

Vock, Tammy

2D-1)

From: Phyllis frey [global6@msn.com]
Sent: Thursday, May 26, 2016 12:10 PM
To: Vock, Tammy
Subject: Agenda item for June 7, 2016 COVB council meeting
Attachments: Vero Beach City Council meeting June 7, 2016.doc

Hello Tammy,

Please find attached my proposed presentation as an agenda item for the June 7, 2016 COVB city council meeting.

Will you kindly forward my request for sponsorship to council member Pilar Turner?

Thank you for your assistance.

Phyllis Frey
772-713-0909

Vero Beach City Council meeting, June 7, 2016

REGIONAL PLANNING COUNCILS: Planning Your Future

I would like to provide you with a current update of the May 20th Treasure Coast Regional Planning council meeting that demonstrates how their decisions affect the future development of seven Florida counties, including Vero Beach and Indian River County.

But first, a little history. The Community Planning Act, Chapter 163 of the Florida Statutes requires that the Regional Planning Councils review local government comprehensive plan amendments prior to their adoption. Review and comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan.

At the recent TCRPC meeting, "Indian Trails Groves," a privately owned, four million, nine hundred-acre land tract proposal for development in Palm Beach County required a change in Future Land Use from Rural to Residential.

Exhibit 1 provides an aerial view for general location of the property which was formerly citrus groves.. Exhibit 2 provides a map location.

The local government comprehensive land use amendment from Palm Beach county for the Indian Trails Groves project was designed by the developers and planning and zoning to conform to requirements by the Treasure Coast Regional Planning Council. Some of these requirements included the following:

- Areas of low, medium and high density residential housing;*
- Creation of a mixed-use community designed to address regional land use imbalance and potential to reduce vehicle miles traveled;*
- Provision of 64 acres of parks and recreational uses, 17 miles of perimeter trails for pedestrians, cyclists and equestrians, 11 miles of pedestrian and bike pathways*
- Civic site dedications for fire station and school sites;*
- Provision for 10 percent of all units to be provided on-site as workforce housing;*
- Retention of over 1,100 acres of open space for agricultural uses;*
- Potential to address regional flooding through increased water storage*

by a provision of a 640-acre area for impoundment; The list goes on.

Throughout the presentation it was clearly evident that the developers were bending over backwards to fulfill the Regional Planning Council's requirements. Despite the fact that the land was privately owned and the requirements were met, the project was rejected by the TCRPC with the following:

Section 186.507 in Florida Statutes, includes the Strategic Regional Policy Plan. Regional Redevelopment Goal 5.1 prioritizes redevelopment, revitalization and infill of existing neighborhoods and districts. Regional Strategy 5.1.1 identifies and improves distressed and underutilized neighborhoods of existing urban areas to discourage sprawl. Indian Trails Groves does not further these regional priorities.

Regional Transportation and Energy policies under sections 7 & 9 are to encourage patterns of development and redevelopment that reduce dependency on the automobile and the use of fossil fuels; maximize public transportation alternatives. The Indian Trails Grove proposal is inconsistent with these goals.

Regional economic development goals section 3 are to discourage suburban sprawl and encourage sustainable development and investment assistance to foster infill, redevelopment and refurbishing of infrastructure in existing urban areas. The ITG proposal is inconsistent with these goals.

Regional Housing Goals under section 2 encourages revitalization of existing neighborhoods that will not result in isolated patterns of development. This will encourage an ample mix of affordable housing in transportation corridors for those who can least afford it.

In summary, what we have is a privately owned local property that checked all the required boxes for the EPA, DOT, and the TCRPC. Nevertheless, the priorities of the region took precedence over a private property project.

There are currently 11 Regional Planning Councils in Florida's 44 counties staffed by unelected bureaucrats. They are by Florida statutes required to place the priorities of the region above local priorities as

demonstrated in the Indian Trails Grove example. The RPC's are required to force local municipalities to conform to the RPC's form-based development including population density, increased building heights, low-income mixed-use upward sprawl inside transit oriented rail routes. This includes requirements for the reduction in fossil fuel-driven automobiles, narrowed streets and ethnic quotas.

You may think you have a seat at the table at the TCRPC meetings, but you will come to know that home rule of law is being circumvented as clearly demonstrated in the case of Indian Trails Groves, a privately owned land tract. And if you do not conform, they will withhold grants for infrastructure and other essentials.

At the March 19th TCRPC meeting IRC's commissioner Peter O'Bryan noted at the Tallahassee Florida Association of Counties legislative conference quote, "the most disturbing issue is a coordinated effort to remove home rule of authority from counties and cities." end quote. He indicated that there are 21 bills floating around that have some form of preemption in them. Other speakers at that meeting expressed the same concern that there is an orchestrated, coordinated effort to remove home rule rights.

In conclusion, I hope you will bear these facts in mind. It doesn't matter what private property owners want to do with their property. As long as we continue to invite the TCRPC to plan and develop our cities and counties for us, they will do so in exchange for home rule of law.

We ask that you consider this.