Wednesday/Thursday retreat. Two members raised their hands. Mr. Rawlson announced Tuesday/Wednesday would be best.

Mr. Rawlson noted Mr. Jones will distribute a draft agenda and members will have an opportunity to respond back to Mr. Jones. Mr. Rawlson mentioned Council members will then discuss the proposed details of the retreat at the next Council meeting.

Mr. McLouth commented the key members of the ECFRPC staff need to attend the retreat.

Ms. Garfein asked if Ex Officio members were invited to attend the retreat. Attorney Livingston replied in the affirmative. Commissioner Pool stated spouses should be invited to events such as the social dinner.

Commissioner Jacobs suggested the Council members rename the event, using a different name other than *retreat*. Commissioner Carlson suggested *Strategic Planning*.

Mr. Jones noted discussion at the retreat will include the role of the ECFRPC over the next 5 years. Commissioner Carey suggested there be an orientation as things have changed over the years.

VII. Affordable Housing DRI Methodology – Ms. Susan Caswell

Ms. Caswell provided an update to the Council on the status of the ECFRPC DRI Housing Methodology. As background she informed the Council that the ECFRPC adopted the DRI Housing

Methodology in the early 1990s, and when DCA adopted a housing methodology by rule it designated the ECFRPC methodology as a safe harbor alternative to its rule. She noted that the DCA rule has not been used since its adoption – the ECFRPC methodology has been used almost exclusively throughout the state.

This year legislative staff was directed to look at the DCA rule and ECFRPC methodology to address issues related to implementation of the methodologies in DRI review. A group that included DCA staff, representatives from the private sector, legislative staff, staff from other RPCs and herself has been meeting to address issues related to data sources, housing mitigation, and validity of some of the methodology's assumptions. She commented the legislators would like to see DCA drop its rule and adopt the ECFRPC methodology for the state of Florida, but while DCA seemed willing to drop their rule, they did not seem anxious to enter back into rulemaking. As a result of the meetings that have been held, however, the ECFRPC methodology will be amended and clarified as necessary.

Ms. Caswell noted the DRI methodology is a type linkage in that it relates jobs to housing. The Fiscal Impact Analysis Model incorporated the ECFRPC Housing DRI methodology in its calculations, but it estimates housing demand generated by residential as well as non-residential projects. The RPCs have been tasked with providing training and technical assistance to local governments in using FIAM; as part of that effort she hopes to incorporate into FIAM the fiscal impact of housing demand resulting from proposed projects.

Ms. Caswell also informed the Council that RPC staff is working with Orange County staff to host a workforce housing summit, which will be held in late April or early May.

Ms. Sheehan commented if inclusionary housing was going to be used as a strategy in central Florida, having ordinances across the region would be important. She stated the ECFRPC should take a leadership role in developing an inclusionary housing program. She commented that all local governments in the region need to be involved; otherwise, there will be transportation issues and affordable housing will be pushed further out.

Commissioner Carlson asked how affordable housing is being defined. Ms. Caswell replied the term *workforce housing* is now being used, as opposed to *affordable housing*. The term *affordable housing* has developed for many a negative connotation, so the term *workforce housing* is used to emphasize that the housing is for the area's workers. The term also has become popular because with home prices rising so rapidly and wages staying fairly stagnant, households with higher income levels are beginning to experience difficulty locating affordable housing. She noted that while affordable housing and workforce housing both are defined based on household income, often the term workforce housing is used for people with salaries falling within a certain wage bracket, such as 60% to 120% of median.

Commissioner Pool commented there will always be transportation issues. He stated the ECFRPC Council members can all agree today on an issue, but it's more difficult to get each individual County to adopt a rule.

Ms. Caswell noted the workforce housing summit will probably take place around late April or early May. She stated all county officials will be invited to the summit.

VIII. DRI Update – Mr. Jeff Jones

Mr. Jones noted Mr. Milch was not in attendance due to illness. Mr. Jones stated after completing a number of DRI preapplications in the fall, the ECFRPC staff now has a lot of things to work on in-house. He noted staff is not expecting to bring any DRIs before the Council until May. He mentioned he expects the first Lake Toho DRI in the beginning of the summer.

Mr. Genovese suggested the agenda packets include a separation of the new DRIs and the existing DRIs in need of changes.

Mr. Weiss noted the Ormond Crossing DRI is in the 1st sufficiency and still needs to come before the board.

Attachment 1

Mr. Jones noted the ECFRPC staff has hired consultants to help with DRI projects and that the projects pay for themselves. Mr. Jones introduced Mr. Tom Tomerlin and stated he will be helping with the staff workload.

Commissioner Carey asked if the Council was getting paid for tracking. Mr. Jones replied in the affirmative.

IX. Chairman's Report – *Chairman Jon Rawlson*

Mr. Rawlson noted the Search Committee met last week. He mentioned the consultant supplied information on 12 very qualified candidates. He stated the committee narrowed the list down to 5 finalists and will be conducting interviews on the 30th. He commented the committee hopes to have a final candidate to present to the Council in February. Additionally, Chairman Rawlson noted the committee is staying under budget. He noted any members of the Executive Committee or other Council members interested in attending the interviews should let him know in advance.

X. Executive Director's Report – *Mr. Jeff Jones*

Mr. Jones referred everyone to the update regarding the Glitch Bill for SB 360. He noted there are some competing thoughts regarding the Bill as to whether minor or major changes will be necessary. Mr. Jones noted he would keep the Council updated.

XI. Adjournment – *Chairman Jon Rawlson*

Chairman Rawlson adjourned the meeting at 11:30 a.m.

Approved by the East Central Florida Regional Planning Council this 15th day of February 2006.

Mr. Jon Rawlson