

MINUTES OF A SPECIAL JOINT MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AND ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS, AND THE ST. LUCIE COUNTY SCHOOL BOARD, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 9:00 A.M. ON MONDAY, APRIL 10, 2006.

Mayor Benton called the meeting to order.

The Pledge of Allegiance was recited.

Upon Roll Call, those present were: Mayor Robert J. Benton; Commissioners Rufus Alexander, Christine Coke, and R. Duke Nelson; City Manager Dennis Beach; City Attorney Robert Schwerer; and City Clerk Cassandra Steele. Those absent: Commissioner Becht.

Upon Roll Call, those present for the St. Lucie County Board of County Commissioners were: Chairman Doug Coward; County Commissioners Chris Craft, Frannie Hutchinson, Paula Lewis, and Joseph Smith. Also present: Doug Anderson, County Administrator

Those present from St. Lucie County School Board were: Chairperson Kathryn Hensley, John Carvelli, Samuel Gaines, Carol Hilson, and Judi Miller. Those absent: None

The first item on the Agenda was Existing Joint Planning Agreement between St. Lucie County and the City of Fort Pierce (dated June 6, 2005) - Overview and Assessment.

County Chairman Coward said he had asked for this item to be on here, but he has not had a chance to confer with Mr. Anderson. Hopefully they will do the best they can here. Obviously the County and the City had approved a Joint Planning Agreement and they are beginning to see that implemented. He thinks there needs to be some further discussion at a policy level about how exactly they wanted to see that implemented. He thinks they need to give staff a little bit more detail, so he would like to just kind of talk about the existing agreement as it is and where it should go.

County Administrator Anderson said on the Joint Planning Agreement he thinks part of the issue regarding implementation of it is the interpretation of it. That includes, what should they be doing under the Joint Planning Agreement? Since the Joint Planning Agreement was initiated, he thinks there has been some confusion. He and Mayor Benton have spoken about it. They both have new staffs. He thinks they need to better clarify what the City is expecting from the County and vice-versa on the Joint Planning Agreement.

Mayor Benton said he would agree. He thinks a lot of the items on the Agenda today have to do with language, maybe a change in the Joint Planning Agreement.

County Chairman Coward said he thinks one of the concerns was when the County sent over site plans for the City to review, what they have gotten back are very specific comments that pertain largely to City Codes. He doesn't think the idea was to have an applicant come through the unincorporated County and have to meet County codes and then go to City staff and have to meet their codes. He doesn't think that was the original intent. Obviously they need to have their codes closely aligned. He thinks what they need to do is have a broad discussion about what exactly they wanted from their collective staffs. He thinks they were looking for broader input that dealt with some of the issues that are listed on the Agenda. One is compatibility. If they are looking at a land use or rezoning issue, they need to make sure that it is compatible with the adjacent City areas and vice versa. As development comes

through, hypothetically the City may be approving a project, but not have jurisdiction over the roadway, but yet they need exact monies from the development community to pay for those roadways. So they need to be coordinating those broader issues and not necessarily be getting into - he hates to use this word, but he can't think of a better one - the minutia, the real detail of their collective codes. That was the broad observation he had.

County Commissioner Hutchinson said she is going to follow up on what he said, because that was her intent when they went into the Joint Planning Agreement was to basically discuss like infrastructure needs and make sure those are met, the stormwater issues that both of them share. The bigger picture items, not like the detail, whether it be architecture or landscaping and stuff. They both trust each other that they will address those issues.

City Commissioner Coke said she would agree on all those points. The only issue she thinks they need to address with some urgency is the timeliness of their responses back and forth to each other. She doesn't know when the City sends things to the County and how much time they have to respond or vice versa, but they need to set up a system in place where they get it and they have sufficient time to respond, and they are not sending them a letter five minutes before they vote on something, or vice versa. She thinks they need to ask staff to please address that and come up with a concrete definitive answer. So if it doesn't get done, then they can fall back and ask why wasn't this sent on such and such a date, or if they don't have a response, then they know where it fell through.

Mayor Benton said also, keeping the elected officials in the loop. He knows their staffs communicate pretty well now; but unfortunately the Commissioners are the ones who deal with the public and a lot of times they are kept out of the loop. Just recently on a project the County had on Jenkins Road, he read about it in the newspaper. Unfortunately that information didn't come from his staff to him, what was being done out there.

City Commissioner Nelson said first he commends the County Commissioners and the School Board members all for getting together with the City Commissioners. It is good to have them here in their house. They come as friends and he appreciates that very much. In the area of working together, when they think about their service area that they eventually annex everything in it in the near future or sometime in the distant future in some cases, it is important that they address and have as uniform as they possibly can requirements placed on the various developers in the areas of road width, sidewalks and curbs, and that the zoning be compatible with one another. They don't want to have agriculture from the County area and residential in the City. Where they can have the developers address those issues up front initially through the screening process and it goes between each organization, he thinks they could in fact save everybody a lot of grief and problems. Those are basically the areas that he is concerned about and would like to have them be in sync with one another.

County Commissioner Lewis said along the lines of the comments just made, she thinks they need to set up a more formalized procedure. She hates to do that, but they do have a developer review. She knows the original intent was basically that their staffs would get together and she thinks they are doing that. But what is happening

is, there wasn't anything written into that to bring it to the elected official level as Mayor Benton has indicated. She thinks if they actually, as Commissioner Coke said, set up a procedure, then maybe staff can come to the Commission with what they found at the Planning Meetings. Because with all good will, Staff could discuss the issue; but then when it comes to the Commission... This happened recently with the one that hit them at the last minute and caused everybody a good deal of concern. If they don't bring the Commission the information in an up front fashion - she doesn't want to say time frame, because she doesn't know what the time frame needs to be - then the Commission is not going to be able to do anything about it until it is too late. She thinks that will also work with the zoning. If there seems to be conflict in zoning in the early stages, that is something they can address at that point, rather than waiting until the night they are ready to pass the particular development and they discover there is a problem with the City. So she thinks the formalized procedure, while it is a pain in the neck, will probably serve them well in the long run.

Mayor Benton said he thinks so too. He remembers one specific development out on Jenkins Road where the City Commission tabled it. They were asking for information from the County on proposed improvements to Jenkins Road, a bridge in particular. And they were told by the developer, and they took his word for it, that the County had said no, they are not going to do that. Within a week they had a letter from Mr. Anderson explaining that is not the case. To him, a check list. Because he told developers now who have come in to see him, unless they have a letter of approval from Doug Anderson and the County Commission, he doesn't even want to see them.

City Commissioner Coke said to add to that, she thinks all of those are good steps. But maybe what they could also incorporate in that is, when the City gets projects from the County or the City sends projects to the County, perhaps staff could prepare just a summary sheet - this is where it is located, this is the acreage - so at least each of them as elected officials are aware that there is a project going on before staff approves it and then it comes in front of the Commission as an agenda item. Then at least they have the background information. It is not that they want to micro-manage, but if there is a project that the Commission would have questions on, then they could at least direct to staff what questions they have an interest in getting answers to.

City Commissioner Alexander said just to add on to this conversation, first thing, he thinks these entities that are brought forth this morning, they have a commitment to the public that they don't have developers that is coming into this community jumping through hoops and red tape. He thinks they just need to work together and commit themselves that they can meet with each other on a regular, maybe once a month or every three months. But something other than just going through check marks. They need to actually sit down with each other so they can have personal input on these ideas.

County Commissioner Craft said he wants to make it clear that 99% of the time when the developer comes into his office and his project is within the water and sewer service area of FPUA (Fort Pierce Utilities Authority), which is the potential annexation area for the City of Fort Pierce, he not only tells them and request

that they speak to staff, he also requests that they speak to the elected officials. He kind of looks at it as, they are going to buy the house, so he wants those guys to make sure they are kind of laying out the framework a little bit. Obviously, they are not going to get exactly what they want every time, but they need to have input in that process. He wants to make sure that is happening; and if it is not, please communicate that to him or his office.

County Chairman Coward said he thinks Commissioner Nelson had talked about infrastructure and land use. Right now they have two sets of zoning districts, so if they were to read the City Code and the County Code, it wouldn't be easy to figure out which are of like kind, which are similar. So when they talk about applying these through the process, it may be important for them to ask their staffs to sit down and look at their respective codes, try to make some comparisons, and maybe even make some broad determination about what is compatible. They don't have a compatibility chart that says if they want to rezone to this property and they are next to the City's equivalent zoning district, that it is okay or not. So they may need to give some direction to staff to try to draft some type of a broad compatibility chart.

County Commissioner Hutchinson said going back to the idea which was brought up earlier on the time line and so forth, she thinks if the Growth Management Department of each one could actually sit down and put a time frame and checklist together and bring it back to the respective Boards and follow from that point on. That to her would seem the easiest since it is basically staff that needs to follow through. Today's question is more, what do they want included and how far detailed do they want to go?

County Chairman Coward asked does staff have enough clarity on this issue?

County Administrator Anderson said yes, they do.

The next items on the Agenda were A joint planning arrangement or charrette that encompasses the **Jenkins Road area** bordered on the south by St. Lucie River and Westwood to the north for the purpose of establishing regional facilities in the area. (Compatibility, Density, Roads, Infrastructure Improvements, Zoning Issues, and Regional Park Siting) and Fort Pierce and St. Lucie County **Comprehensive Plans** and Distribution of **Site Plans** to all entities - Fort Pierce, St. Lucie County, and School Board.

Mayor Benton said he was the one who put these items on the Agenda.

It was very important just from several of their Commission meetings in the last six months. And also the City right now is updating their Comprehensive Plan. They have had three public workshops and all three of those public workshops basically encompassed County residents in areas where the City is getting ready to annex in the future, possible development pushing that way. He wanted to bring up the major concerns and it is his understanding that they could address these concerns. They can't address them when a developer brings in a site plan; but through their Comprehensive Plan, they can. That is why he wanted to bring up the compatibility, the density. He knows Commissioner Coward talked about compatibility. It is his understanding through their Comp Plan they can deal with those issues - density, roads, infrastructure improvements, zoning issues, and regional parks. He

is talking about the Jenkins Road area from the St. Lucie River on the south to Westwood High School. Literally between both the City and the County, they probably have thousands of residential units in the works through developers with one or the other. He doesn't know that they have a regional park plan for that area. To him, Lawnwood is the only regional park and it is already at capacity. Their boat ramps and their beach parks are already at capacity and have been for some time. And their hospitals, shouldn't they be looking at how many hospital rooms per person or per how many people? Their hospital is at capacity. To him, if the infrastructure and the amenities and everything that they have in place now can't afford what is coming - and he doesn't see plans to change the infrastructure, the roads in that area, or improvements - shouldn't they be looking at getting a grip on things? Two hurricanes came and set them all back, but the developers were still waiting. They have two planning staffs that are relatively new. He thinks they have just had a lot put on their plate that it has been very difficult for them. To him, it is not their job to appease developers and give them their maximum use of their properties, but it is to justify the growth and assure the quality of life for the residents who have been here. That is where he wants to start this off. They heard a workshop here the other day, Commissioner Craft was here, on the north Jenkins Road area and about how developers were going to pay for new roads in that area, but he hasn't heard of what they are going to do on the existing Jenkins Road between Orange Avenue and Edwards Road. There is a lot of development already approved there and a lot more in the works. But to him, that is where the pressure is now. He has learned from the County on Indrio Road how to say no to developers because of concurrency. So if the infrastructure can't handle it, they can say no, they can't build to the maximum they are allowed. And school sitings, if they are required to have only so many children per classroom, and if that doesn't change, they need a lot more schools in this area also. He thinks they really need to look closely at this. He knows people hate to use the word moratorium. But what they are looking at in the growth in that area, he doesn't think they are ready for it. He thinks they need to talk about it and come up with some conclusions on that.

County Commissioner Hutchinson said part of her agrees. She is glad the Mayor put this on for some discussion, because she thinks this might be one of the issues, the communication or maybe cross-sharing of information at whatever level it needs to be. Obviously, it needs to be done more frequently with the elected officials. But in regards to Jenkins Road, the developments the County has approved, they have required them to give right-of-way and to address stormwater issues and hold additional run-off water in their own ponds or lakes, as they will along the Jenkins Road. She is not sure if the City was demanding that right-of-way and the additional impact fees being paid up front from the development they had approved along the City. So she agrees there is a communication issue in regards to that. Her understanding, Jenkins Road in particular has been on the long range plan of the County for years as a north/south route, going all the way from the airport all the way down to Port St. Lucie.

Mayor Benton asked but have they found the money to do it yet? That is his issue.

County Commissioner Hutchinson said she understands that, but the need for it has just now become relevantly new, if they want to

call the way government works, slowly. Yes, the County has been collecting funds to go toward it and getting it from the developers. The one section in particular Mayor Benton mentioned from Orange Avenue up to Angle Road would be developer-funded. From Orange Avenue to Kings Highway, the developments the County has approved along that stretch and of course there is the impact fees and everything else that go along. But she knows the City has already annexed areas within the City, so she doesn't have a clue if the City has also asked for those additional funds.

Mayor Benton said the City has. Also, the big issue here is, this will be the City as soon as the development occurs and they turn the water on and it is contiguous, it will be the City. This is the future City. So their concerns are that they work in sync. And because they are both updating their Comprehensive Plan, he believes the City hopes that they can do this together. They hope the County is looking at the City's concerns. Because to him, as they request from each developer that out front of their development they need this right-of-way, but what about in the middle of the road? The whole road needs to be reconstructed or rebuilt before they allow a little bit of development here and a little bit there. The money in the bank is not doing any good if the road improvements aren't made. They have several thousand people living on the road. They have two developments out there. One in the works right now is emptying out on Hartman Road. But he just doesn't see the improvements and the money to make these improvements while development is still moving forward.

City Commissioner Nelson said he shares their concerns. Of course the City as indicated is updating the Comp Plans, it is mandated that they do so by the State. And he can imagine the County is doing the same thing. He wonders would it be helpful if staff could give the Commission a quick synopsis of where they stand relative to a status and update on their Comp Plan, and when it might be expected to be completed, and a similar thing from the County? Of course, if there is some particular glitches in there that they see now that they need to address at this early stage, if they are willing to in fact reveal them at this time?

Mayor Benton said he knows the City staff is ready to make a presentation.

Mr. David Recor, Deputy City Manager, said today is a really important day and they are excited to be here and have this discussion. If they looked at the agenda items, they all have a long range comprehensive planning flavor to them. It is the first time they have had all of their elected officials in the same room, hopefully in an effort to build some consensus on how they move forward at this important time in their County. The City is in the process of amending its Comprehensive Plan, actually re-writing its Comprehensive Plan. The City first adopted its Comprehensive Plan in 1990. It conducted an Evaluation & Appraisal Report as required by the Florida Statute in the late 1990's. There were three outstanding issues that as of today have yet to be resolved with the Department of Community Affairs. They have retained Calvin, Giordano & Associates based out of West Palm Beach to re-write the City's Comprehensive Plan. As a matter of priority, they have tasked Calvin, Giordano with addressing those outstanding issues from 1999. The first being the mandatory School Siting criteria that give the DCA a mechanism to prohibit the City from furthering

any future amendments to its Comprehensive Plan. The second being, Concurrency Management Standards and the Transportation Element. And the third issue is the Port Element as part of the Intergovernmental Coordination Element. Those are the three priorities for the City. The members of the School Board may recall that in October the City prepared an amendment to the School Siting criteria. They sent that for their review. He believes they commented on it and gave it their endorsement. They had a conference call on Friday of last week with the Department of Community Affairs wherein they are going to transmit the mandatory school siting criteria to the Department for its consideration. They will remove that mandatory prohibition against further amendments to the Comprehensive Plan. There has been some change in the legislation since the City originally reached an agreement with the Department of Community Affairs back in the fall. They need to move forward with those other two outstanding issues as they speak. The concurrency management requirements and the port sub-element. The City's consultant - Calvin, Giordano - has completed a draft of the port sub-element and they are prepared to submit that for review by the County. Then again, perhaps as a matter of priority transmit that to the Department of Community Affairs. The expected time frame for completion of this effort was originally 18 to 24 months. Again, recognizing the priority of this endeavor, they have stepped up the implementation schedule or the completion schedule for December of 2006. So by the end of this year, the City will have its Comprehensive Plan re-written. At the same time, the City Commission has expressed a concern and priority for re-writing their land development regulations. So when they think of the Comprehensive Plan, they think of a big picture, very broad and general goals, objectives, and policies, whereas the land development regulations are the teeth and are very specific. The City is in the process of preparing a Request for Proposals to rewrite their Land Development Regulations and actually have those processes working concurrently, rather than completing the Comp Plan and then completing the rewrite to the Land Development Regulations. What they hope to accomplish today in terms of consensus is looking at the existing map of the joint planning area that is subject to the Joint Planning Agreement and developing a common vision for that area, in that these properties ultimately will be annexed into the City. There is a reason for the specificity of the City's comments and it has to do primarily with creating non-conformities. It doesn't do the development community any justice to have a project approved while it is in the County when inevitably it is going to come to the City and then not meet the requirements of the City, wherein it puts them in a non-conforming status. And what that ultimately means to the developer is that they can't enlarge or expand a use that they just had authorized under one jurisdiction. So depending on the location, depending on its proximity to the City's boundary, that determines the specificity to which the City comments in terms of how it does or does not meet the requirements of their ordinances. They are always looking at the general issues - the compatibility, design issues, inconsistency with the City's future land use categories. As a matter of fact, the City has prepared, they call it the matrix, if they hear reference to the matrix. When annexation proposals come before the City Commission, they have a matrix that staff has prepared that identifies the County's future land use designation as well as the County's existing zoning district and what those properties will be when they are annexed into the City; and it is the most similar to or likened future land use category or zoning district that the City has. They are not identical, but

in order to facilitate the annexation program, they are the most similar or the likened zoning districts that they have. What those provisions provide for are the ability to develop up to. He thinks that is what the City is beginning to focus on in its negotiations with the development community is that up to does not mean absolutely the maximum that is permitted in that zoning district. So that is really what they are hoping to accomplish today is if they can look at the area subject to the Joint Planning Agreement as a collective group and determine a common vision for that area and work toward consistency in their goals, objectives, and policies in their Comp Plans. The City will actually provide the technical expertise to make sure they get there through the development regulations that they will write.

School Board Chairwoman Hensley said they are all very well aware that if there is not consistency and there is not some compatibility in looking at the aggregate, that if density changes, it not only affects roads and water, it significantly can affect schools. So that having that consistency within density in the LDR (Land Development Regulation) is very significant to the School Board. She knows that everybody at this time knows and she knows that most people out there know that. So she appreciates that always be something they would consider.

Mr. Recor said he thinks the communication between their organizations and communication between their staffs is better than it has ever been. He thinks they have really made a lot of progress particularly in the last few months in developing procedures and developing processes for communication on development proposals, not only with the County but with the School Board as well. The existing process is better than it has ever been. They are working with limited resources in all of their organizations. He knows the County is struggling to fill positions. The City is down seven positions in its Planning Department. But it is a good indication that things are better than they have ever been before and they are only going to get better.

School Board Member Carvelli said he thanks Mayor Benton for inviting the School Board members. When they are considering the regional parks siting, if they could work with the School Board staff to meet Florida High School Athletic Association requirements, so if they have any joint use they could host large tournaments, especially in tennis courts and track and field. Those would be greatly appreciated.

Mr. Recor said the School Board has been participating through the City's administrative review and development review process providing comments just like that. The best time for the development community to hear that is when the ideas are still in conceptual phase. So they tried to build in that opportunity for feedback early in the process as opposed to once the development community has reached the construction drawing. So he thinks that is working well.

School Board Member Miller asked does he feel at this point that the City of Fort Pierce and the County have identified for that Jenkins Road area differences in compatibility and density as they exist?

Mr. Recor said he believes that there has been an effort to allow the public the opportunity to participate in how that area grows.

He believes there is some inconsistency in terms of what is currently provided for and what the public would like to see. They have identified the issues that they need to examine; and he thinks that now, as part of the agenda item that the Mayor had asked to be on the Agenda regarding organization of community charrettes, they need to further that opportunity, they need to fine-tune that input as they rewrite the Comprehensive Plan. But he thinks there is some inconsistency in terms of particularly density, in that area in particular.

County Chairman Coward said just some observations. He thinks if they look at the Land Development Code and the County's Comprehensive Plan, he thinks what Mr. Recor was describing was that the Comp Plan is a very broad document. And just for simplicity sake, he kind of describes it as saying, the sky should be blue and the water should be clean. The Comp Plan is very broad and the Land Development Code is very specific. So an individual property comes in, the developer wants to go forward, and they say they need eight trees, seven parking spaces and need to be setback by ten feet, but there is a huge gap in between. He thinks that is what the County Commission has been trying to address through various charrettes and neighborhood plans. Because as development occurred throughout the community, they had this very broad document and a very specific document, but they didn't know what was going to take place at the neighborhood scale. So what the County has been trying to do is engage the local residents as well as other governmental entities in that process to say what they want to be when they grow up and what they want to do in this area.

That is what this North Jenkins Road Charrette was all about. He generally understands what the City is asking for, but yet he is still a little bit confused. Mayor Benton in his opening comments talked about let's not rush into this, let's look at the area very closely before they proceed. That is exactly what the County is doing. They actually have essentially put any increases in density on hold in this entire study area so they could facilitate a planning forum for the community to be involved in the process. They are still in that process now. So they haven't rushed ahead and just gone ahead and changed all the land use and zoning in the area. They are actually on hold until they get the plan done. They have included the citizens in that process. The roads that were mentioned, as opposed to allowing development to occur without looking at road issues, they are now mandating that a network of streets either be completed or established. In some areas where they have right-of-way and no roads, developers have been asking them to abandon those right-of-ways; but they have done the exact opposite, they have mandated that those stay and they mandated that the developers pay for those roads. So they may not have seen the roads being constructed yet. But Peterson Road would be a perfect example, where they had three different developers wanting to abandon that roadway; and instead, they are now paying for those roads. So they are going to have a broader network of streets to help disburse the traffic throughout there. Additionally, the County Commission has increased the impact fees on new development for both the School Board as well as infrastructure, namely roadways. So they are seeing more money coming in than in the past. He thinks on top of that, even if a developer has met concurrency, they are now requiring additional contributions above that to make sure that major areas, whether it is Kings Highway or Jenkins Road, has adequate funds for future expansion needs, not necessarily immediate, but for both. So they are seeing increased dollars coming in, in that regard. One of the key issues in his

mind, Mr. Recor had talked about the technical expertise that the City has, that is something he was hoping they could explore just for a minute today, because they do have technical expertise that the County Commission does not have. There are different types of Planners. They have very good Planners on their staff, but they don't necessarily have urban design experts. One of the things he thinks St. Lucie County and the City of Fort Pierce can be very proud of are the many charrettes that have been done in the community and the fact that they have done good urban design historically. He thinks they should be doing more of that. He thinks everyone up here largely shares that idea. They are even seeing non-profit groups like the Visions of Fort Pierce stepping forward and also trying to be involved in that process. What he was hoping to bring up just for discussion and not specific action today was the consideration that possibly the City and the County jointly fund an urban design studio. That is what the Regional Planning Council currently has and it is one of the best resources in the State of Florida, where Michael Busha and Marcela Cambor and their team are actually working with local communities to help facilitate neighborhood plans and charrettes. Out of that process they get a very specific design document that shows them what they want to be when they grow up. That is what he would like to see them doing throughout the City and throughout the County and particularly in these transitional areas where their jurisdictions are abutting. So obviously there is a lot more work that needs to be done to look at that idea, specifically cost. But he would very much like to see whether they might be able to pool their resources and try and help facilitate some of these various charrettes throughout the community. He just throws that out for discussion.

Mayor Benton said he agrees with him. After their discussion a couple of weeks ago, he brought that up at one of their City Commission meetings, his thoughts there, and they agree. The County had this charrette and put a lot of effort in the North Jenkins Road. But the City's concern is the south part of Jenkins Road because that is where they are getting the pressure right now and they are dealing with the incompatibilities where people who have two or three acre properties or more are seeing zero lot line communities and townhouses wanting to come in next door to them. That concerns the City and it should concern the County, and he is sure it does. The answer right now is they will put a berm up or they will put a wall up. To him, they have to change that somehow. What he would like to see is moving forward, but having a charrette for that southern end of Jenkins Road as soon as possible, because the pressure is on and they are seeing a lot of that. Because the zoning comes from the County when the City annexes it, they use the County's future zoning. The City Commissioners are getting beat up the way the County Commissioners get beat up by the residents who have been living here for a long time.

County Chairman Coward said the County Commission just had a strategic planning session and he believes the majority of the Commissioners wanted to have at least three or four more neighborhood planning efforts or charrettes in the near future in the next year. That is going to cost quite a bit of money. It is an investment that he is personally supportive of; but at the same time he is wondering whether it wouldn't be more cost effective to take those resources and use those to possibly match with the City so instead of paying out of town consultants, they could actually put together a team who would be working for them on a regular

basis to facilitate these forums.

City Commissioner Coke said they had already previously discussed doing a joint group like this and she thinks it is an exceptional idea, especially they need to get the School Board and everyone involved in this. That way she thinks if they are looking to put the tools in place that they will need for future development, it is easier to look and say this is what the City has, this is what the County has, this is what both their needs are, and this is what the needs of the School Board are. It kind of will take some of the immediate pressure off everyone trying to rush to make a decision if they can develop this team and have them in place. Because they can send developers to this team and give them the checklist they have developed of what the school needs, the road needs. She is always telling developers she looks at their traffic study, but they are not taking into account when the other 200 acres of land that is vacant right next to them gets developed and where are they going with that. She doesn't want to look at one piece of the pie, she wants to look at all of it. She thinks that is exactly what they need to do is to move forward as expeditiously as possible and formulate a team like that, that can survey all the needs for parks and underground utilities and roads and right-of-ways and schools and school bus stops. She thinks they should move forward on that very quickly.

City Commissioner Nelson said he and Commissioner Coward were on this Sustainable Treasure Coast group and they were exposed to a computer program presented by Secretary Cohen called Paint the Town Red. It was copied from the Vero Beach people and it was supposed to be a device using modern day technology to help them plan by use of a computer certain entities and mixes of entities within their development areas. He has not seen that applied by any of their departments thus far. He suggested at the time when it was presented to Secretary Cohen that it be made available through the League of Cities so it might be implemented statewide. He found it to be very helpful. Did he grasp anything from that particular presentation that in fact fortifies his position about this group he is for?

County Chairman Coward said to be honest, he doesn't remember the specific details of that. He does remember what he is talking about, but not in detail.

City Commissioner Nelson said it might be worth exploring to see what is available up in Vero Beach, this program called Paint the Town Red. The Department of Community Affairs was in fact pushing it and he doesn't know how far it got. But it seemed by way of computer they can plug in a module of sorts and come up with all the variations of what they would get in the event they have this situation.

Mr. Recor said he is familiar with the Paint the Town Red exercise that the Committee undertook. He has also had conversations as part of the City's solicitation for RFPs for the rewrite to the LDRs. Several of those firms have a software development branch or division as well. One of the things that the City Manager and he have discussed, although it came about through discussions for the land development regulations, one of the firms in particular has developed a proprietary software that enables them to plug in their future land use designations and identify the impact that various future land use categories are going to have on other parts

of their comprehensive planning effort. So it is a similar effort to the Paint the Town Red exercise. Even if they weren't able to get funding through the Department of Community Affairs for that specific exercise, there are other opportunities out there, other mechanisms that would allow them to do the same kind of forecasting, the same kind of analysis. They have had those discussions.

School Board Member Miller said it appears that there is at least interest both in the City Commission and the County Commission about the urban design studios. She is wondering what the next steps might be in just exploring costs and bringing it forward and how it would be brought forward again?

Mayor Benton said he thinks that is a good idea. At least if they have the support of the School Board, he believes the City Commission would support the County Commission on that. Whatever they can do to take it to the next step as soon as possible, they would support them on it.

School Board Chairwoman Hensley said she thinks it is a very good idea. They have to look at things countywide when they do their planning. She thinks the more people who can be at the table to look and see how everything interacts is going to be much more beneficial and probably very good use of tax dollars.

Mr. Recor said the City of Fort Pierce is prepared to commit the resources necessary to take the lead and put this RFP together on behalf of the elected officials and bring back some hard costs for their consideration.

County Chairman Coward asked is there anyone with a dissenting view, just to make sure they hear all issues?

City Commissioner Alexander said not that it is dissenting. His concern when he hears Chairman Coward say how do they want to be when they grow up. He thinks they should add to that, how they don't want to be when they grow up. Again, he knows having these entities together, these many minds together, that they have the best interest of their community. When he says their community, whether it be City or whether it be County, surely they have to include the School Board because that is the education of their kids who are coming into this community. But he does have a concern on how they deal with developers now versus the next five or ten years and what the cost is going to be associated with that.

If developers are able to get in on this ground level, they can help build their community together. For instance, with the Fire District, when they bring in this many homesteads into this community, they surely should have representation from the Fire District on this board, although Chairman Coward and he both serve and Commissioner Hutchinson. But the thing is, they are wearing different hats. They know that the Fire District has their own ideas in implementing large projects and development and they should surely be for the safety and health of their community.

Mayor Benton said just to address that comment, what they don't want to be when they grow up. When a presentation is made to the City Commission about the five workshops on their Comp Plan update, he has been to two of those three so far and the public is telling them, number one, what they don't want to be. He has heard it loud and clear. They will be hearing it, he is sure.

County Commissioner Hutchinson said she has also been to the one in the White City area and she has asked that the Board of County Commissioner be copied with the input that came from that meeting from the residents and so forth. That is one of the things she would like to go back to before they go looking at spending thousands of dollars on an urban land design thing. Not that she is against it, but she thinks there is a lot that they have already got started towards that and can continue to do. It goes back to the very beginning of this meeting where it was said there seems to be a lack of communication at the elected officials level at least, that they need to be getting copied. If they are all presently doing their Comp Plan, by all means they should be sending and working with the County, at least letting them see it ahead of time. The same with their LDR=s. Not to impose their thoughts on the City, but at least so they know what is coming down the road so they can better work together. That is kind of where she is leaning on it. She knows - and this is not to be critical - but even in regards to the charrette the City did for the public input in the White City area, she was never notified as a Board of County Commissioners. She was notified as a resident of that area. So she was quite shocked that she was the only elected official there. Again, it is one of those they all need to be aware whether they can make the meeting or not, but at least follow up to those meetings needs to be done.

Mayor Benton said he has to say he didn=t know that. He was under the impression... Is anybody from Calvin, Giordano & Associates here? (No one responded.)

County Commissioner Hutchinson said they already heard it. She pointed it out that day.

Mayor Benton said he will make sure she gets the minutes from these meetings because he brought it up too.

County Commissioner Hutchinson said not just her, she thinks the entire Board and Staff and School Board.

Mayor Benton said right. Because he had spoke to Doug Anderson on Friday about this, because the two that he has been to that was a concern, where are the elected officials? He thought they were notified. They should have been notified. He knows they have sent out over 10,000 postcards in the mail, but they should have sent one each time to each one of the Commissioners. He apologizes for that. That won=t happen again.

School Board Chairwoman Hensley asked could this be standard practice among their agencies that any time there is a meeting going on or results of a meeting that impacts another agency, that their names are always on everybody=s list, so that there is no issue with that? If they are going to actually have appropriate communication, then they need to probably set the model for that and ask that staff make sure everybody is notified. Even if it is something they look at and choose not to participate in, at least they will know what is going on.

County Commissioner Lewis said they become use to their processes pretty quickly and she became aware recently that some folks were not aware of something that they at their level had been doing for some time. As each development comes forward, they do not pass

development until it has been signed off on by the School Board and the Fire District. So at least those entities have become part of their planning processes and she thinks that has made it a lot easier for them to move forward. The concurrency with the roadways is something they are very much aware of and working toward, but quite honestly she thinks it is a lot easier and one of the things she is very proud of that they have these other entities. Because she knows some time ago the School Board was complaining that they were forced into a reactive posture. She never really thought about it that way, but they were. They were telling these people come on in, and then saying to them, by the way they can educate their kids. She really thinks and she became aware recently that folks outside of their processes aren't aware of that fact and she thinks it has worked real well for them.

School Board Chairwoman Hensley said she agrees. It has changed the temperament dramatically in a lot of the Planning and Zoning Board meetings. The discussion, whether it be Fire District or School Board or other, two parts of infrastructure that need to be addressed and is addressed right up front. County staff is the only one she can speak to directly, make sure there is a statement in there regarding impact on schools and impact on the Fire District and that sort of thing for every development.

County Commissioner Craft said first he wanted to say he thinks this conversation they are having is very healthy, but he would like to bring them back to task. They need to get to talking about what this City would like to see in the Jenkins Road area, because it didn't sound to him in the workshop he attended last week that what they were working towards is what... He doesn't know if the Mayor was speaking for the whole Commission or just for himself, but it didn't sound as if it was working towards where they wanted to go.

Mayor Benton said when he was there he wasn't sure what exactly they were looking at North Jenkins Road. He had been to the North Jenkins Road Charrette at Westwood High School. But his concern was, and this is the City's concern for a long time, is that is their future growth area and that is within the box. But they have a city that is looking to rebuild and regrow. They talked about affordable housing the other day. They were talking about the densities had to be higher to keep the numbers down. He thinks they were a little inaccurate when they talked \$150,000 a unit versus probably \$250,000. What they see is a city being built around them. And if they don't look at the big picture and help rebuild Fort Pierce... Three-quarters of Fort Pierce is affordable housing right now as they know it with the numbers. They can buy a house anywhere in Fort Pierce almost except the beach for under \$200,000. That is affordable as far as a median price of a home in South Florida. They can buy something for under \$150,000 in Fort Pierce. But what he is saying is, those fixer-ups that they hope the young professionals will buy or people out of school, Fort Pierce is made of that. They are afraid the County is going to build a city around them. The North Jenkins Charrette and the TVC - they put the two together and the density they have - the first thing they are going to do is incorporate. Then they lose their power there. But what they have got is a third city on the Treasure Coast and Fort Pierce is still fighting to be rebuilt. He thinks he is speaking for his Commission. He knows that is what their Staff thinks.

County Commissioner Craft said he appreciates that, but he thinks they have to look at the goals overall. What is it they are trying to achieve? They have \$100 million deficiency up on Kings Highway.

St. Lucie County has invested at taxpayer=s expense \$10 million into a research and education park. They have got to fix that corridor in order to maximize their opportunities at that park. They don=t meet concurrency on many of the links and nodes within that corridor. So they have a choice. They can either take Jenkins Road and create a parallel corridor to Kings Highway to hopefully eliminate and alleviate some of the traffic that is on Kings Highway; or they can spend \$100 million that they don=t have and widen Kings Highway. So they are trying to create a balance here. He wants to make sure they have the input from the City. And how do they get into this common goal that they both have? They all want to have smart growth, that is not a secret. He knows that the developers, when they come into his office they are getting beat over the head for as many contributions as they can make and they are being told to go and talk to the City. They have a goal they have to hit, but how do they do it? By saying density, density, density, there is a trade-off there. They are looking at, he thinks it was \$12 million is what they figured for the Jenkins Road corridor within that north Jenkins Road area was going to cost. The developer has to get a little something in return. He doesn=t mind keeping the density as low as possible, he wants to; but they have to give them something to reward them for building that corridor.

Mayor Benton said that is what he brought up earlier. When they allow those densities and they haven=t planned for any regional parks or boat ramps. In this area he doesn=t see another Lawnwood complex in this area, period.

County Commissioner Craft said when they talk a regional park, the County has two regional parks in North County. They have Lawnwood and they are building the second one now. A regional park is to serve a region. He doesn=t know that they have more than two regions in this area. Now if they want a smaller neighborhood park that has some soccer fields, then they can look at that. But he thinks it is a matter of semantics as to what they are talking. They need some parks, absolutely. But a regional 125 acre park? He doesn=t know that they need another one in the area.

Mayor Benton said when they were involved - and he will say Commissioner Hutchinson - in Little League, and that was several years ago, they were fighting for time at the Little League fields.

All the practice fields at Lawnwood Park were full at the time, they were using school fields, and that was several years ago. They are looking at a population of at least another 10,000 people possibly in the Jenkins Road area. If they have four developers who can give up 25 acres adjacent to each other, or the City can help with that cost, they have that park. That is what they need.

They don=t need a retention area for kids to play in. They need regional facilities, the amenities that people move here for. When they go down A-1-A or north on A-1-A, every one of their beach parks, the majority of them have 20 or 30 parking spaces, with the exception of Pepper Park, the Boardwalk and a few others, are full at 9:00 o=clock in the morning. The boat ramps on any given weekend are full at 9:00 in the morning. They have no plans, they are not siting another boat ramp as they speak. But that is why people move to Florida. What about the people here now? They have

to look at the big picture. These are the people he is concerned about. In this book the other day, 1,800 people are moving to Florida a month, but there is 900 leaving. His concern is, why are they leaving? It is a quality of life issue. Roads are great and they have to find a way to do it, but they have to find a way to keep the amenities. And hospital rooms, think of that. They don't have another hospital plan, but Lawnwood Hospital is at capacity most of the year now.

City Commissioner Nelson said he wanted to add something relative to the comment wherein people are building outside of the City areas.

He is troubled by the fact that a few years ago under the regime of Dr. Vogel, he was invited to a forum, he thinks it was at Westwood High School, wherein they talked about the growth and expansion of the City and the County. He used the data they had relative to the fact that their City was over 100 years of age at the time and a lot of their structures were substandard and they were trying to in fact bring them up to standard. The speaker behind him was a couple of young fellows from the Traditions Group who built the Traditions complex out there. When he tried to tell them that the real jewel was Fort Pierce with its beaches and proximity to everything, it fell on deaf ears, because they saw all these grandiose homes being built out in the Traditions area and they were saying in effect, where do they sign up? As they know today, that area has developed tremendously over the years and he thinks they have a lot of people out there. On contrast, Fort Pierce still has not developed to its potential. He says all that to say simply that they need to build on what they have got. They cannot continue to let this gold in the ground go unharvested. Because that is what they have here in Fort Pierce is gold in the ground with their infrastructure, their beaches, and high level land. If they allow, as the Mayor pointed out, they have the cities being built around them, they are fostering and to some extent promoting urban decay. They don't want that. He doesn't think their citizens want that. It is better to take what they have here in this City - their schools, their businesses, their homes, their neighborhoods - and convert them to very positive upgrade high-scale facilities that they all can appreciate and enjoy. Any time they build a facility outside of Fort Pierce and its urban service area, as far as he is concerned they are detracting from the potential of this great City. He is not saying that because he is a City Commissioner, he is saying it because it is a matter of fact. Fort Pierce has never lived up to its potential. And it is incumbent on them who are derivatives of this great City to try to do everything they possibly can to make it what its full potential can be. He enjoins all of them to take that into consideration. There is absolutely no reason in the world why this City should remain stagnant of about 45,000 to 40,000 people for the last ten or fifteen years or longer. And cities in and around them are growing 10,000 or 15,000 per month. It is because they are allowing people to come in here, buy land out there and develop it, imposing retroactively cost on all of their citizens here to help pay for that, yet they are being decayed. That is wrong, he really thinks that is wrong.

City Commissioner Coke said she understand Commissioner Nelson's frustration. It is unusual that she is agreeing with him; however, she does share some of his concerns. Perhaps because she is a City Commissioner, of course she believes Fort Pierce is the garden spot of the universe. They have beaches, they have the Turnpike, they have I-95, they have infrastructure, all of which needs work.

Their City unfortunately, as they all know, does not grow by 20, 30, 40 acres a day as other cities do around them. They grow by a half a city block here and two houses there, and they kind of move along slowly, but that is okay because they are moving in the right direction. Where she will disagree somewhat with Commissioner Nelson, although that surprises everyone, although they do need to grow, she would much rather see their City grow slowly and responsibly. She does not want to sit for an hour and a half to go two miles on any road in their City. She does not want to have kids not have a park to play in. She does not want to see new structures and new developments go up that do not require the School Board's input, new schools, and bus stops for the kids. She doesn't want to see kids sitting out on the street waiting for a bus in the morning. She thinks she would rather take a little bit longer. They are 100 and something years old, so lets take a little bit longer to grow and grow smart, rather than grow rapidly. She would like to see them work just as they are now in conjunction with everybody who is at the table so they are insured that they have the infrastructure, they can take care of the water, they can take care of the electric, they can provide schools and fire departments and policing and sheriff department services. Granted, she would agree with Commissioner Nelson that they need to expand their boundaries a little bit more rapidly than they have in the last 100 years; however, she would rather see them do it in the smart way. She thinks by them working together here to insure that their Comp Plans are similar and where their boundaries are that they can accomplish that. And by putting together an urban design group for the three bodies who are here today, they can accomplish that. She would rather see it go a little bit slower than develop without the infrastructure they need for their citizens.

County Chairman Coward said if he can make some closing comments so they can possibly move forward. He knows they have had some really good dialogue, but they have a lot more on the Agenda. He thinks it is safe to say from the County's perspective that they agree wholeheartedly about the need to continue to revitalize Fort Pierce. When he says that, he means not just downtown but the entire City of Fort Pierce. He thinks the Board is solidly behind that. They have been investing in the library and the court system and the Clerk of the Courts building, and partnering with the City of Fort Pierce and the Utilities Authority on the Avenue D corridor. He thinks they are committed to continuing to do that and they recognize that it is essential to be fixing the existing urban areas before they start considering going out into remote rural agricultural areas. He does want to make a distinction because what the County is dealing with largely are existing rights or those that are in the Comprehensive Plan. This County Commission has not moved the urban service boundary one inch in seven and a half years. So they are not just creating all this new development potential to make developers happy. In contrast to that, the City of Port St. Lucie has annexed an area approximately the size of the Bronx. So when they are talking about the two different political entities, they need to be really clear that the County is trying to respect existing property rights and to try to deal with those in a progressive and creative way. They are not creating new development rights. They are dealing with existing rights and trying to work within those parameters. So when they are talking about a city being built around them, that is already laid out in the Comprehensive Plan. There are already plans in place for development to occur around them. The intention is not to have low density sprawl surround them. There is a wide mix of

different land uses that are there, and there are property rights that are attached to those that they have inherited from a past Board who approved those plans. So it is not a blank slate or a clean sheet of paper where they can just step in and say they are going to do this or that. They have to respect existing rights and try to work with those folks to make it even better through incentives. And that is what he thinks the County Commission is doing. Lastly, on the regional parks, he does disagree that there are no regional parks. In fact, he thinks they are investing close to or in excess of \$25 million or \$30 million of regional parks coming out of the ground right now. Also as a part of the specific Jenkins Road area, they actually worked with multiple landowners to carve out some significant park land as well as sidewalks and trails that would connect the neighborhoods to that public open space. So they are doing both the regional park and some of the neighborhood parks as well. He wants to make that abundantly clear.

County Commissioner Craft asked maybe they could give a brief presentation as to what was proposed to the Board of County Commissioners the other night as far as the street network in the north Jenkins Road area. He wants the City of Fort Pierce and the School Board to give them some input on that, if they think that would work for them. And if they have that available, it would be fantastic.

County Chairman Coward said he thinks that is an excellent idea. Are there any additional comments before they try to achieve that?

School Board Member Carvelli said he thanks Commissioner Coke for her comments. What they found on the School District is with the increased or rapid growth in the south end of the County, it is not the amount of buses on the road, it is the travel time that is really affecting them, forcing the changes to the controlled choice plan they did recently. They will see fire and police response times are declining, as he spoke to them also. So the increased traffic on the road without increased roadways is definitely affecting the School District. Their buses were forced to travel longer times with the students on it.

County Commissioner Hutchinson said she is just going to follow up on Commissioner Craft's comment. She thinks it would be helpful for all of them to see what the plan is. She would like to take it one step further. Can they direct their staffs to once again go back to possibly sharing... At least the County has a Capital Improvements Plan and it goes out five years out, if she is not mistaken, and also the Transportation Plan that the County has? Maybe if they can cross-share that information back and forth, it might give a little more confidence and/or understanding of what both the City and the County are trying to do.

County Administrator Anderson said they have with them some information on possible alignments of Jenkins Road that were presented to the Commissioners at this past Tuesday Board meeting.

Mayor Benton said that is fine with him. He saw part of the presentation the other day. He thinks it is very important that they all see that.

Mr. Robert Nix, Director of Growth Management for St. Lucie County, said he thanks them for the opportunity of being here to address

these elected bodies today. He has a presentation on the Jenkins Road Extension Planning Area. The plan that is being passed out to them now is an area map of the North Jenkins Road Study Area that shows some 300 development projects that are in various stages of approval or are approved, approximately 15,000 dwelling units plus additional commercial and industrial space. That is part of what they are struggling with obviously in dealing with the facilities they have been talking about. Each of these projects goes through a process to determine its impact on public facilities that is dictated by the County codes and by the State law and by professional practice. Whether or not the impacts are fully realized depends on how good they have written their laws and how good they are at analyzing statistics the developer=s consultants present to them and the mathematical modeling they do. (Mr. Nix displayed slides.) Getting into the extension area and planning effort, a little background information, they discussed this a lot.

Population growth is a big issue. What they may not know is the population growth of this area has always been rapid, going back in the U.S. Census to 1910. They can see from 1950 to 1960 the County grew by 95%. The lowest growth year was from 1950 to 1970 that is 29%. He is sorry, they did have 28% from 1990 to 2000. This area has always grown rapidly and is projected to continue growing rapidly. This is nothing new they are looking at in terms of growth in St. Lucie County or in Florida for that matter. These are several different models, projections for the County. They can see there is one set of projections that is widely divergent that have been discussed. Port St. Lucie and the School Board are looking at higher projections than that lower set, that are close to what the Bureau of Economic & Business Research projects. In any case, they are looking at substantial population growth no matter how they cut it, something on the order of between 4,000 and 8,000 persons per year. Here is what the MPO (Metropolitan Planning Organization) projects will be happening. They can see the red area up around the airport. They can see the area they are talking about is anticipated to be an area of high growth. There are eleven projects proposed within the study area itself and this is a brief list of them. There are commercial, industrial, and mixed-use residential, so there is a wide variety of projects. The focus really has been on the interior of the site and the residential development there. The current entitlements are one dwelling unit per acre based on the present zoning. The proposed projects are seeking about 3.5 dwelling units an acre. The underlying future land use map for the most part allows 5 dwelling unit an acre and some places it allows 9. The study area is approximately 1,800 acres. One dwelling unit per acre zoning, they are looking at 1,800 dwelling units and at the maximum 9,000, and what they are looking at today is about 6,300. This is the road system here as proposed by one of the developers, it was one of the systems they have discussed. The system that has been discussed by the MPO that is on the MPO map. And the original system that was proposed would simply extend Jenkins Road straight north into Keen Road and up to the airport (St. Lucie Boulevard). Unfortunately, there is an eagle=s nest; or fortunate, depending upon how they look at it. He moved after the hurricanes and that is his new nest location. If they can see that red zone there, that is the Primary Protection Zone. U.S. Fish & Wildlife says they can get a permit to build a bridge and a road through there and it will take about two years. They say it takes less if they hook in the Army Corps of Engineers wetlands permit, so they have to destroy a wetland to take less time to get an eagle removal permit, but developers tell him that takes between one and two years as well these days. So

there is a significant time element involved in building the road straight north. In conversations with their engineering staff, there are some other issues with building the road, there are cost issues because of construction and right-of-way acquisition. So at this point everyone is pretty much in agreement that this alignment is the one that works best. This aligns Jenkins Road over with Taylor Road and extends that on north and gives them a good possibility to get around the airport expansion and to tie into the interchange to the north. The idea being that they will eventually interconnect three interchange areas with this effort. That would give them another north/south route on this side of the Interstate that would interconnect three interchanges along with Kings Highway and Martin Luther King Boulevard, he thinks. They are looking to see if they can find another alternative. They are looking at Hartman Road, but they haven't completed their examination of that.

He understands it has been looked at before and recommended. But he is not going to say they will recommend that at this point because he hasn't made a decision about it. But this alignment looks like the best approach and it looks like the one that they are looking at as the best alternative they would propose. On the east/west side, there are three roads they have discussed. A developer owns this property. This alignment will be the closest to I-95, the I-95 overpass. There is another road that would come in approximately in this area. And then there is a third road that would come straight across approximately here to the school site. This will give them a maximum amount of east/west connection. The discussion has been to realign this road to the south and to connect it to this point. And there is another developer who may come in here and they will connect Metzger Road into it and they will connect Avenue D into it, so that people will have a couple of alternatives to go east/west. The big question mark is what happens here with this road as to whether or not they can meaningfully tie it in to Avenue Q for another east/west route to provide good east/west circulation and provide some relief for Orange Avenue. The only place where their engineers feel they might be able to get a full access from FDOT (Florida Department of Transportation) is in this area right here, so this then becomes an important road. The other two roads are secondary, right in and right out roads, important for local traffic. That is where they are on the east/west connections today. The north/south connections are very limited because actually there is a second eagle nest right in here. The reason there is a second eagle nest is because when an eagle moves, his original nest side is protected for a number of years. Their environmentalist last told him it was five years, he thought it was two, but maybe five years there is a primary protection zone right here as well. That impairs the development of this property without a take permit from the U.S. Fish & Wildlife Service, and also it impedes the construction of infrastructure. So there are several development restrictions they are dealing with in setting out the road pattern and getting it constructed in a timely fashion so it works in conjunction with development.

County Commissioner Craft asked could Mr. Nix back up one slide, it was an aerial view. If they can see in the northeast section of this study area, it is the School Board property. The developers have asked that if they would provide a school site for the School Board that they would like to utilize possibly this area as a park.

Instead of having to level all those trees to build a school, that they could provide some space that is already cleared - grazing land or what have you.

School Board Chairwoman Hensley said as they know, they have not had the privilege of getting rid of land. As a matter of fact, they have had quite significant difficulty in acquiring appropriate land. So that would be a very interesting conversation to be had.

County Chairman Coward said it is an exchange.

County Commissioner Craft said an exchange is what he is asking for, not to give up.

Mr. Nix said the developer is actually proposing to donate a Grade K through 8 school site on his property in this area.

School Board Chairwoman Hensley asked for the exchange of the Grades K through 8 site there?

Mr. Nix said right.

School Board Chairwoman Hensley asked that is on that property they may have some thematic approach with the high school that is there? Mr. Nix said yes, it will be near the high school.

School Board Member Carvelli said they have some real specific criteria and they want that run through their staff to make sure it is met in terms of road access, drainage, etc. They have done better in some of their swaps at times. They want to make sure they keep going in that direction.

Mr. Nix said they told the developer to talk to the School Board staff.

School Board Chairwoman Hensley said when developers come forward and say they will exchange property and they will build them the school, then they have just upped the discussion.

Mr. Nix said he thinks that is where they are starting, but where it ends up is between the School Board and the developer. But they have instructed them to talk directly to the School Board on that issue.

School Board Member Miller asked has there been actual discussion with staff yet?

Mr. Marty Sanders, Director of Growth Management for the School District, said they were at the workshop last week, but they have not met with the developer or had any specific discussions. He spoke with Mr. Lannon last week; and as Ms. Hensley said, they are always open for discussions, making sure that whatever they do in the future that involves specific plans for Westwood. They have quite a bit more acreage than the K-8 site that the exchange for a K-8 site would certainly not be appropriate.

County Commissioner Coward said he doesn't think they are talking about shortchanging the School Board in any way, shape, or form. If they look at the study, there is virtually no natural habitat left in the entire area except for that northeast piece. They were trying to see if there is a way to actually preserve the natural area in exchange for an equivalent amount of land if not more, that could still be used for development, but they could possibly preserve that natural area.

School Board Chairwoman Hensley said as always the School Board tries to make sure they look at the big picture. They have to remain whole, they have to know what they have to have. But there is nothing they will not discuss when it is in the best interest of the community as a whole.

City Commissioner Nelson asked would they point out the canal on the South Jenkins Road that currently is impeding the progress of the extension southward?

Mr. Nix said there is a canal here and another canal up here where the bridges are.

City Commissioner Nelson said go back to the one to the south.

Mr. Nix said the one to the south is this one. There are some houses right there that are built adjacent to it. Is that the canal Commissioner Nelson was referring to?

City Commissioner Nelson said yes.

Mr. Nix asked did Commissioner Nelson have a question about it?

City Commissioner Nelson said they talked quite a bit about the improvements to North Jenkins Road. And they have had reasons to address the potential for going southward because they have developers in that area. They are very much concerned, if not now, very definitely in the future they are going to have to have some type of crossing over that canal. What are their plans, or is that in their area?

Mr. Nix said yes, there will have to be another crossing. At the moment they are talking about roughly about 140 feet of right-of-way and an equivalent bridge for a four lane crossing. Does that answer the question?

City Commissioner Nelson said yes. When are they going to make the crossing?

Mr. Nix said they are discussing that with the current developers, all of the developers who are looking to develop in this area, what is needed in the way of infrastructure to service their projects and to pass through traffic that is going to be on the roads, and what their responsibilities will be and contribute to that.

City Commissioner Nelson said the Commission is playing with the idea of trying to get fair shares and making sure the rights-of-way are donated in there. He is confident the County is doing something similar to that.

Mr. Nix said yes. They won't be allowed to plat their projects until the engineering designs are completed and approved by the County, and the construction is either completed and approved and accepted by the County or bonded.

School Board Member Carvelli said he just hopes the Commissioners can travel down and look at some developments that have schools within them, like in Abacoa; and they can look at the impact of traffic during parent pick-up, parent drop-off, bus drop-off and pick-up, and how it affects the entire community. That is what they want to try to avoid. And roadways become a critical issue for egress for the parents and students to get exited out of the

school and brought into the school. He had the chance to participate in the charrette with some of the people that are here and he brought that up. Sometimes it looks good on paper, but it may not work. So he thinks they need to take a look at developments that have put schools within the communities to make sure that access is 24 hours for everybody, especially for after-school events and for parents to get in during the day, and make sure it works and not just looks good on paper.

Mayor Benton said he just wanted to ask Mr. Nix, on this picture they are looking at now, if they look at the existing road grid system to the east, the existing part of the City now, he is wondering can they expect anything like that with the secondary roads in the new development to the west, or are they going to be having developments with one way in or two ways in and two ways out?

Mr. Nix said what they are building is the backbone collector road system. They are hoping to get a connection to Avenue Q because it is an important east/west connector. They are building in two connectors to Avenue D and to Metzger Road, and those are going to be the east/west through points unless they decide to build a road through the school property, which he doesn't think they are going to do, with the possible exception of a connection to Avenue Q if the School Board is able to agree with the developer on some kind of trade to preserve this land up in here and allow them to do that, but if they don't, they won't make that connection. The school access, they are looking at requiring a road adjacent to the school site. It may not connect here as it does now, for a lot of engineering reasons. But they would build it up right away for on-street parking to allow the traffic to stack adjacent to this school without impairing the functioning of the road. So when they fill all their portable classrooms out there they are going to need, they have to be able to store people adjacent to the site. It should work fairly well. They do require an engineering queuing analysis study that looks at how the vehicles will queue around and on the site when they do project analysis, or they will be requiring that if they have not in the past.

County Commissioner Craft asked the Jenkins Road extension up there, are they looking at that as a four-lane or two-lane road?

Mr. Nix said the developers are proposing to build a two-lane road that can be expanded to four. The County hasn't really agreed with that yet. He will tell them why in just a minute. The ultimate right-of-way they are looking for is a four-lane road. The mathematical modeling that was done - the big growth pattern here is a little distorted, but it is all there - to support this growth pattern, this population increase by the Metropolitan Planning Organization dictated a four-lane road on Kings Highway and a two-lane road on Jenkins Road. So there is going to be enough traffic volume for a four-lane road on one of those alignments. Or they may be able to distribute the traffic on a pair of three-lane roads, but they haven't been able to do the modeling. They will need to fund and do the modeling to determine if there is a lower cost alternative available once they get the scenario set out. That may be the scenario that might work. A lot depends on how they handle the intersections and the turning movements. The Board wanted to do mixed-use in this area. They can see there is mixed-use to be here because they have the zoning surrounding the area that would allow it, if it isn't already built. In some cases it

is already built. The commercial is built there. One of the things they found when they were looking at the development is, especially with the environmental constraints they just talked about, they weren't able to convince themselves, at least not yet, that they had a good location with sufficient pass-through traffic and enough rooftops here to support mixed-use somewhere up in here. Maybe here, but there is an eagle there, so that is out. What they are looking at as an alternative is to construct either a back road behind the industrial-zoned property here and maybe the commercial property here. One of those land owners here doesn't want the back road behind his property. He thinks he has an idea of maybe some more substantial commercial development there. An alternative to that is to provide a properly segregated access into his property so he can do that if that is where he is going, if that is where their elected officials want to go. What will happen then is these folks will be able to communicate to the back road and the traffic will be able to be relieved from Orange Avenue, Kings Highway, and Jenkins Road. So that no matter how many dwelling units they build in here, they will be able to have access to businesses that are already there. They will be creating a market for those businesses so they can succeed and do well. There is a lot of vacant land that can be developed, they will be opening a new market for that land. And they will be keeping traffic off the main road for those shopping trips that are absorbed and maybe work trips that are absorbed in this area. They think that is a good alternative in looking at the area to creating another commercial node that would complete with the existing businesses and it would keep the traffic where it belongs, which he believes is their objective. That is what they are looking at right now, it may change, but they have some consensus on that up to this point in time. As they can see, when they look at density and they are talking about developing their community and redeveloping businesses there, under the current entitlements they are looking around 1,800 households, as proposed maybe 6,000 or 7,000, and a maximum of maybe 9,000 households there. If 1,800 households will support back here a 500 to 2,000 square foot store. They are talking about a three to five minute commute. In a five to fifteen minute commute, 3,000 households will support a 3,000 to 8,000 square foot neighborhood convenience center. A 150,000 to 400,000 square feet requires 15,000 to 20,000 households for that commuting shed. If they want to do that kind of retail development and they want to create jobs in their community, they will need to have the density within the commuting shed that will support them. That is one of the advantages they will get to redevelop or develop that area.

County Chairman Coward asked could he cut Mr. Nix off there, because he knows they have quite a bit more on the agenda here to try to move through. The details he is going through are important, but he is not sure this is the appropriate time to try to hash through those. Could he give them some direction about where they intend to go from here so they can make sure the School Board and the City and any interested parties can follow and take part in that process. Then they can get into these kinds of details.

City Commissioner Coke asked could she ask one question? She got a little lost there. It was her understanding from what Mr. Nix said that it was the way it was sited right now, they are looking at 1,800 units?

County Chairman Coward said that is the zoning.

City Commissioner Coke asked is that because they are zoned for 1,800 units, but because they wanted more retail and commercial in that area, they were looking to increase that density?

County Chairman Coward said what they have is the existing zoning that is in place that he believes is the entitlements which is 1,800 units. Their Comprehensive Plan says that as the community grows out, it is appropriate to have a five-fold increase in the number of units in that area and calls for a maximum of up to 9,000 units. That is what their Comp Plan says they should have there. What is being proposed is somewhere in between. So the question is, do they want to try to put 9,000 units in that area? Do they want to put less? And if they put less development in this area, where does it go? Quite likely it goes out into a cow pasture. So when they are talking about densities of 3.5 units to the acre, that is comparable to the neighborhood he lives in, that is comparable to Lakewood Park. They are not talking about high density. They are talking about the average density that most of them in this community live in. That is his comment in terms of the units they are talking about in this area.

City Commissioner Coke said she is not saying that is a density that is not appropriate for that. Her concern is if they are looking at something that is zoned now for 1,800 units and they are looking to go to 9,000 units, whether it is to support retail and commercial, or if it is just because that is a better way to do it. She is not necessarily objecting to that. However, she thinks that brings the point where the City was talking before that they want their densest part to be downtown and then more residential and become less dense as they go to the outskirts of the City. Although that might be comparable there, what she thinks they are looking to do is have some input prior to that being changed. Because if they are looking at 9,000 units, if they are changing it to 3 units per acre throughout that community, that is one thing; but if they are changing it to 16 units per acre for 10 acres and then leaving it the way it is for a commercial zone, then that is an entirely different situation.

County Chairman Coward said no, they are not looking at 16 units, they are looking at 3.5 he thinks was what was being discussed. Keep in mind the reason they are having these discussions is because they want their input. The map they see is a classic example of a transitional area in the unincorporated County that has a zoning that is fairly low, but a Comprehensive Plan that allows for more intensive development. What the Board of County Commission said when they had their first developer request in this area was no, they are not going to plan this on a parcel by parcel basis and just give away development rights. They are going to stop, they are going to do it right. They are going to engage the community, they are going to involve the other governmental entities. They are going to come up with a land use plan, a grid street network, identify school sites, park locations, and address compatibility. So quite honestly, the things they have been talking about all morning is exactly what they are trying to achieve in this project. Yes, he agrees the highest density should be in downtown Fort Pierce and they probably have densities that are 10 or 20...

City Commissioner Coke said 45.

County Chairman Coward said the maximum they may see - Commissioner Coke is saying 45 dwelling units per acre - they are talking about 3. So they are not going to have downtown with a maximum of 10, 20, 30, 40, and then everything else large lot, single family. They are going to have a variety of housing stock outside of that, depending on specific circumstances. Are they going to put large lot single family homes on the corner of a four-lane highway? Probably not. They are probably going to have a commercial node with some higher density residential next to it which then phases into lower density. When they start talking about these areas outside the City, there are a lot of issues to consider, the least of which of course is the existing Comp Plan and property rights.

City Commissioner Coke said her concern was with the presentation, it looked to her that they were looking to raise density based on wanting to bring retail or commercial into that. She doesn't want to see the tail wagging the dog, so to speak.

Mr. Nix said no, they were just looking to see how to capture trips inside the project based on the existing zoning out there. They are scheduling another workshop out in this area sometime within the next four weeks, the sooner the better, depending on how quickly they can get everybody together out there. They are going to go over with the people who live there the ideas that they will have even more crystalized by then about how they are going to protect their homes, their way of life, and how they hope to lay out the roads, and get their input on it. Then they will be bringing that back with recommendations for action to their Board.

They will be coordinating with City staff every step of the way, and the School Board.

School Board Chairperson Hensley said they already talk regularly.

Mayor Benton said he thinks they want to draw this item to a close.

He thinks where they are going, they are looking at creating a group to work together to help plan these areas? Is that what they were looking to get out of this?

City Commissioner Coke said she thought previously Mr. Recor said City staff would be willing send out an RFQ to bring back to both Commissions.

County Chairman Coward said that dealt with a broader issue of trying to formalize a partnership between the City, the County, and potentially the School Board if they are interested, to set up an urban design team. He thinks they should explore all options, whether it is hiring full time people to work for them, whether it is a combination of that and working with some outside consultants, or of only dealing with outside consultants. His gut feeling is, it is probably more cost-effective to bring at least some people on full time and help work with some of the outside consultants. But he would like the respective staffs to look at all those different options and bring that back to them. As for this specific plan, he thinks they are saying that they have some additional steps they are going to take and they are going to make sure they are all involved in that process as they get to the details. They want to give them an overview of what they are trying to achieve. Do they need any further discussion on Agenda Item #4 (Fort Pierce and St. Lucie County Comprehensive Plans)? They have been alluding to that throughout.

Mayor Benton said they have been bouncing around.

Mr. Recor said he just wanted to add, consistent with the conversation that they have been having with this very specific area, he just wanted to let the elected officials know that the City has also been having this same kind of dialogue in other areas that they are calling areas in transition. They have been meeting with various property owners. They have produced a map that identifies the County's future land use designation, how it would fall into the City, what future land use category, what existing zoning district, what densities would be permitted. So they are doing a similar exercise in other areas and not just this area. He believes the intent of Agenda Item #4 was to share that with the elected officials. And at some point they will need to come forward and bring together the ideas that have come about as a result of those discussions to make sure there is consensus on how to move forward with those areas. It specifically addresses the areas Chairman Coward has referred to as entitlements and existing land use classifications. There may be some instances where the City may suggest some change, some amendment to those existing entitlements.

The next item on the Agenda was Update on Skateboard Park.

County Administrator Anderson said the County has sited the Special Needs Shelter & Auditorium that is going to be constructed at the Lawnwood Complex. That is over 50,000 square feet to be completed no later than May 2008. Their plans are, to the south end of that building which would be between the Auditorium and the Rotary Park, in that area to locate a skateboard park. The upward high cost of it is approximately \$500,000. He and the Mayor have had discussions about they may be able to do one for less than that cost. At this point funding has not been identified because they are ending up one fiscal year here and they are going into another fiscal year. But they would like to work with the City to try to identify some funding.

Mayor Benton asked maybe they can both partner on that putting it in next year's budget?

County Commissioner Craft said he would make a request that maybe they could put together a community committee to kind of decide what they would like to see in that, the people who would actually be using that park. That would give them a better idea of what the actual costs are that they are going to be dealing with.

Mayor Benton said also there is some grant money out there through the Tony Hawk Foundation if they use people from the community to help plan it. He thinks also while they plan it, they need to commit the funding so it doesn't take another year. They have ballfields. The County is in the recreation business. And Lawnwood is very important to the City. He will let Commissioner Coke tell them about the recreation part of this. When they planned Lawnwood Stadium, this was planned many years ago, right?

City Commissioner Coke said that is true. When they originally four and a half years ago had the discussion on the Parks Referendum and the City had requested they be allowed to have some input on how the money that was collected within the City limits be

spent. And then it was a majority, if not all of it, was directed toward the Lawnwood Complex, which is a County facility located inside the City. She thinks the consensus at the Commission level has been that they request, since that Parks Referendum money was passed and is being taxed on the citizens in the City, and they are requesting that the County earmark part of that money to go to pay for the building of the skateboard park.

County Chairman Coward said that is exactly what they are trying to do. He hasn't got an update - he doesn't know if the other Board members have - from staff. They asked Staff to look specifically at trying to see if the bond had additional revenues that they could earmark or whether they have to re-prioritize. But he thinks philosophically the County Commission is in support of moving forward with this project and they intend to do so. He thinks the City of Fort Pierce was going to look at property that could be made available for this purpose. He doesn't know if they have made any headway on that.

Mayor Benton said they talked about that property, the County's parking lot that the City owns, that is what they were looking at committing, he believes. They have talked land swaps too. But he thinks they are looking for a commitment.

City Commissioner Coke said she thinks the consensus of the City Commission was to kind of look to do a land swap. Commissioner Becht brought up at the time that he felt donating land for this and having their parks referendum money pay for it was kind of paying for it twice. So the City was looking to swap the land for some other facilities, and there are many in the downtown area that they were looking at that the City could perhaps utilize and make better public use of them than what is going on now. She thinks City staff was going to get with the County staff, looking at a land swap on that, and then if they could utilize the parks referendum money to construct it.

County Chairman Coward said he thinks if they want to move forward rapidly, he would eliminate the second land swap in this. He thinks what they want to do is utilize the revenue that was generated in Fort Pierce. They are actually subsidizing that with additional dollars that were collected by taxpayers outside the City limits and investing in the City. So they are actually putting forth more into the City than is actually generated there. He thinks all along they talked about having a partnership with the City.

City Commissioner Coke said she is not really looking to argue that point with him; however, as she has stated before, it is a County facility that is located inside the City. The City has absolutely no control over utilization of this. It brings in events from all over the State, not just from the County. Other cities utilize it. They are talking about bringing in some national tournaments there. So although it is located within the City limits, it is in fact a County facility. Although their kids get to utilize it through many of the programs, they don't have control over it and they are not looking to take control over it. But she believes the consensus of this Commission is that the City is paying into the parks referendum and they are glad to support that; however, they wanted some input on how the funding was spent, which they have not had up until this juncture, and the City is respectfully requesting

that the County allocate that money from the parks referendum that was collected in the City toward that skateboard park.

School Board Member Miller said she thinks the committee is a good idea. But before it would go to committee for input, is there any kind of prior discussion that needs to be had about boundaries they would want to set or guidelines for that committee - given dollar amounts or extent of the project - so that big dreams didn't get crushed? There are limits, and when they pull a committee together, it could go beyond the boundaries of what both the City and the County might think they could afford.

Mayor Benton said he would ask that they could contact their past employee, Mr. Jack Downey. He has built a facility like this down in, he believes Jupiter, and basically he told him for \$350,000. So he has the expertise in it. And this was not just a skate park, but it was in-line skates and BMX bikes. He thinks they could do a very nice project inexpensively and there is grant money out there. The City is willing to partner, but they just need to move this forward. They have been talking about it for six years.

County Chairman Coward asked can Mayor Benton clarify the land for them so they can finalize the funding in their budget process.

County Commissioner Craft said he knows that Mayor Benton is looking for some park property in the Jenkins Road corridor that they just discussed. They have many of the property owners sitting in the room right now. Maybe they could identify that parcel, then they could move forward with it.

County Administrator Anderson said just one point he wants to make. The one idea was to site it adjacent to the Auditorium & Special Needs Shelter that is going to be constructed, so that the restrooms could be accessed from the outside and everything. They need restrooms and other facilities for a skateboard park. They thought they could save on cost by having basically a mixed-use facility out there, the skateboard park in the vicinity of the Auditorium & Special Needs Shelter.

County Chairman Coward asked can they possibly move forward? They have more on the Agenda. Just to summarize, when the County did the regional parks effort they had a very extensive community involvement process and certainly the local neighbors and others had input into the original park design. That doesn't mean they can't tweak it and improve it over time, and they will continue to ask for the City's input and have them directly involved in that process because they do recognize that a portion of those proceeds are coming from the City. As elected leaders from that City, their input is vital to that process. He just thinks it would be much easier and faster if the City were to identify land in the Lawnwood Complex that they could rapidly move forward on, instead of creating yet another layer of land swap and this and that. He understands where they are going with that, but he thinks they are both investing into this. He is not sure if there is support from the County Board to get into that latter issue or not. If they want them to expedite this, identify the land and the County will work to identify the financial resources, and they will try to move forward as quickly as they can.

City Commissioner Coke said first of all, the City Commission discussed the land and they are very willing to utilize that land.

However, as she previously stated, they don't feel the citizens should be paying for this twice, so they would like to do this as a land swap. Also, she appreciates the comment that they would welcome the City of Fort Pierce's input into how their parks referendum money is spent. However let her tell them that since its inception, they have never been polled or asked how the parks referendum money would be spent, neither has the City received an annual accounting of what has been collected in the City of Fort Pierce and where it has been spent. The City has placed their ultimate trust in the County, and they appreciate the work they are doing; however, this is a small request comparatively speaking that the City is asking for.

Mayor Benton said he will see if he can get the City Commission to support the transfer of that land for this park. But like he said, six years ago Mr. McLam sat down when he worked in the Recreation Department and there was a skate park sited for the Lawnwood Complex which has turned into a rugby field now. So the City is looking for a past commitment to be followed through.

County Chairman Coward said the Board of County Commission is committed to moving forward. All they are asking is for the City to identify land at that location that they can move forward on it.

It is that simple. He thinks they are ready to move to the next item.

The next item on the Agenda was School Sitings and Upgrades. (Building new Central High School on 25th Street; Commitment to renovate Garden City Elementary; Redirect traffic flow at Garden City Elementary; and Upgrades to Fort Pierce Magnet School of the Arts)

Mr. Michael Lannon, St. Lucie County School Superintendent, said he thinks it is fairly common knowledge at this point that after Hurricanes Frances and Jeanne ravaged Fort Pierce Central that the School Board entered into negotiations with their consultants to take a look at what they needed to do to refurbish Fort Pierce Central High School. Basically, that came down to the decision that they had to rebuild it completely. They began those procedures. Two months ago they became aware of some land available on 25th Street, 1.8 miles from the current Fort Pierce Central High School on Edwards Road, and entered into negotiations and are now in the process of due diligence to acquire that site. That information has been before each of them individually and collectively. Their opportunity to be able to rebuild a State of the Art High School within the City of Fort Pierce and to be able to do it without staging, without demolishing buildings while school is in session, to be able to open it a year in advance, and to be able to do more than they thought they would be able to, and to ultimately end up with a school site for future use on the property that the School Board owns currently on Edwards Road. All that led to the decision of the School Board to move forward in this direction. So they are looking at a school that will be the refined model of Treasure Coast High School. When he says refined, everybody who builds anything looks at it as they are reusing the design to find where they could improve upon that design. They are moving in that direction. They hope to have that school open in two years rather than in three years or four years as a staged school would have required. As they stand before them today, their plan is to be able to move forward with a new high school within

the City limits. It is one mile north of Midway Road and 1.3 miles south of the Edwards Road/25th Street intersection. That is the plan at this time. That school will be designed with all of the class size reduction components, with all of the technologies of their alliance with Panasonic International. It will be designed to hold up to 2,500 boys and girls. And while everyone uses the phrase State of the Art, this design just won national awards as a State of the Art school from technology and architectural perspectives.

City Commissioner Alexander said Mr. Lannon and he discussed this, and he was in support of it then and he is still in support of it now.

City Commissioner Nelson said regarding the City's Resolution No. 05-46 that they came up with in October 2005, they recall when the City Commission approved that resolution for the one-half cent sales tax, the City asked that they upgrade the facilities they have. Let him quote exactly what the document said: "The St. Lucie County School District will use its office to minimize urban sprawl and urban inner-city decay. Schools and facilities currently in the City will continue to be maintained at the highest standards; upgrades of these schools will be considered as new schools are proposed for construction in the urban service area."

That represented a commitment on the part of the City Commission on behalf of the citizens of this City, and also a commitment of the School Board with respect to how they were going to handle addressing these schools in the future. He doesn't think this Commission, or he in particular, oppose in any way the \$70 million school that they are proposing to South 25th Street. However, when that decision was made, there was no consultation made relative to them doing this; and consequently, he personally felt somewhat offended. He is happy because there is a \$70 million school going within his urban service area in his City. But be mindful of the fact that schools, big factories, and fine homes all add to the valuation of a city. They like to boast, in his opinion, that they have a \$70 million school in their City. They were boasting at one time because they had a \$27 million school in Lincoln Park, until they got that school on Cashmere Boulevard, Port St. Lucie High School. Things seem to be getting bigger and better outside of this City. At any time they move on inch outside or away from his inner core of his City, they are not in fact enhancing but detracting from the ability for him to make his City grow internally. But the big thing is, there was no consultation on this issue. Now he thinks it is a great thing. What can they do now to address some of the decaying factors that they note in their schools within the City of Fort Pierce? For example, he looked at the sheet Mr. Lannon passed out. They made a sizeable investment in the schools within the City of Fort Pierce of approximately \$261 million. He can't compare that with the total school posture, but maybe it compares favorably. There are many areas that they need to have addressed. As a result of moving this school facility from Edwards Road a mile and a half down the road on 25th Street, they saved \$7 million. That is great. Can he get some of those monies to upgrade his schools in his City? For example, Garden City School has a tremendous need for upgrading. The traffic in that area is barely safe for people to get to school, people who are attending school, and of course, the parents who pick up their kids. Can they address the need to upgrade that school itself, enhance the traffic flow there, and of course, make it a better school? Can they look at the magnet school on Delaware Avenue, the

school which has historical significance to the City of Fort Pierce and to this entire region? It only has a capacity of about 300 students. Can they do something to upgrade that school facility so it becomes a greater stalwart within this City, so they can say look at their magnet school, this is a great school, it is worth \$300 million. He doesn't care how much it costs. But those types of things he wants to see addressed within the City of Fort Pierce so they can minimize the urban decay they have and of course have people become proud of their City. Can they address some of those? He might have a couple more examples he can throw out yet.

School Board Chairperson Hensley said before the Superintendent addresses that, and he can, just remember that several years ago this School Board was so committed to making sure that they did what they could within the City confines of Fort Pierce, that when they were offered the opportunity of rebuilding some of their schools in outlying sites that would have been cheaper, they instead chose to rebuild their schools on their current site at great expense to the district because they had a significant commitment to this community. She does not think that is going to change. As a matter of fact, she knows it is not going to change.

School Board Member Gaines said make sure to let Commissioner Nelson know that the school is already in the City limits and will not have to be annexed in. Everything there has been in the City.

School Board Member Miller said one other quick point before Mr. Lannon proceeds is that they will be rebuilding at a much more economic cost on Fort Pierce Central's site in the City.

City Commissioner Nelson said he didn't want all of them to attack him. Just give him some of that \$7 million.

Mr. Lannon said let him share with the Commissioners and School Board members that moving a community forward through its schools is truly a joy. As referenced, the \$260 plus million, plus almost another \$7 million in technology spent over the last six years inside the City of Fort Pierce, is the Board's factual commitment to continuous improvement here. The South 25th Street site is within the City of Fort Pierce. The second site which they will now be able to move forward and in the future put yet another facility - hopefully with cooperation of the City for increased amenities in perhaps recreation, fields, tennis courts, pools, other kinds of things that a study group might want to be able to - all of a sudden has become available as a site for the citizens of the City and the County. Clearly, this School Board and he appreciate the resolutions of all of the governmental entities who supported the 20 year renewal of the half-penny sales tax that passed 82% of those who voted countywide. That is a mandate for quality schools. As they look at this Board's continuous involvement in wanting to be able to renew its facilities in the City of Fort Pierce, which at one time - based on his study of their growth of their community - was the only place schools existed because that is where the majority of the people were. Dr. Carvelli has told him of his days of riding on the one bus from Port St. Lucie north to be able to come to school, the one bus. He is not that old a man. That is only 30 years ago. So as they grew a population, facilities had to go where children were, where the facilities were. Now they are looking at the potential of 47,000 housing units north of Midway Road. That goes beyond just the City limits as they exist today. But most cities don't stay where they are today. They have seen that regionally, they have seen that

state, and nationwide. The commitment of this Board is resolute to the City of Fort Pierce, it is absolutely resolute. They referenced the Magnet School of the Arts on Delaware Avenue. That is a historic building. That yellow brick is known by anybody who ever drove down that street in the daylight and saw it and went my goodness, what a gorgeous building. If they look on the top of that building right now, they will see a \$2 million enveloping to weatherproof that going on. Also, if they look inside their Five-Year Facilities Plan, they would see another \$2 million ready for the next fiscal year. It is budgeted and that is for the west wing. They are in negotiations now about how to be able to use that because the west wing, the furthest part of that, no longer fits for the size of classrooms that Florida requires for its children; but how they utilize that for children is certainly open for conversation. They need to be able to take that school also to a kindergarten through 8th grade facility. They plan to have that on line this August. So there are additions coming that will not be streetside, those will not be seen that way, for a larger student body, to allow children to matriculate all the way from kindergarten through 8th grade who have that desire to be able to utilize the arts as the magnet for their education. So they are going to expand that school this year. They are also doing the same for North Port Middle School and St. Lucie West. They are adding facilities, 200 hybrid concreatables that are solid 140 mile an hour wind resistant buildings, in addition to the new schools they are opening. They had prior conversation about Jenkins Road.

Perhaps they will have a conversation about looking at the location of a school on Jenkins Road because that development is very recent to their knowledge. Mr. Sanders has had some initial conversation very brief last week. But the School Board has a commitment to look at a K through 8th grade school on Jenkins Road.

Their plan was, they are moving forward with the land they have. They want that open in 2008. That is a brand new school inside the City limits along with the high school, along with modernization inside their Five-Year Facilities Plan, and as the City looks to be able to grow. It is not only the inner-city schools, because they are taking C.A. Moore School to K through 8th grade as well. It is all of their facilities that they are looking at modernizing. When they built their 20-Year Facilities Plan, it was for growth north, south, east, and west. The commitment is there. The Garden City piece by the way, he knows that Mr. Sanders has had a conversation with Commissioner Nelson relative to how they might sit down with road engineers and the like to be able to create safe entrance and exit beyond what they currently have, which is safe but it may not be convenient to some. But they can't put people out onto the main roadway on 25th Street. They have to be able to pull them down and then pull them into the campus. Can they reroute part of that neighborhood? That would require planning beyond what he is able to talk about today and he would suggest needs to stay in the hands of staff to look at what might be able to be done there. Do they have some other plans for the full campus of Garden City Elementary School and Sunrise? Yes, they have some that are in the think stage at this point. But if they walk onto that campus today and look at what was done to beautify that campus, to modernize that campus, that is a beautiful facility. It is fully landscaped on the inside. It is all repainted. Its technology has been replaced. It continues to be done that way. Now the east end of that campus, the Sunrise piece, they need to look at that, and they intend to. So he can't speak specifically to the question about parent drop-off. That is something by the way that is truly unique to the last few years in America. Parents are more and more

concerned about the society of the community in which children live, not necessarily their house or their school, but in between.

The safety for their children, ever since the days of Adam Walsh and his abduction and death, American citizens have driven their children increasingly to school. No school was built to be able to handle hundreds and hundreds of parents driving one child to school. So the communities that grew up around those neighborhood schools - and Garden City Elementary School is one of the few neighborhood schools they have - they simply don't have the streets provided by cities or the on-campus roadways provided by schools. He put those two together, just like that. This is not pointing fingers, this is saying they are in this together. It wasn't designed originally. Can they look at doing some other things? They can look at doing anything, but that is really the key. He would close by saying, the Board's commitment to these schools inside the City limits... Because he has heard it multiple times, some have thought they were taking the rebuild of Fort Pierce Central School outside the City limits. It is a full mile up from Midway Road and that is the City limit designation. It is on the west side of the road, it is there, and they end up with yet another site. Let him also clarify for them the misconception of a \$7 million savings. They had to buy the land. And the land is going to cost more than what they see as a \$7 million differential in price. And recall this, there is commitment because there will be need to develop the Edwards Road site into yet another facility.

He and Commissioner Alexander spoke about this the other day. If they are able to save the gymnasium of Fort Pierce Central, then with the City and the County's collaboration they may have themselves a wonderful community facility in that part of their geographic location which they all share for people to be able to utilize.

County Commissioner Smith said he also wanted to help Commissioner Nelson, as a former employee of the School District and now one of their colleagues, let's not forget there is also Indian Hills School which was a school site that was office space that was converted to a school site. Delaware Avenue School which was actually the headquarters of the School District that was turned into another educational site. Both within the City limits. The School Board offices which they just moved into are also within the City limits of Fort Pierce. So the School Board had an opportunity to leave the City entirely and chose not to do that. He has one question for Mr. Lannon regarding the actual building and construction methods. He knows the County is beginning to look at energy conservation as part of their building practices, green building concept. If he knows, would he share with them a little bit about what the School District is doing to make sure they are using more energy efficient building practices?

Mr. Lannon said part of the award he spoke of at Treasure Coast High School is provided as a result of the greening of the school, the materials that were used in its construction that are energy efficient, are environmentally sound, are there created specifically for a 50-year life.

Mr. Sanders said they talked about the school becoming a LEED (Leadership in Energy and Environmental Design) Certified School, but that is probably a little more bureaucratic than what they are looking for. So the architect and the design team looked at making that school a high performing school, all the things they would look for for LEED Certification - energy efficiencies, orientation, exposure to minimize heat loss and heat gain. So while it is not a

LEED certified school, it has all those components.

City Commissioner Nelson said he would like to call on the City Manager to express some of his concerns or thoughts he might have relative to how the City is being impacted or has been impacted by the school system in general.

City Manager Beach said he guesses Commissioner Nelson is assuming he has thoughts on that subject.

School Board Chairperson Hensley said she is assuming they are very positive.

City Manager Beach said they are. One of the first things he did coming to work in Fort Pierce 11 years ago was tour all of the Fort Pierce Schools. At that time he was quite concerned by what he discovered. However, after the one cent sales tax went in place and the School District started investing here, he thinks virtually every school in Fort Pierce has been rebuilt and reconstructed over the past ten years totally. He thinks all of their dealings with the School Board has been positive. They have been good partners in a number of areas. He doesn't know that they are all on the same page as it relates to the future of schools. He has come from an old concept of neighborhood schools. All of them that are in that business today see that as a dying trend, just simply because of the numbers, the population, and having to run kids around. As this concept of regional schools is starting to surface, that he thinks is problematic for their neighborhoods. It is going to cause their jobs of trying to reconstruct 80 year old neighborhoods to become more complicated. He will specifically refer to the Fort Pierce Magnet School of the Arts. Maybe his second meeting after he had come to work here was with Dr. Miller over that subject. That was a real community effort to try to put that building back together and have it provide some functional use for that neighborhood. They are now at a point where at least their thinking for the last ten years has been, as the resources develop, they would rebuild the second wing of that and that would become a school. But now they are hearing discussions that it may go to some other use, but still be reconstructed. He would like to ask the administration of the school to coordinate the proposals for that campus very closely with the City. He does encourage the School Board especially to continue this investment and this concept of dealing with the neighborhood schools in a special fashion. When they do have to reinvest, even though it does cost more money in the short term for that reinvestment, they are doing more than just building schools, they are contributing significantly to neighborhoods.

The next items on the Agenda were School Board Update on North County **Plans for Growth and Replacement** and **High School Curricula Changes** to Meet Needs.

School Board Chairperson Hensley said she does believe that when it comes to an update on North County, plans for growth and replacement, they probably understood that the School District is an integral part of the plannings of all new development as well as working to make sure they address all the needs within the City and within the County and working on that. The other one was High School Curricula changes to meet needs. The School Board has been intricately involved with the Multi-County Economic Development Group as well as Work Force Board groups to make sure to look at

their programming and that they are indeed getting their students ready for the new world and offer things that may or may not exist from the past. So looking at overlaying the needs of the community in the future in the region, what the post-secondary enhancement that is coming into the County literally year by year, they are getting more and more post-secondary offerings that are curriculum, especially in the secondary level, will actually be the precursor for what jobs and what opportunities their kids will see in the future. So they have worked diligently to make sure - they are not finished yet, but they are moving in that direction - that all of their kids... Their motto is "Every Child Every Day". But they want to make sure there are opportunities for every single child to not only go to school here, but go to post-secondary schools here, and then stay here and work in very high tech, high skills, and high wage jobs, or that there is a ladder for those students who will become young adults to be able to go into those, even if it is a tech level or whatever, to actually try to enhance the economic face of the St. Lucie County as a whole, but to also give their kids more opportunities than they might have had in recent past.

City Commissioner Alexander said just a comment that, having their kids return to the community or maybe having them not even leaving this community to get their education. Also, he knows these replacements on schools are not going to be done overnight. They have learned since those hurricanes that anything they build, they should make sure it will sustain those types of windage. He noticed the cities and counties are putting in their own hardening buildings and whatever they are doing. How about the School Board, can they buddy-up partnership with the School Board so when they build these types of gymnasiums or cafeterias that they make sure that they are...?

School Board Chairperson Hensley said they have certain constraints by law that they have to have facilities that are appropriate. That is one of those unfunded mandates they are under. It increased the cost of the structure by about 17%. But they have been doing that systematically, which is why their schools are certified and on a list for shelters. That will not decrease, that will probably only increase. The wind load they will be able to sustain will be much higher than it has been in the past.

City Commissioner Alexander said excellent.

School Board Member Miller said that is part of the reason the cost for school buildings, they will see the cost rising, because of the hardening costs.

County Administrator Anderson said that creates another situation, that they have to get the people out of the shelters as soon as the storm has passed, so they can get the schools reopened. That is what they had after Hurricanes Frances and Jeanne, they had to move those folks to another facility. So if they use those facilities as shelters, that creates another situation.

School Board Chairperson Hensley said they are classified as storm shelters, not places for continuing residence.

School Board Member Carvelli said he thinks they got some FEMA funds they are going to be accessing, if he is correct. They had an update on getting shutters put on a number of the schools. And they are working toward getting the funding to protect them, so

they can get the kids right back in school if there is another storm. With regards to the high school curriculum, Ms. Hensley did an excellent job of detailing some of the things they are focusing on. They are looking at the high wage occupational growth trends.

By the same token, they are trying to put challenging curriculum in place at the high school level so that students graduate and they are successful. That is their ultimate goal, is to graduate them to be successful. He thanks everyone for caring so much about this.

City Commissioner Nelson asked does the School Board have the authority to address the construction of roads or highways leading to the schools?

School Board Chairperson Hensley said actually no. But that is one reason why they requested a seat on the MPO (Metropolitan Planning Organization), so they would have some discussion about the roadways that impact their schools as well as understanding that the schools impact the roadways.

County Commissioner Hutchinson said they sit on the County Planning and Zoning Board also.

Mr. Michael Lannon, St. Lucie County School Superintendent, said the whole issue of concurrency will involve schools and roads and total level of service; and must be, by law, absolutely the same with every governmental entity and the School Board. So whatever they agree with in terms of the County or the City of Fort Pierce has to be exactly the same in the City of Port St. Lucie. Think of Palm Beach with over 40 municipalities to deal with. All language must be identical and that includes roadways and that kind of support. He did want to say this one thing about curriculum as they move forward. They have a plan underway right now to have revised high school attractor programs on line at all of their high schools in the 2008 school year. That is a year away, the 2007-08 school year. The issue for them is, that while they put forward their economic improvement plan this past year, it is about raising the expectation for excellence throughout their entire community. Their economic engine has changed in St. Lucie County. They want to become a research-based high wage, high tech community that also has support programs in it for all levels of work, all levels of people. Large numbers of kids have to have expectation levels here because that is their future in economics. That is how people will be able to live and grow and stay and how their standard of living will improve throughout St. Lucie County. So as the school system ratchets up their work, they have to challenge businesses and governments and families to ratchet up their work about what is expected of boys and girls. Boys and girls have to be better students. Parents have to provide stronger environments at home for boys and girls to stay home and to study. And businesses and government and private individuals must support children in this community at higher levels than ever before thought of. That is the only way they can become successful as a Research Treasure Coast. And that they put the need for all boys and girls - not some, not the privileged - all boys and girls at higher levels of expectation. That means they demand more of themselves, of all of the Commissioners, of parents, and of businesses. He is sorry for preaching, but that is really the change in where they are going.

City Commissioner Alexander said he truly has a concern that as the school year approaches summer days and they are expecting their kids, not because they are not good studious kids, but the fact

that they have a continued education during the summer because they didn't pass particular classes. But that is where it has to go back to the responsibility of the parents and the community that they must utilize their schools for after-school programs. Some of these kids may not fall through the crack at the end of the year if they have these opportunities. There are very few of them there that are present now. He just thinks they need to utilize each and every one of their schools. The kids are comfortable at the particular school they go to today and maybe they don't have to transfer to go home and then go to another after school program when there is one right there. He just thinks that is a concern.

Mr. Lannon said they share that with him. By next year they should have 26 of their schools with before and after school programs through Big Brothers Big Sisters and Boys & Girls Clubs. Big Brothers Big Sisters is helping provide the training for mentors and tutors. And Boys & Girls Clubs providing those programs. Their high schools are not included in that, but they have an extended day program. And Fort Pierce Magnet School of the Arts, if they look on their revised time frame, is going to go until 5:00 p.m. Parents may pick their children up, but they are going to be keeping those children because they have the need to be able to do performance rehearsals and such, so their buses won't even come pick them up until 5:00 p.m. Now could they as a group find ways to be able to bring additional resources to children? Yes, they can. But understand that the State provides the funding for school boards, and school boards don't get to do much of their own discretionary funding, the State does that. And if they want to provide longer programs, they can certainly find ways to put a panel of financiers together encompassing the County and the two Cities and the School Board and look for resources to be able to expand the school year.

County Commissioner Smith said he knows Commissioner Alexander brought up the idea of using some of their school facilities as community sites as well. He sees that is Agenda Item #13 (Use of Public School Facilities for Community Hubs). He was wondering, do they want to finish that conversation and then go to Agenda Items #10, #11, and #12?

County Chairman Coward said that is a good suggestion.

The next item considered was Use of Public School Facilities for Community Hubs.

School Board Chairperson Hensley said she is assuming that means for the broader scope. They know they use school facilities for shelters. They now know that they are going to be having after school and pre-school programs that will be very broad in scope at most of their school sites. They also have in policy a way for the community to access their schools for activities when students are not present. There are some restrictions regarding using their facilities when students are present, because of the new Jessica Lunsford Law that makes sure that makes sure that if anybody comes on campus, they have to go through Level 2 background checks and all that sort of thing. Are there some specific questions on the expansion of that use of public school facilities?

City Commissioner Alexander said just to elaborate a little bit on that portion, his train of thought was, not only the school facilities but the open space that they use for recreation. Not

knowingly, he doesn't think anyone would admittedly be saying they overlook entire communities in this community. The Latin community or the Haitian community, they have a thing about soccer. No soccer can be utilized. Commissioner Smith and he, along with Mr. Anderson and Mr. Keogh, still with all that input, they have no uses of any open field spaces or anything to sustain soccer.

School Board Member Miller said she thinks that is something they have already had some serious conversations about trying to always, if they can, locate school facilities close to parks so they can maximize the use of that, one of the things they have discussed. At Lakewood Park they have soccer fields on School Board property. But not in the City, Commissioner Alexander is correct. She thinks there is an opportunity when they rebuild Fort Pierce Central, that current site on Edwards Road because of the scope of the size of that facility, they will be able to do something that would enrich the community by doing not only a K through 8th grade school there, but also there would be space for hopefully park and recreational facilities. They need to make sure soccer fields could be included in that.

City Commissioner Alexander said that is an excellent idea, but they are talking about two or three years in the future. He is speaking of now. They have open fields in certain schools right here in this community that can be utilized. The only thing they need is the permission to do these things.

School Board Chairperson Hensley said she thinks that permission can be facilitated easily enough with working with the Parks and Recreation people from the County who actually probably manage those programs, as well as dealing with whoever the Superintendent assigns to do that.

Mr. Michael Lannon, St. Lucie County School Superintendent, said three weeks ago three of them were on the campus at Dan McCarty. First of all, they were looking at that little parking area and the City is providing some engineering work and then they are looking at how to be able to get that done. But as they looked at the land inside the tract, Mr. Anderson had said that laid out a couple of correct ways, there could be a couple of soccer fields there. Youth soccer is a little different than regular soccer, so maybe there could be as many as three, if that can be worked right. What that then requires is an Interlocal Agreement between the School Board and the City and the County to figure out who is going to do what. The School Board itself doesn't have a need for that, but as a neighbor they understand the whole community has a need for that.

Those kinds of things become very appropriate to say. They have the land, but who is going to put in the sprinkler system, who is going to put in the lights, and what do they do about the maintenance of that. But those are details that can be worked out.

The one thing he finds to be wonderfully refreshing about this meeting is the spirit of collaboration which exists among the elected officials to be able to task staff to be able to find ways to come up with solutions. But this is one he thinks the three administrators might be ahead of the elected officials on.

School Board Chairperson Hensley said all they do is decide what they want done, and then they have to figure out how it works.

School Board Member Gaines said since they remodeled Dan McCarty

School, they had no need of the track. But because of community involvement with the track is why that track will remain, because it is their citizens who are utilizing it for walking purposes, so that is why that track was left. So just like that was done, he sees no reason why they cannot incorporate something else with that property at Dan McCarty.

County Commissioner Smith said along those lines, even moving toward the next step for the way they continue to grow, not just in Fort Pierce, but through Port St. Lucie as well and in the unincorporated County. He knows he has mentioned maybe to a Board member or two or maybe even to Mr. Lannon, the idea as they begin to build new school facilities, that the City and the County in which they are built also team up as partners with the School District to make sure they provide those community resources. So if they are building a new school that is only open sunrise to sunset, that they find ways to increase after-school programs, that they find a way to increase community activities. So he thinks as they are talking about catching up... Mayor Benton mentioned earlier that it has taken him six years for the skateboard park. As they are looking forward, they are trying to make sure they don't find themselves in that position any more. Making sure that, if they are going to build the school and that school is going to be in a more regional facility as they have been built in the past, that they come in at the same time the School District comes in and work with them to find additional sites for community-sponsored activities in the afternoons and the evenings. He hopes as time goes by, sooner rather than later, they can begin those discussions with staff, heading up to the Board level.

The next item considered as Downtown Parking Update.

County Administrator Anderson said the Downtown Parking Garage, they hope to go to construction probably some time in July. It is \$3.5 million. That number kind of scares him now with the rising construction costs. He read about the City's construction costs to build a parking garage. But they are going out to bid and hopefully it comes in within budget and they hope to have it completed by the end of the year. Then there is another piece of property that the County owns over across from the Clerk of the Courts building, which is where the church (St. Andrews Episcopal Church) is located. He guesses there is some question now on ownership of the property. The County feels that they have title to the property, but he believes the church is having a title search performed now on a portion of that property. They are trying to get that issue resolved. The cost to rebuild that parking lot is about \$475,000. They are in the process of identifying those funds to do that, but they are held up right now in a process.

City Commissioner Alexander said he had a conversation with a couple of the downtown business people. They are saying they are not aware of where they are going to be able to park when all this construction begins. Is there any kind of maybe a map they can do, collaborate with the County and City to produce a map for any and everyone to have...?

County Administrator Anderson said Mr. Beach is working with County staff. He thinks there is a plan how they are going to use the trolley. He thinks they know how fast they can make a run.

City Commissioner Alexander said that is all well and good, but notifying and educating the people as to where to go, they might ride around... They can't ride downtown too well now, so they need some exact directions.

City Manager Beach said they have worked on that subject a couple of times with County staff. What they have done is actually identified parking lots throughout the downtown area and how that trolley is going to pick up individuals at one space and deliver them in the downtown area. They are having to change that with each construction project. But hopefully they will see some positive results of that. They do have a map by the way that lays out or shows the location of about 1,200 parking spaces within a three block area of the downtown. They will have that put together in a way that it can be distributed to the public as they are riding the trolley and so on.

County Commissioner Hutchinson said this one she asked to be put on the Agenda, following phone calls and a lot of concerns in regards to the parking. She knows the City is doing some road improvements and then the County parking garage itself. The City has proposed one too. She was looking for mostly a time frame calendar and to make sure they are coordinating the exact areas where people are notified where they need to be going to. That was her reason for asking. But if staffs are working on it already, if they can at least make sure that not only gets put in the paper for people.

Mayor Benton said if he could just add, the jury is out right now on the City parking garage on the JC Penney parking lot because of the cost. They should know within a week. But that parking lot could be open for some time. The City might be looking for another site, because some high costs came in unexpectedly.

City Commissioner Coke said first of all, she has heard from several people who reside on South Beach that if the trolley were to make a stop some place on South Beach that they would not be bringing their cars to downtown. She doesn't know if it is conceivable to use that Causeway Park as a drop-off area and run the trolley over there on a trial basis to see how many people actually will utilize it. She herself can't do that because they aren't going to run the trolley at 4:00 in the morning. Secondly, could they request that when they get that map complete with the parking, that they distribute it through the DBA (Downtown Business Association). If they can get it to them and ask them to send it to all of their members. At least that way they will have something to post and the merchants downtown can start directing people now of where they will be able to park and where they will be able to catch trolleys later on.

County Commissioner Craft said he thinks they have a real opportunity with SLCTV. They can have Linette Trabulsy and Shane DeWitt come down and actually do a show on what is going on, kind of show the maps of where the parking is to be located. They can have it run on SLCTV. They can also have it on line on video on demand. They underutilize that. And with so many opportunities that they have, he would really like to see them capitalize on it.

The next item on the Agenda was **North Jenkins Road Neighborhood Plan**.

County Chairman Coward said he thinks they have already touched on

this earlier. He thinks they have also made it really clear that they are going to make every effort they can to include Fort Pierce and the School Board and the citizens in the ongoing process.

The next item on the Agenda was Public School Planning, Siting and Concurrency during Development Review.

County Chairman Coward said he thinks they have talked about some issues here earlier. He doesn't know if there are any additional comments from staff or other Board members? He does think they are going to need to have continuing dialogue on the school concurrency issue, obviously with SB-360 and the new rules coming into effect.

He knows the School Board has had many discussions. He thinks they are making some improvements by bringing the School Board into the fold, putting them on the Planning and Zoning Board, then hiring Mr. Sanders and then creating a position dealing specifically with Growth Management, having Mr. Sanders work directly with the County in the review process. But he still thinks there are some further discussions. He doesn't know if the School Board has a time frame for developing...?

School Board Chairperson Hensley said yes, they do. Mr. Sanders can address their time line and exactly what that entails.

Mr. Marty Sanders, Growth Management Director for the St. Lucie County School District, said the time frame, Senate Bill 360 has a scheduling of concurrency implementation throughout the State. St. Lucie County is scheduled for final implementation of concurrency in April 2008. They are also working with the Department of Community Affairs on a sub-grant for development of the required Interlocal Agreement with the two Cities and the County. They expect to have that done in the Fall of this year.

County Chairman Coward asked is there any additional comments on the School Concurrency issue? He did want to thank Mr. Sanders publicly for taking the time to join himself and one of the Palm Beach County Commissioners for discussion on the School Concurrency and what they have learned there. He thinks there are a number of different options available to St. Lucie County. He just thinks this is a really important issue and they have to continue to have some good dialogue between the various Boards on this. They need to continue to bring the School Board into the up-front planning, as opposed to making these folks scramble after the fact to figure out how they are going to create facilities and so forth. He thinks they are all committed to doing that.

County Chairman Coward asked is there anything else on this agenda they have not covered at this stage?

School Board Chairperson Hensley said no, she thinks it is fine.

County Chairman Coward said on behalf of the St. Lucie County Commission they would certainly like to thank everyone.

City Commissioner Nelson said if they are thinking about adjourning, he has one comment he would like to insert here. He is very much concerned about their 7th Street Corridor and particularly the idea - he saw a letter being forwarded just recently - about moving the **Juvenile Court** System out of that corridor. He is very much concerned that they do not allow that to happen. He thinks it is imperative that they retain that facility

there for many reasons. As well as he is concerned that they as a group who can make it happen do something with respect to making that facility more usable in terms of public facilities. Again, he is coming back to having the governments invest in the inner City of Fort Pierce as well as service the citizens of Fort Pierce. That Health Center, that Court System, and the Fire Station there all represent real significant public investments in that area. And to move that Court facility out of there would be a disservice to the people of this County. He would that they go on record as saying they don't want that to happen.

County Commissioner Craft said he is just going to address the court. The State of Florida has mandated that Family Court and Juvenile Court are handled by the same Judge. Therefore, Chief Judge Roby is requesting to move the Juvenile Court into the same building, actually moving it downtown. It is nothing that the County controls.

County Chairman Coward said but they could certainly take a close look at the existing building and what alternative use could go there that would further help with revitalization efforts in Fort Pierce.

County Commissioner Craft said he would completely agree with that. He discussed it at their budgeting workshop last year as to what to do as far as a Master Plan for that entire block, because the government owns just about that whole block, whether it is County, City, or the State. They can actually redevelop that and help out with the Chief Judge and Judge Connor was asking as far as some sort of judicial...

City Commissioner Nelson said he fails to see where this Chief Judge has that authority.

County Commissioner Craft said he has to follow through with what the State mandates.

City Commissioner Nelson said they have a Federal Courthouse going right across the street over here. The Federal Judge does not decide where that Courthouse goes. He probably had some influence, but he did not decide that the Courthouse goes over there. He doesn't think unilaterally a Judge in St. Lucie County in this 19th Circuit should dictate where his services are to be rendered.

School Board Member Carvelli said he just wanted to thank everybody for being part of this. A lot of them have worked together for many years. He remembers when they had their first joint meeting with the County Commission. He thinks they really need to look at expanding this to include the other City in the community in their County and being part of more of a government summit where they talk about planning and growth so the elected officials can get together. They know what he is referring to. He is not asking for a response right now. Just throw it out there. Of course, St. Lucie Village is a small city within itself. He really thinks they need to discuss bringing them into the fold next year and have a big joint meeting with everybody.

Mayor Benton said just to let him know on that item, they have their regular meetings, they do have lunch. But this workshop was specifically set up just because they had some real important issues that had to be dealt with as soon as possible. The last

time Port St. Lucie felt that Fort Pierce and St. Lucie County were discussing issues and they felt left out.

School Board Member Carvelli said he appreciates that. They had a positive response today and he thought maybe expanding it even larger down the road could be good.

City Commissioner Alexander said before they adjourn, he doesn't want to belabor this, but they do have Public Comment.

County Chairman Coward said exactly. They were hoping to wrap up with adequate time for any public comment. He was just wanting to also echo the comments from Dr. Carvelli that they appreciate everybody's time. He thinks these are always productive meetings - building relationships, brainstorming about new ideas, and looking about how they can plan their future together. That is what they are all trying to do, so he appreciates everyone's time.

Mayor Benton said he wants to thank everybody also. Through communication, they get things done and they don't fight in the press. Just for the record, for Commissioner Nelson, at his last meeting with Judge Connor and Judge Roby about issues for the Court system, he suggested they put together a Task Force - Fort Pierce, St. Lucie County, and Port St. Lucie - to discuss the next 20 years where the Court system is going, because he brought up some thoughts and some ideas that they weren't familiar with. He thinks that is where things were going. Hopefully they can solve a lot of the problems by communicating the way they are here and planning things out. He thinks they agreed.

School Board Chairperson Hensley said she thanks them very much. But just to correct her dear friend here, they not only don't fight in the press, they also don't fight in private. She does appreciate the opportunity to bring some very important issues to the table that all of them are partners in everything they do and it is extremely exciting to be able to have positive productive conversation.

Mr. Philip ^Flip@ Gates said he is President of **Visions of Fort Pierce**. They offer under the umbrella of the Treasure Coast RC&D, which is a 501(c)(3). The 501(c)(3) accepts grants. Visions of Fort Pierce is an urban design, in planning and conducting charrettes here in the City of Fort Pierce and areas that can be annexed by the City of Fort Pierce in the County. They are here to assist in doing good urban design and planning. They believe they can do that. They believe they can bring in the experts that are capable of helping to do this in a very timely manner. They are currently working to do that and have already also done some charrettes and done some urban design and planning. A number of the Commissioners they have worked with know these issues and know what they are capable of doing. So he again offers them the ability to do that. They will be making in the next Comp Plan meetings some additional Comp Plan changes that they believe the City of Fort Pierce should move forward in doing. They shared some of that with a number of the Commissioners. They have the idea for the neighborhood and districts concept, which is a good urban design and planning technique. He knows that in the Jenkins Road area they are talking about providing good two-way traffic, to provide good urban design in walkable communities and keeping the traffic down, leaving those communities by over 50% which would go

a long way into improving the City=s ability not to be gridlocked in as the areas as their urban areas expand here to the west of the City of Fort Pierce. So again, he thanks them for letting him talk to them and they are here to assist them as Visions of Fort Pierce, so please accept that as a very positive forward looking to the future to get good urban design and planning done. He knows that not all the best and brightest can be employed by the cities or counties because these people don=t necessarily want to be involved on a permanent basis with any city or county or whatever. But they can and do have those people available that are the best and brightest to help do this work. Please accept that as a positive moving issue as they go forward because this is what they are here to help them do. They are here to help.

Mr. Steve ASkeet@ Jernigan said for the Community and Economic Development Council, 2700 North A-1-A. The Council has been involved in the school concurrency issue in a number of communities across the State of Florida. And he personally served on the School Construction Study Commission that was appointed by Governor Chiles a couple of years ago. That Commission wrote the School Concurrency Legislation that Palm Beach County utilized to draft and implement their School Concurrency Program. He has spoken to a couple of School Board members about this issue. What he is saying to them is that there needs to be a method for community involvement in the School Concurrency Drafting process. The success of the Palm Beach County School Concurrency Program was based upon the fact that the affected parties in the community were brought in early into the process and the process was open for mutual conversation and discussion. The failure of the Broward County School Concurrency effort was because they did not do that. He seeks and requests a method for community involvement in the School Concurrency drafting program. And he commends them on their conversations here today.

County Chairman Coward said just to address that, he thinks it is an excellent point. But he would also just state for the record, that was a given. Everything the County is doing is to try to engage the community in the process. So that will absolutely happen. He is sure the School Board is similar. School Board Chairperson Hensley said Mr. Jernigan and her, their paths cross a lot.

There being no further business, the meeting was adjourned at 11:55 a.m.

Adjournment.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER