

**MINUTES OF THE  
TREASURE COAST REGIONAL PLANNING COUNCIL  
JULY 21, 2017**

Chairman Smith called the meeting to order at 9:32 a.m. and welcomed everyone to the meeting. He led the pledge of allegiance and requested roll call.

The following members and alternates were present:

Indian River County:           Commissioner Adams  
  Commissioner Zorc, Alternate  
  Councilman Dodd  
  Mayor Tyson

Martin County:                   Commissioner Smith  
  Commissioner Fielding  
  Commissioner Fender on behalf of Mayor Campo

St. Lucie County:               Commissioner Townsend  
  Councilman Carvelli

Palm Beach County:           Mayor Gerwig  
  Councilman Hmara  
  Councilmember Weinroth, Alternate  
  Commissioner Ryan, Alternate  
  Mayor Marino, Alternate

Gubernatorial Appointees:   Michael Davis  
  Michael Houston  
  Tobin Overdorf  
  Reece Parrish  
  Peter Sachs

Ex-Officios:                    Libby Pigman, South Florida Water Management District  
  Jason Andreotta, Florida Department of Environmental Protection  
  Jennifer Davis, Florida Department of Environmental Protection  
  Vicki Gatanis, South Florida Regional Transportation Authority

Council Staff:                  Michael Busha  
  Phyllis Castro  
  Kim DeLaney  
  Liz Gulick  
  Stephanie Heidt  
  Tom Lanahan

Council Attorney:              Keith Davis

The Executive Director announced a quorum is present.

### **AGENDA and CONSENT AGENDA**

Mayor Tyson with the City of Fellsmere moved approval of the Agenda and Consent Agenda. Councilmember Davis, Gubernatorial Appointee from Palm Beach County, seconded the motion, which carried unanimously. **Motion**

Items on the consent agenda were: 3A, Financial Report – May 31, 2017; 3B, Minutes – June 16, 2017; 3C, Town of Hypoluxo Comprehensive Plan Amendment No. 17-1ER; 3D, Town of Jupiter Comprehensive Plan Amendment No. 17-1ESR; 3E, Martin County Comprehensive Plan Amendment No. 17-2ESR; 3F, Village of Royal Palm Beach Comprehensive Plan Amendment No. 17-1ESR; 3G, City of Stuart Comprehensive Plan Amendment No. 17-1ESR; 3H, 2017-2018 Florida Division of Emergency Management Contract Agreement; 3I, 2017-2018 Hazards Analysis Contract Agreement with St. Lucie County; and 3J, Intergovernmental Coordination and Review Log.

### **ANNOUNCEMENTS**

Staff indicated the August meeting has been canceled.

### **CHAIRMAN'S COMMENTS**

None.

### **LEGISLATIVE UPDATE 2017 U.S. CONGRESSMAN BRIAN MAST, 18<sup>TH</sup> DISTRICT OF FLORIDA**

Congressman Mast stated he appreciates the opportunity to address Council and also all of the expertise of Council, indicating he wants to be involved with Council's issues and projects. He stated one of the goals in Washington, D.C. now is deregulation, which includes: repealing the one-size-fits all approach to regional (Metropolitan Planning Organization) transportation regulation; repealing and replacing Dodd-Frank; tax reform; rolling back the joint employer doctrine; more deregulation for community banks; and passing the Department of Veterans Affairs (VA) Accountability and Whistleblower Protection Act that will give the VA the ability to fire bad employees and streamline its processes. He noted he is working with the VA to open an office located in the VA's West Palm Beach facility, so veterans will have easy access to his staff.

He indicated there is \$781 million dollars in grants available for battling the opioid epidemic, stating he needs help from the local communities pinpointing where those resources need to go in the local communities. He stated one of the biggest things they have done is deregulation of the U.S. Environmental Protection Agency (EPA). He indicated this should not be seen as they do not care about air or water quality, but the idea is the state and local governments already have rules in place, so it is burdensome and repetitive for the Federal government to also impose regulations. He noted they are also working on the Regulations from the Executive in Need of Scrutiny (REINS) Act, that states no federal agency can impose over \$100 million in regulations on an industry. In

terms of medical liability reform, he noted individuals can no longer sue for over \$250,000 for non-economic damages.

Congressman Mast indicated the bulk of his work is done serving on the Transportation and Infrastructure Committee. He noted he also serves on the Water Resources and Environment; Coast Guard and Maritime Transportation; and Economic Development sub-committees, which deal with issues involving EPA, the U.S. Army Corps of Engineers (Corps), the Federal Emergency Management Agency, railroads, bridges, roads, ports, and inland waterways. He stated this allows him to work on issues of concern for our community and identify ways Washington, D.C. can work for this community. He indicated he is working closely with Congresswoman Frankel on the Sand Act, which proposes to eliminate foreign source limitations for the Corps to acquire fill material for beach nourishment. He stated he is also working on legislation to deregulate the maritime industry's ability to tax the boat service industry. Other issues he is working on include: reform of the National Flood Insurance Program (NFIP); air traffic control reform; tax reform; and major infrastructure reform. He stated he appreciates the opportunity to work for our region.

Chairman Smith noted big issues for our region are the opioid epidemic, NFIP, and the Sand Act. He stated he appreciates the Congressman's important work on behalf of the region.

Commissioner Fielding with Martin County noted one of the projects Council has been working on, in conjunction with the South Florida Regional Planning Council (SFRPC), is creating an alternate route for freight traffic on U.S. Highway 27. He stated there is strong consensus for this idea and work is being done to get this ready to bring to the Congressman's attention. Congressman Mast stated this is exactly the type of project the Transportation and Infrastructure Committee is looking for to be included in future infrastructure appropriations.

Chairman Smith stated Council has always strived to build consensus on regional issues so local governments are not at odds with one another. He stated if consensus can be found on any issue, it will be brought to the Congressman's attention. He noted along with the opioid issue, there are problems with the increase of sober homes. Additionally, he noted one of Council's current issues is Coral Reef conservation. He stated there are two coral reef tracts along the South Florida coastline that are seeing a significant meltdown of their ecosystem related to disease. He noted some legislation was passed this year at the state level for monitoring, and Council is working with the SFRPC to help prioritize efforts to combat this issue.

With respect to emergency preparedness, Chairman Smith stated at the last Florida Association of Counties (FAC) meeting Mayor Teresa Jacobs from Orange County did a presentation related to the Orlando nightclub shooting and what happens in terms of inter-agency relations and crisis management during an emergency event. He indicated staff is coordinating with Mayor Jacobs' office to have her present at a future Council meeting. With respect to coral reefs, Congressman Mast indicated there are about a dozen amendments to water resources and energy appropriations, with several of them in the world of monitoring in terms of looking at the coral reefs across the Atlantic Coast, specifically in south Florida.

Commissioner Fielding stated the U.S. Highway 27 project is a modification of an FDOT project that has been in the hopper for 15 or so years. He stated it has been modified to be a dual rail line

from the south end of Miami-Dade County that will go north into the Orlando/Tampa corridor. He stated senior people at Florida East Coast Railway (FEC) have said they are in favor of this project, which will take about 80 percent of freight rail traffic off the east coast. He stated the basic concept is to have those lines come directly from the ports and move the freight into western inland ports. Congressman Mast offered to invite his friend Congressman Jeff Denham, Chairman of the Railroads, Pipelines, and Hazardous Materials sub-committee, for a field hearing here.

Mayor Gerwig with the Village of Wellington indicated one concern that has been brought to her attention by the State Attorney's office is Florida is being marketed nationwide as a recovery destination. She stated one thing that was uncovered is the Affordable Care Act requires that all medical situations are covered, so what is occurring in the recovery industry is that at the end of 45 or 60 days of coverage, there is almost an incentive for failure so coverage will resume. Congressman Mast stated he has had several conversations with numerous Representatives and that is why they have appropriated \$781 million dollars to fight this epidemic. He noted there are some things that are incredibly difficult to address like the Americans with Disabilities Act (ADA) that will allow sober homes to be located in areas even if the zoning does not permit that use. He stated it is obvious there is a moral hazard that exists when there is compensation associated with providing treatment to someone. He said we need to keep this dialog open and look for better ways to address this epidemic. He noted the opioids are coming from overseas, and one of the first pieces of legislation Congress considered specifically targeted what is coming through the postal service. Mayor Gerwig stated she knows there are some great recovery facilities in our area, but she believes the marketing of South Florida recovery centers has been deceptive. She suggested since this crosses state lines, the Federal government may be able to help with this. Congressman Mast recognized that this is a compounded cycle because if individuals are not successfully treated they become part of our community.

Council Member Weinroth with the City of Boca Raton indicated the Palm Beach Metropolitan Planning Organization (MPO) incorporated US Highway 27 into their long-range transportation plan. Congressman Mast stated one of the biggest issues they see on the Transportation and Infrastructure Committee is the ability for the nation's ports to be correctly dredged. He stated the problem is the Corps is unable to do this in a timely fashion, so they are working to specifically bring back the ability to allocate resources to go directly to the ports for dredging.

Mayor Marino with the City of Palm Beach Gardens stated she finds it hard to believe ADA protections would be the same for a recovering alcoholic as they would for someone such as the Congressman who has been so honorably disabled. She stated until the definition of sober homes is changed and taken out of the ADA, our hands are tied. Congressman Mast stated why and how something happens absolutely matters and it is unfortunate that in Washington, D.C. and many other places that is often taken out of the equation.

Councilmember Houston, Gubernatorial Appointee from Martin County, thanked Congressman Mast for his service. With respect to dredging, he stated the Corps is the most difficult part of the permitting process. He noted the SFWMD currently has a good process, mostly from the encouragement of the Governor.

Councilmember Overdorf, Gubernatorial Appointee from Martin County, stated he would like to learn more about the REINS act. He stated maybe there is an opportunity to incorporate both the REINS Act with the Corps permitting, because costs on various developments can be well over \$100,000. He also noted that many times he receives the state and local permits well before the Corps permits. Congressman Mast stated this is something he often hears. He indicated there is current bi-partisan legislation moving through the process that will set a certain time period for the Corps to act. He stated one of the pieces of legislation he wrote is the Everglades First Act, because the reservoir project south of Lake Okeechobee was not even scheduled to be reviewed until 2021. He stated the legislation basically states that the review process needs to start sooner, so projects can be started sooner. He stated in the Water and Resources Sub-committee they are currently in the middle of the appropriations process, and one of the things they are pushing for is full funding of all Everglades infrastructure projects. With respect to the REINS Act, Congressman Mast stated the act was specifically done to ensure no agencies can impose regulations or rules that would impact an industry to the tune of \$100 million dollars. They would have to take into account the economic impact, and if the Congressional Budget Office determines it will be over that amount, then it would have to become an Act of Congress instead of something that goes through the agencies. Councilmember Houston asked if anything is being done with respect to defining which waterways are considered under the Waters of the U.S. Rule, specifically citing agricultural canals as an example. Congressman Mast stated what is currently happening at the Federal level is to deregulate the process that defines what is considered navigable water and therefore under Federal jurisdiction. He stated the goal is to deregulate this at the Federal level, and give the responsibility for those type of waterways to the local communities.

Councilman Hmara with the Village of Royal Palm Beach asked for an update on NFIP. He noted about 5 years ago Palm Beach County found itself under the gun for potentially significant increases due to inaccurate maps. He indicated once the maps were fixed the number of homes in flood/hazard areas in his city went from 60 to 6 percent. Congressman Mast stated when it comes to insurance, one of the ideas in Washington, D.C. is to just continue with the status quo, reauthorize, and then in a couple years the Federal government can bail out the insurance industry. He stated there is currently an attempt to reform the process. He stated when the first plan was introduced, he heard a lot from those in the construction, real estate, and development worlds with one of the biggest points of contention being grandfathering properties. He stated there is a proposal that all existing properties and those built in the next 5 years will be put into a grandfathered program. After that, there will need to be more thought put into where development and building should occur.

Chairman Smith stated FAC has been working on the insurance issue for a few years, and one of the major components not included in the first round were commercial properties and second homes, which are a big part of our industry and tax base in Florida. He noted one interesting thing is that Florida pays 70 percent of the FEMA NFIP program, but only uses 30 percent. He stated it is presumed that because of our coastal assets and being exposed to hurricanes we are the problem, which is not true. He stated Florida is actually the most regulated state in the country, which puts us in a great place except for the fact that we are paying for everyone else. He stated at the same time holding everyone accountable for what is wrong is not right either. He stated it is almost the idea that the rest of the country is going to punish the wealthy that live on Florida's east coast, when ironically those are probably the most durable and resilient homes in the country. He stated it is also

unfair that thousands of retirees and ex-military individuals who own homes from the 1950s through the 1970s are going to be exposed to unrealistic premiums. Congressman Mast stated it is important to make sure those individuals are grandfathered into the program. Staff asked if the grandfathering be attached to the land, or the owner. Congressman Mast stated that is one of these issues still being worked on as they near their deadline. He encouraged everyone to make sure their comments are submitted. He stated he wants to do everything he can for our region, but recognizes he does not know everything, so he is relying on Council and others in the region to help him be the best representative for this community in Washington, D.C.

**LAKE OKEECHOBEE WATERSHED RESTORATION PROJECT  
PLANNING UPDATE – JENNIFER LEEDS, SECTION ADMINISTRATOR,  
SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

Jennifer Leeds, Section Administrator for the South Florida Water Management District's (SFWMD) Office of Everglades Policy and Comprehensive Everglades Restoration Plan (CERP) program manager, provided an update on the Lake Okeechobee Watershed Restoration project, which is a joint effort they have undertaken with the Corps. She noted the restoration of the south Florida eco-system is dependent upon the quantity, quality, timing and distribution of water. She stated a major portion of that is storage within the system, which will significantly reduce the water discharges to both the St. Lucie and Caloosahatchee estuaries. She provided an update on projects implemented to date, and the foundation projects that were identified before CERP was authorized in 2000 under the first Water Resources Development Act (WRDA), which initially focused on Kissimmee Restoration. She indicated all of the projects incorporate storage, treatment, seepage management, and protecting the coast from greater Everglades seepage. She noted there is also the Loxahatchee River Watershed Restoration Project currently underway on the east coast and the Western Everglades Project, which will focus efforts on major reservoir pieces to store water south of the lake. She stated the current effort looks primarily at storage features north of the lake.

Ms. Leeds noted the project area is approximately 950,000 acres of SFWMD and state-owned land that has been historically-dominated by wetlands, and is currently being used for agriculture, natural/open land and water, and urban/infrastructure. She stated the goals and objectives of this project are: 1) increase water storage capacity in the watershed to improve Lake Okeechobee water levels; 2) improve the quantity and timing of the discharges to the St. Lucie and Caloosahatchee estuaries that adversely affect salinity and estuarine biota; 3) restore/create habitat to increase the spatial extent and functionality of wetlands; and 4) improve existing and future water supply. She noted components being evaluated are above ground storage, wetland and floodplain restoration, and aquifer storage and recovery (ASR); and the project delivery team is doing a detailed cost analysis. She noted there will be several public workshop opportunities and information about the project and planning process can be found on SFWMD's website.

Chairman Smith noted Commissioner Grieb from Osceola County has indicated they are interested in being part of this discussion. He encouraged expansion of the northern boundaries to include Osceola County, which has large areas of land that could provide adjacent storage.

Commissioner Fielding thanked Ms. Leeds for what has been done to date, but he believes it will not provide relief to the estuaries. He stated once the water is in Lake Okeechobee and there is an emergency situation that requires water releases, the water will most likely be sent through the St.

Lucie Estuary. He stated he believes that gate 308, which connects Lake Okeechobee to the St. Lucie Estuary, needs to be closed. He stated the basic problem is the water goes into the lake 6 times faster than it can be released, and the outlets for release are S80, St. Lucie Lock & Dam in Stuart, and S79, W.P. Franklin Lock & Dam near Fort Myers. He concurred with Chairman Smith that there needs to be communication with Osceola County for the potential to move, store, and clean water to the north. He stated the underlying problem everyone is overlooking is we are going into an era of higher volatility weather patterns and past data cannot be used to predict future scenarios. He indicated he understands the complexities, but stated he feels this is being glossed over to get to a solution he believes is insufficient.

Councilmember Overdorf stated he is thrilled to see the Kissimmee work being completed. With respect to ASR, he asked if the water is cleaned before it is injected. Ms. Leeds indicated the water is not treated from a nutrient perspective before it is injected, but it is treated from a bacterial perspective. She indicated data has shown there is a certain amount of phosphorous reduction in the water that is put there and when it is extracted. Councilmember Overdorf asked if that is a function of dilution rather than actual cleaning. Ms. Leeds indicated they believe to a certain extent it is a function of enzymatic activity. She stated phosphorus is broken down between what is called bioavailable and what is not, and it may be that the water is being attenuated while it is in the ASR. She noted there may be some other biogeochemical processes going on as well. Councilmember Overdorf stated Senator Nelson had spoken with Council about how the Federal government has been funding their 50 percent share of project costs. He asked if Ms. Leeds could share how much funding the State has received over the last 10 years from the Federal government for these projects. Ms. Leeds explained the Corps is responsible for the engineering and construction efforts, and the District is primarily responsible for land certification. She stated at the programmatic and funding levels they attempt to ensure that one agency is not getting ahead of the other, which helps to balance out the program. Councilmember Overdorf asked if the Federal government is keeping up with their 50/50 match, or is the state spending more money. Ms. Leeds explained there are also other state programs that address these needs, and that both sides must depend on appropriations in order to finance their activities. She stated from a programmatic side, they try to ensure they have enough funding to keep all the projects going, especially the ones that are in construction.

Council Member Weinroth thanked Ms. Leeds for her presentation and stated he agrees with Commissioner Fielding. He asked at what levels the water is being injected into the ASRs. Ms. Leeds indicated for the past 10 years there are two zones where pilot projects and regional studies have been conducted, the Floridan Aquifer and the Avon Park Permeable Zone. She stated there is already water there, so nothing is being displaced, they are just pushing more water into it. She indicated she was not sure of the depth, but stated the difference between the two zones is the recovery efficiency for the Floridan is 70 percent compared to Avon Park, that has a 30 percent recovery efficiency.

Councilmember Davis stated he believes it is important to know that it was never anticipated there would be a 50/50 cost share. He stated, as one of the principal authors of CERP legislation, there was always going to be an imbalance, partly because the state is responsible for real estate, which is going to be a large amount of money. He indicated if you look at this from a national perspective, Florida is receiving a good deal of funding from the Federal government, because in principal and as a long standing policy the Federal government does not pay for water quality problems in states.

He stated this is essentially a Florida water quality problem, but everyone understands the great value of our ecosystem, both nationally and internationally. He stated it is critical to have a partnership between the Federal and state governments, but finger-pointing is harmful and will erode the overall restoration efforts. He stated he is saying this because he wants to make sure his colleagues understand it is important to make sure this partnership stays intact, or we will not complete this journey.

Chairman Smith noted there are a lot of members of Congress that view the amount of money given to Florida is far too much already and they would like their share. He stated it is important to stay focused on the goals and not be so distracted Congress will decide to send the money to other projects around the country. He indicated in the last few years there have been significant funds flowing to this effort from the national level and the Corps and SFWMD work well together to ensure projects are done and matched dollars are spread as far possible. He asked when the next project will be funded. Ms. Leeds stated that will depend on if it is picked up in a WRDA bill. She noted Comprehensive Everglades Planning Project (CEPP) was authorized in December of 2016, which is important because when the District receives the appropriation it will help open up the south part of the system. She said there can be storage north and south of the lake, but CEPP is needed to move the water south.

### **PROPOSED BUDGET FOR FISCAL YEAR 2017-2018**

Staff indicated the proposed budget for Fiscal Year 2017-2018 represents a 4.1 percent decrease in revenues and expenditures from the current fiscal year. Staff provided a brief overview of the proposed budget that includes: an increase in state revenue of 55 percent, due to the South Florida Transit-Oriented Development grant; a decrease of 31 percent in federal revenue due to the Brownfields grant cycle coming to an end and the Economic Development Administration project normalizing to typical business years compared to the current 5-year update cycle; a decrease of 45 percent in local revenue due to a contract ending this fiscal year; an average 3 percent increase in salaries, but with an overall 5 percent decrease due to the consolidation of two positions; an increase of 18 percent for insurance due to the addition of employment practice coverage; a 20–50 percent decrease in graphics, copying, telephone, and postage to align with budget amounts; a 17 percent increase in training and conference expenses; a decrease of about 70 percent in capital outlay due to replacing Council’s vehicle being funded in FY 2017; and a 1.1 percent increase in county dues solely to reflect population increases. Staff indicated the Budget/Personnel Committee met on June 16<sup>th</sup> and recommended approval of the proposed budget.

Councilman Carvelli with the City of Port St. Lucie moved approval of the proposed budget. Councilman Hmara seconded the motion, which carried unanimously.

**Motion**

### **SOUTHEAST FLORIDA TRANSIT-ORIENTED DEVELOPMENT PROJECT INTERLOCAL AGREEMENTS**

Staff indicated this is a request for Council approval to enter into interlocal agreements related to the South Florida Transit-Oriented Development (SFTOD) project being completed under the South Florida Regional Transportation Authority (SFRTA) grant from the Federal Transit Administration. Staff explained the grant program funding is provided for work to improve land use conditions along the railway corridor that runs from downtown Miami north to Jupiter, which includes Miami-



Dade, Broward, and Palm Beach counties. Staff noted through this grant 7 applications were approved for funding from: the cities of Delray Beach and Palm Beach Gardens from Palm Beach County; the cities of Oakland Park and Hollywood in Broward County; and the cities of Miami, Aventura, and North Miami Beach in Miami-Dade County. Staff indicated there has been \$860,000 allocated to these 7 local governments for station area planning work to improve the land conditions around future rail stations as well as analyze existing quantities of affordable and workforce housing along the corridor. This will make the region more competitive in bringing down federal dollars for all forms of transit. Staff indicated for the current agenda item, three separate motions of approval will be needed for each of the interlocal agreements with the City of Palm Beach Gardens, the City of Hollywood, and the City of North Miami Beach.

Mayor Marino noted the City of Palm Beach Gardens has been working with Council on this project and two weeks ago the City passed a resolution to approve this interlocal agreement as well as a local contribution of \$30,000.

Chairman Smith inquired about the time line for these projects. Staff indicated all the grant-funded work must be completed by June of 2018, with workshops and charrettes starting in the fall and winter of this year, and concluded in the spring of next year.

#### **CITY OF PALM BEACH GARDENS**

Mayor Tyson moved approval of the staff recommendation to authorize the Executive Director, in consultation with Council's attorney, to execute an interlocal agreement with the City of Palm Beach Gardens for the provision of planning assistance in support of a future Tri-Rail Coastal Link station. Councilman Carvelli seconded the motion, which carried unanimously.

**Motion**

#### **CITY OF HOLLYWOOD**

Commissioner Fielding moved approval of the staff recommendation to authorize the Executive Director, in consultation with Council's attorney, to execute an interlocal agreement with the City of Hollywood for the provision of planning assistance in support of a future Tri-Rail Coastal Link station. Commissioner Townsend with St. Lucie County seconded the motion, which carried unanimously.

**Motion**

#### **CITY OF NORTH MIAMI BEACH**

Commissioner Fielding moved approval of the staff recommendation to authorize the Executive Director, in consultation with Council's attorney, to execute an interlocal agreement with the City of North Miami Beach for the provision of planning assistance in support of a future Tri-Rail Coastal Link station. Commissioner Townsend seconded the motion, which carried unanimously.

**Motion**

#### **TRI-RAIL COASTAL LINK UPDATE**

Staff provided an update regarding the Tri-Rail Coastal Link project, a collaborative effort between SFRTA, Council and the Florida Department of Transportation (FDOT), which extends Tri-Rail service on the FEC corridor. Staff noted existing Tri-Rail commuter service is provided at 18 stations along 72 miles that begins in the Town of Mangonia Park and continues south on the CSX

corridor down to Miami International Airport. Staff explained SFRTA has developed a Transit-Oriented Development (TOD) Policy, which is the land use pattern that surrounds the most successful stations across the country and tends to have higher densities and intensities, carefully planned pedestrian access, an increased mix of uses, and reduced parking requirements. Staff noted part of Council's work with SFRTA is to conduct public outreach. To that end, staff will be meeting with 18 local governments over the next 4 months to coordinate SFRTA's TOD policy and get the latest assessment as to where local governments are from a regulatory standpoint. Tri-Rail Coastal Link is a planned new service through the coastal downtowns along the FEC between Jupiter and Miami. It will be built in a number of phases. Staff noted near term future activities include: Initiation of Miami-Link Service to Downtown Miami; Palm Beach MPO Project Prioritization; development of reasonable plan(s) for local funding for operations and maintenance; development of FEC access agreements; initiation of project development for segments; finalization of station locations; completion of a northern layover facility; and completion of pilot planning projects in the cities of Palm Beach Gardens and Delray Beach. Vice Chairman Parrish thanked staff for the presentation and noted Chairman Smith had to leave the meeting.

Commissioner Ryan with the City of West Palm Beach stated at the local level they need to be able to determine if they will be able to fund the operations and maintenance component. She asked if any type of cost calculations have been done. Staff noted there is an interlocal agreement in place between Council, the SFRPC, SFRTA, FDOT, and the MPOs of Palm Beach, Broward and Miami-Dade counties to determine agency responsibilities for this project. In that agreement, SFRTA is designated as the finance lead; FDOT is responsible for the engineering; and the two regional planning councils will lead the public outreach. Staff indicated SFRTA has already assembled preliminary financial data, but will not be able to determine the local cost until Florida East Coast Industries (FECI) determines the access fee. Staff indicated the timing to advance those discussions with FECI will most likely be in the next fall cycle, because it will take time to get funding into the MPO work program, and FECI is currently focused on the Brightline project. Staff suggested SFRTA may be able to provide some numbers to local governments, keeping in mind the access fee is still unknown.

Commissioner Zorc from Indian River County noted the FECI and All Aboard Florida (AAF) (aka Brightline) have received Federal approval to sell their operations to a group in Mexico. He asked if anyone knows the terms of the purchase. He noted he recently read an article that contained a letter from Secretary Jim Wolfe (FDOT District 6) that talked about shifting funding of Tri-Rail from the counties to FDOT. He asked if that has passed. Staff indicated they are not aware of this being approved. Commissioner Zorc expressed his concern that this type of cost-shifting within FDOT's budget will be unfair as it will benefit the communities to the south, but will reduce the funding to do district-wide improvements. He asked if additional stations will be added, will there be additional trains, and who will pay for the additional capital investment. Staff stated SFRTA provides the rolling stock, noting they have trains in reserve. Staff indicated Brightline has already funded the double-tracking improvements, so the cost for those infrastructure improvements will be rolled into the access fee that will be negotiated between FECI and whichever parties will have access to the corridor. Staff stated the remaining capital expenses will be split among three parties, with the goal to have 50 percent of the funding coming from the Federal Transit Administration; 25 percent from the State; and 25 percent coming from local governments. Commissioner Zorc stated he would like to see the terms of the purchase between FECI and the buyer, but he has been unable

to get a copy of actual purchase rights. Staff indicated they will also make a request for the sale information, but noted the companies are privately owned.

With respect to the Jupiter link, Mayor Marino asked if it is required that all five stations be completed. Staff indicated the Palm Beach Gardens station is the only one that has to be built to justify the northern extension, because it will generate all the needed ridership. Mayor Marino asked if the local 25 percent share will be from the local government, MPO, or the county. Staff indicated local can come from county or municipal governments, and also from the private sector. Staff stated it is envisioned land values will increase just by virtue of having a station, and there will be a mechanism in place to capture the additional value created over time and divert that money back to the local government. Additionally, a local government could have a specialty impact fee, or user fee, associated with properties that are developed within the vicinity of the station, because they will benefit from their location. Staff noted this will be part of the financial analysis being done in conjunction with the station area plans. Mayor Marino asked when the double-tracking between the City of West Palm Beach and the Town of Jupiter will occur. Staff stated the project has been fully funded from 15<sup>th</sup> Street in West Palm Beach down to Miami. However, AAF has not indicated how they will fund the northern infrastructure improvements.

Council Member Weinroth asked why the City of Boca Raton is not on the list for a station. Staff stated the city is included, noting a Boca Raton station is critical to provide the ridership necessary to justify an extension of services. Staff stated the latest location is at 2<sup>nd</sup> Street, that could possibly be incorporated into the municipal facilities redevelopment efforts. Staff noted that if there is to be a second station identified in Boca Raton, it will likely be at 20<sup>th</sup> street to facilitate Florida Atlantic University.

Mayor Marino asked for the presentation to be loaded on Council's website. Staff also offered to email the presentation upon request.

Vicki Gatanis with SFRTA let Council members know their Transit-Oriented Development Plan with maps and information on the Tri-Rail Coastal link is located on their website.

## **PUBLIC COMMENT**

Drew Martin, with the Loxahatchee Group of the Sierra Club, expressed his concerns regarding the potential for liquid natural gas (LNG) shipments from the port. He noted a recent large explosion in Washington State and an explosion in Ohio in 1948 that devastated an entire town. He stated Council needs to inform the public of the potential risks if there are going to be shipments on the FEC rail line of LNG. He stated he thinks the consideration of public transit is great, but everything that gets approved by Council is contrary to the idea of consolidation, even in the City of Palm Beach Gardens, noting the Avenir project will not be close to the proposed station. He stated he uses public transit and believes it works in cities like New York, San Francisco, and Chicago because they have covered walk areas and shade. He stated people will not want to use public transit if it is not close to their destination. He stated if the local governments want to invest all this money, they need to change how development is occurring. He noted development is taking place in the western part of the county, and not anywhere near the proposed public transit.

Christine Raininger with the Florida Fish and Wildlife Conservation Commission's Office of Conservation Planning Services in West Palm Beach introduced herself. She let Council know her office has recently grown and in the past year their staff has been providing technical assistance on a variety of projects related to development and potential impacts on fish and wildlife resources. She stated they have been in collaborative consultation with state and federal agencies on issues such as environmental resource permitting, Federal siting clearinghouse acts, and other projects related to wildlife issues and imperiled species management. She indicated they are also available to provide technical assistance for private land conservation.

### **COUNCIL MEMBER UPDATE**

Mayor Tyson indicated the city's budget for FY 2017-2018 was approved the previous night. He stated FDOT has begun work on their rail-to-trails project, which is a \$4.6 million project that will go over I-95 and run from Sebastian to Fellsmere along an old railroad grade. He noted the city is preparing to start their north regional lake project, which will be a 6-acre stormwater retention area that will capture runoff for the downtown area. Additionally, he reported the city has received final approval to start a community development block grant project to pave two streets.

Councilman Hmara stated there was a recent workshop between the Palm Beach County League of Cities and the Palm Beach County Board of County Commissioners to discuss common concerns and interests. He stated he believes this should be done more often, because it is good to have open conversations that remind them they are representing the same residents, citizens, and taxpayers.

Libby Pigman with SFWMD indicated she will be Council's contact person until October while Kathy LaMartina is on leave.

Councilmember Overdorf reminded everyone the legislative session will be early this year. He suggested everyone should be ready to start communicating with their representatives in September.

Commissioner Adams with Indian River County noted they have made it through their budget process and are taking a break until August.

Council Member Weinroth thanked Council staff for all the work on the City's US 1 Corridor study and the 20<sup>th</sup> Street study collaboration between the city and Florida Atlantic University.

Mayor Marino indicated they recently formed a charter committee to look at things such as the current limit of two 3-year terms. She noted the city polled its citizens and it was determined they actually wanted to get information about the city in the mail, so they publish a quarterly magazine called *Signature City*. She also noted the city and county have agreed to an interlocal agreement to develop an 18-acre district park.

Commissioner Zorc stated the county recently hosted a very intriguing pilot project that will clean the waters that flow into the Indian River Lagoon, or any other waterways in Florida. He stated the company, Greenfield Resources Corporation, self-funded the \$700,000 project with the county permitting them access to park their equipment. He stated they are anxious to see the data that comes from the project, and he will have information regarding the water treatment process posted

to the county's website. He indicated there are now weekend-getaway, non-stop flights available from the Vero Beach Airport to Newark, New Jersey and Ashville, North Carolina.

Vice Chairman Parrish noted the next Council meeting will be in September.

**STAFF COMMENT**

None.

**ADJOURNMENT**

There being no further business, Vice Chairman Parrish adjourned the meeting at 12:17 p.m. This signature is to attest that the undersigned is the Secretary or a designated nominee of the Treasure Coast Regional Planning Council, and that the information provided herein is the true and correct Minutes of the July 21, 2017 meeting.

\_\_\_\_\_

Date

\_\_\_\_\_

Signature