

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

AGENDA ITEM 4B2

From: Staff

Date: July 12, 2019

Subject: Minutes – June 21, 2019

Introduction

The draft minutes of the June 21, 2019 Council meeting are posted to Council's website at http://www.tcrpc.org/council_meetings.html.

Recommendation

Council should approve the minutes of the June 21, 2019 Council Meeting.

Council Action – July 19, 2019

Commissioner Smith from Martin County moved approval of the staff recommendation. Councilmember Marino from the City of Palm Beach Gardens seconded the motion, which carried unanimously.

Attachment

**MINUTES OF THE
TREASURE COAST REGIONAL PLANNING COUNCIL
JUNE 21, 2019**

Agenda Item 1: Pledge of Allegiance

Chair Adams called the meeting to order at 9:37 a.m. and welcomed everyone. She led the pledge of allegiance.

Agenda Item 2: Roll Call

Thomas Lanahan, Council's Executive Director, took roll and announced a quorum was present.

The following members and alternates were present:

Indian River County: Commissioner O'Bryan
 Commissioner Adams
 Councilmember Dodd
 Mayor Tyson, Alternate

St. Lucie County: Commissioner Townsend
 Commissioner Dzadoovsky, Alternate
 Commissioner Johnson

Palm Beach County: Commissioner Valeche
 Commissioner Weinroth, Alternate
 Mayor Gerwig
 Councilman Hmara
 Commissioner Hardy

Martin County: Commissioner Smith

Gubernatorial Appointees: Douglas Bournique
 Michael Davis
 Michael Houston
 Reece Parrish
 Peter Sachs

Ex-Officios: Vicki Gatanis, South Florida Regional Transportation Authority
 Kathy LaMartina, South Florida Water Management District
 Jennifer Davis, Florida Department of Environmental Protection

Council Staff: Kathryn Boer
 Phyllis Castro
 Kim DeLaney
 Liz Gulick

Stephanie Heidt
Thomas Lanahan
Dana Little
Jessica Seymour

Council Attorney: Keith Davis

Agenda Item 3: Agenda

Council Action: Commissioner Smith from Martin County moved approval of the Agenda. Commissioner Johnson from the City of Fort Pierce seconded the motion, which carried unanimously.

Agenda Item 4: Consent Agenda

Chair Adams noted that a member of the public asked to speak on Agenda Item 4B8, City of Boynton Beach Comprehensive Plan Amendment No. 19-02ESR, and that it would be heard immediately after the remaining consent items.

Items remaining on the Consent Agenda were: 4B1, Financial Report – March 31, 2019; 4B2, Financial Report – April 30, 2019; 4B3, Minutes – April 19, 2019; 4B4, Minutes – May 17, 2019; 4B5, Redesign of Council’s Website – Consultant Selection Approval; 4B6, Brownfields Revolving Loan Fund – Consultant Selection Approval; 4B7, Florida Power & Light Company Ten Year Power Plant Site Plan 2019-2028; 4B9, Palm Beach County Comprehensive Plan Amendment No. 19-06ESR; and 4B10, Intergovernmental Coordination and Review Log.

Council Action: Commissioner Smith moved approval of the Consent Agenda as amended. Commissioner Johnson seconded the motion, which carried unanimously.

Agenda Item 4B8: City of Boynton Beach Comprehensive Plan Amendment No. 19-02ESR

Stephanie Heidt provided a brief overview of the proposed amendments which included text amendments to the future land use, intergovernmental coordination, capital improvements, public school facilities, and transportation elements. She noted that with the elimination of statutory requirements for a Public School Facilities Element, the City is proposing to delete that element from their comprehensive plan. In order to meet responsibilities under an interlocal agreement with Palm Beach County for coordinated school planning, the amendments propose to transfer and update the coordinated school planning objectives and policies to the Intergovernmental Coordination Element and change language in the Future Land Use and Capital Improvements elements to be consistent with the new policies.

Ms. Heidt indicated the City is also proposing amendments to set up a framework to allow the eventual implementation of a mobility fee to allow the City to generate revenue to fund needed transportation improvements. Proposed amendments add policies in the Transportation Element that will repeal and replace the County concurrency system, impact fees, and proportionate share requirements, and rescind City concurrency and proportionate share requirements applicable to

City roadways. The staff report found that no adverse effects on regional resources or facilities have been identified. However, with respect to the mobility fee amendments, Council recommends the City address the countywide concurrency provisions of the Palm Beach County Charter established in 1985.

Ms. Heidt noted that on May 30th correspondence was received from Palm Beach County related to the proposed transportation and mobility fee amendments citing potential conflicts that would be contrary to the state constitution and county charter. This letter was included in the draft staff report. She also noted that a letter was received from the City on June 20th indicating there is no intent to adopt a mobility fee at this time and it fully intends to coordinate with County staff on mobility planning and will work within the guidelines and policy of the governmental system. Additionally, the letter indicates the City is amending the proposed amendments to not delete language concerning transportation impact fees; add back language to ensure the City will maintain the current concurrency management system until a new framework and fees are developed; and add language to require that any repeal of County transportation concurrency, impact fees, and proportionate fair share requirements be done in consultation with the County. Ms. Heidt indicated the staff recommendation is for Council to authorize transmittal of a final report to the Florida Department of Economic Opportunity, with the addition of the June 20th correspondence from the City included as Exhibit 5.

Commissioner Weinroth from Palm Beach County asked if the changes to the policies are subject to County approval. Ms. Heidt indicated she did not believe that it is the City's intent to obtain the County's approval.

Bryan Davis, Urban Designer and Principal Planner with Palm Beach County, stated that one of the fundamental issues regarding the proposed mobility amendments is that the County charter, through the state constitution, has control and priority over impact fees and transportation concurrency on all state and county roadways and the ability to collect impact fees. He stated the County concerns are that even though some of the municipalities may be built out, the County must continue to provide the necessary roadway infrastructure as growth continues in order to allow residents to travel to and from all municipalities, and to do that the County needs the ability to collect impact fees. He stated the County is also concerned that there has been a lack of intergovernmental coordination and that the City would unilaterally make decisions that go against the County charter. He stated the County does support the changes offered in the City's correspondence of June 20th and they look forward to working with the City on this issue.

Councilmember Davis, Gubernatorial Appointee from Palm Beach County, asked what portion of the impact fees collected on county and state roads within the City of Boynton Beach have actually led to improvements within the city limits. Mr. Bryan Davis stated he did not know the exact amount, noting that fees collected may not always go to roadways within the municipality where they are located, but to roadway infrastructure that supports travel to and from the municipality.

Commissioner Smith asked if there is an interlocal agreement between the County and its member municipalities that states where and how impact fees are spent. Mr. Bryan Davis stated there is an interlocal agreement and all municipalities get their share, but if there is nothing left

to build he is not sure what their share would be. Mr. Lanahan stated that impact fees are collected through defined impact fee collection zones that are not drawn along city boundary lines and include the urban and rural areas of both incorporated and unincorporated Palm Beach County. He noted that the money collected is spent within those zones.

Councilman Hmara from the Village of Royal Palm Beach asked for clarification of the staff recommendation. Mr. Lanahan stated the recommendation of staff is to refer to and include the letter received on June 20th from the City of Boynton Beach, which proposes to put back in a critical sentence requiring them to coordinate with the County on mobility fee planning. He stated staff would also like to include language indicating Council support of this approach to coordinated planning between the County and all the municipalities to address mobility at both the countywide and local levels.

Commissioner Valeche from Palm Beach County stated he believes the City of Palm Beach Gardens has adopted a mobility fee that will apply a portion toward mobility plans within the City but also reimburses the county. He asked what the difference is between the two Cities' plans in terms of the County Charter. Mr. Bryan Davis indicated that the cities of West Palm Beach and Palm Beach Gardens have mobility plans in place, but they are still collecting impact fees and giving the county its share of what they are collecting over and above what is needed locally. He indicated that what the City of Boynton Beach is proposing is ambiguous and does not contemplate taking on any impact fees, which they are obligated to do under the charter.

Commissioner Weinroth noted there has been a lot of discussion regarding this issue and there is a lot of contention between the eastern part of the County and the communities to the west. He noted that in the east the local governments may be built out, however they want to have their share of the mobility fees for redevelopment projects and upgrading the local road system. He noted in the western communities they are looking for the buildout of a road network. He said he believes we need to be looking at this more holistically, throughout all the counties in the region, and considering the issue of the east/west tensions. Mr. Bryan Davis agreed with that and noted that the City of Boca Raton will be submitting amendments next month similar to the current Boynton Beach amendments being discussed.

Colin Groff, Assistant City Manager for Boynton Beach, stated the City will follow constitutional regulatory requirements and their goal is to work with the County to develop a program that allows the coastal cities in the urban areas to address the impacts of redevelopment. He stated the City has transferred \$25 million to the County with zero dollars spent back on county infrastructure within or close to the City. He stated the City's issue is the nexus between the money being paid and the projects being built not being within proximity of where impacts are occurring. He stated the City will continue to work with the County and follow the interlocal agreement to collect and transmit fees to the County, and will put back in language to that effect. He stated the City intends to work with the County in the future, noting that this is the first he has heard that County staff is interested in working on a mobility plan. He stated the City wants to ensure the collected revenues are being spent wisely to improve the situation for all cities, not just certain citizens, which is occurring because of the way regulations are currently written. He stated he believes what the legislature has put into place for mobility fees offers the framework to improve the impact fee system that was done 35 years ago.

Councilman Hmara noted everyone has been searching for a venue or mechanism to be able to move forward on this issue. He stated that at the Palm Beach Transportation Planning Agency meeting a suggestion was made that now is the time for the County to do a mobility plan.

Commissioner Dzadovsky from St. Lucie County noted that in his county it has long been discussed that there needs to be a countywide mobility plan that results in positive outcomes for all the local governments. He stated that what is going to happen to the south will eventually occur in the northern counties of the Region. He asked if the City of Boynton Beach agrees with the current staff recommendation. Mr. Lanahan noted that the City has proposed to revise the amendment to indicate they will work with the County. He proposed that the staff recommendation be revised recognizing the City's intent and note that this needs to be part of a larger conversation, because doing this city by city is not the way to proceed. He stated mobility needs may be different inside each city, but the mobility plans need to show a relationship between new demands and how to satisfy them with new development.

Commissioner Smith suggested Council could take on the effort to help coordinate development of a countywide mobility plan for Palm Beach County and how it relates to the cities. He agreed that this will eventually come to the northern parts of the region and thinks it would be helpful to have Council help facilitate planning on this issue to create a better model. He indicated he would like to make that part of the recommendation. He stated he has never supported impact fees and would like to see an alternative strategy that would work better. Mr. Lanahan stated Council staff is ready to assist with such an effort, but would not be comfortable putting into the staff report a requirement to use Council to solve the problem. Commissioner Dzadovsky stated that his position is to take the opportunity to learn from this process as it moves forward.

Councilmember Michael Davis stated he supports Commissioner Smith's idea for Council to assist on this issue, noting it is the fundamental role of Council to help facilitate these types of discussions. He noted that the cities of Palm Beach Gardens, West Palm Beach, and Delray Beach are all adopting or exploring the option of a local mobility plan. He suggested that with the help of Council, the County could do a more programmatic mobility plan that has overarching policy objectives and guidance that could be used by the cities as they do their individual mobility plans. Mayor Gerwig from the Village of Wellington stated she supports the City of Boynton Beach in this endeavor. She said she agrees that Council should be ready to help, but she believes this is an issue for the transportation planning agencies in the region. Commissioner Weinroth said he welcomes Commissioner Smith's remarks and believes there is a broad constituency that needs to be in the room for this discussion including the Southeast Florida Transportation Council (SEFTC). Chair Adams indicated this can be added to a future agenda so Council can see some of the options available and work that is being done to become better educated on this issue.

Commissioner Valeche noted that at a recent SEFTC meeting there was discussion regarding the Broward County surtax on transportation. He stated that he does not advocate for more taxes, but something like that is most likely what will have to happen if anything other than automobile-based transportation is going to be done. He suggested having Broward County do a presentation to Council on what they have implemented. Commissioner Hardy from the City of Lake Worth

Beach agreed with having SEFTC do a presentation, but it should not be a substitute for looking at Palm Beach County's current impact fee program. He stated as a coastal community he sympathizes with Boynton Beach and would like to see Council involved in the planning process.

Council Action: Commissioner Smith moved approval of the amended staff recommendation to include the June 20th letter from the City of Boynton Beach and Council support of working with the County. Councilmember Davis seconded the motion, which carried unanimously.

Commissioner Smith asked for Mr. Lanahan to put together a recommendation for Council to facilitate a separate meeting that would be specific to mobility and impact fees that includes recommendations for other agencies that could be involved.

Agenda Item 5: Legislative Update – Representative Toby Overdorf

Representative Overdorf indicated that during the legislative session over 3,500 bills were filed in the House, however only 195 bills passed both the Senate and the House. He noted that is a record for the least amount of bills ever passed by the Florida Legislature. He provided an overview on legislation involving: texting and driving; autonomous vehicles; micro-mobility (scooters); sanctuary cities; a Guardian program to train and arm teachers in classrooms; wetland mitigation banks; certificates of needs for healthcare facilities; prescription drug plan to obtain drugs from Canada; a healthcare bill of rights requiring disclosure of medical care costs prior to service; Public Education Capital Outlay (PECO) funding; attorney fees for insurance companies for assignment of benefits; restoring voting rights of felons; vacation rental facilities; Community Redevelopment Areas (CRA); liens on aircraft; stronger penalties for killing or injuring a police dog; women prisoner dignity rights; medical insurance coverage and retirement benefits for firefighters with cancer; funding for Lake Okeechobee and Everglades restoration; front yard vegetable gardens; tree trimming; appointments to the Blue Green Algae task force; undergrounding of power lines; boat titles; anti-Semitism; sober homes; civics education as part of public school curriculum; and a scholarship program that allows lower income students to select a school outside the public school system.

Representative Overdorf noted that he has formed a caucus of all the 60 state representatives within the boundaries served by the South Florida Water Management District. He noted that after the Senate received one of the bills he sponsored, all the environmental regulations that included septic tank regulations, septic to sewer conversions, and biosolids regulations got removed. However, he and Representative Erin Grall were able to attach a biosolids regulation rider to another bill that continues the two year moratorium on biosolids application. He also noted that he was the only legislator to receive a grade of 100 on the Florida Chamber of Commerce's 2019 Legislative Report Card and he also received an excellence award from the Florida League of Cities.

Commissioner Smith asked how the prescription drug program for purchasing drugs from Canada will work. Representative Overdorf stated they are contracting with a group from Canada that will assemble the various drugs that will be offered through a distributor. People will also have the option to go locally as they always have through the various pharmacies they already

use. Commissioner Smith asked how the prices will be controlled to ensure people are receiving the least expensive option. Representative Overdorf stated he did not know the particulars of the implementation plan, but said the legislature would not have passed the legislation if the Canadian drugs were more expensive. Commissioner Smith asked if the undergrounding of power lines would be for future installations, or would it be retroactive. Representative Overdorf indicated “both” and it will depend on the individual power companies and how they will implement the plans that have been laid out. Commissioner Smith noted Senator Mayfield and Representative Raschein attended the Florida Association of Counties (FAC) Water Policy Board meeting the previous week. He asked if it is better for local governments and Council to come to our legislative delegation with separate bills, or do an omnibus bill, which was what happened this year. Representative Overdorf noted that there are appropriations opportunities where they have to file every single request as a separate bill. He stated if this can be put together as a priority region type of funding request it will be more effective than working as individuals. Commissioner Smith stated that last year they put together, at the 40,000 foot level, a request of 13-14 issues around biosolids, septic to sewer, and blue green algae that received unanimous support from all the members. He stated that they can shape that as a water policy request with 6-7 components. Representative Overdorf noted that there is a local delegation meeting scheduled for September 12th where that type of list would be helpful.

Commissioner Valeche noted that HB 7103 is of great concern to many of the local officials. He asked if Council could get an update on why there is such a drive for pre-emption of local government in Tallahassee. Representative Overdorf noted he did not have a chance to comment on that bill because it came outside of Committee. He stated one of the things the leadership felt was important to them was to not allow a local government to mandate a certain amount of affordable housing. He stated that not all local governments perform as well as Palm Beach County, and legislators felt that the state needs to assert control over their municipalities.

Commissioner O’Bryan from Indian River County noted that at an FAC meeting there was a presentation on school shootings. He stated one of the scary facts is that there were 46 incidents between 1998 and 2018, and they were over in five minutes or less, with the shooter stopping, committing suicide, or being taken down. With respect to the incident at Marjory Stoneman Douglas High School, in the first 90 seconds the shooter walked in the door and was able to wound or kill 24 people before the first call to 911 was made, so even if the police responded in a couple of minutes, the majority of those students and faculty were already going to be dead or wounded. He said there were stories of teachers putting their lives on the line to protect the students and if they are willing to do that, maybe they should have the ability to shoot back. With respect to healthcare, he noted it is almost impossible to find out what a pharmacy or doctor charges, and even when pharmacies offer things like free flu shots, the person will not see the cost to the insurance company that drives up the costs for everyone. He noted he tried to get a price for a dental procedure but no dentist office would quote him a price because they all have different negotiated prices with the different insurance companies. He stated it would be better if information about pricing was more transparent so people will know which pharmacies provide the best benefit. Representative Overdorf stated that is why the legislature passed a healthcare bill of rights. Commissioner O’Bryan asked if boat owners will have to provide a report on their boat before they can sell it. Representative Overdorf stated there will need to be a record that reflects any crashes, maintenance, and when boats have been left derelict. Commissioner

O'Bryan noted that this could be helpful because after Hurricane Irma there were a lot of boats that were underwater, but at the same time it seems this will add another cost layer. Representative Overdorf noted that the marine industry supported the legislation.

Mayor Gerwig noted that Governor DeSantis has not yet signed the budget, so some items, such as the PECO funding, may not get approved. Representative Overdorf stated he does not think the PECO funding is an issue. He stated the Governor wants to get the budget below \$9 Billion, and what the legislature provided was a budget of \$9.1 Billion.

Commissioner Weinroth noted that the school boards in Miami-Dade, Broward, and Palm Beach counties have taken the position that they will not have the Guardian program in their districts. He asked if any of the districts to the north have indicated they will take advantage of the program. Representative Overdorf indicated that 31-34 districts have said they will join the program. He said that most districts that are taking advantage of the program are those that are not financially sound and they see this as an opportunity to get resources officers. With respect to certificates of need for medical facilities, Commissioner Weinroth said he perceives this as being similar to what happened with airline deregulation and will result in overbuilding of hospitals. Representative Overdorf stated the rationale for this was to create more competition. He noted that Tradition Hospital in St. Lucie County is an example of how a hospital can be overcapacity almost immediately after construction. He stated that anyone willing to provide financing to build a hospital will know the associated demographics and projected need before investing because they will not want it to fail. He stated he believes that this is a positive for our Region. Commissioner Weinroth stated that in Palm Beach County they are already seeing pushback from the hospitals in place as they are looking for zoning changes to protect themselves against the influx of facilities and ultimately having too many hospital rooms. Representative Overdorf stated that more rooms will bring down patient costs as they begin to start shopping their health care needs and the competition will drive down the cost of healthcare.

Councilman Hmara stated that he is not sure how the healthcare bill of rights will be implemented, noting there is already a charge master list that has been put together by hospitals that lays out standard costs for various procedures and services. He said he does not know if costs should be standardized, but having the cost information available so people can be informed beforehand is a good idea. He stated it will be interesting to see how the certificate of need issue will move forward since there is already a lot of tension between the private and public sector on this issue. He noted that healthcare is not like an ordinary business because it is of a critical nature and requires highly skilled doctors and nurses to provide the care. He asked if there was any discussion with respect to Lake Okeechobee, blue green algae, and the sources of nutrient loading to the north. Representative Overdorf stated the only discussion of that was within his caucus. With respect to legacy phosphorus, he said we are actually seeing elevated levels of phosphorus and nitrogen coming down the semi-restored Kissimmee River over the last couple years, which is being exacerbated by the tremendous amount of rain over the last 36 months. He stated that one of the bills he did not mention was a bill that requires the U.S. Army Corps of Engineers to issue a memorandum of understanding by July 31, 2019 that will remove them from the permitting process for anything that is non-titled with the state and turn that permitting over to the Florida Department of Environmental Protection (FDEP) and the water

management districts. He noted that this will speed up the process of permitting several needed restoration projects.

Commissioner Hardy thanked Representative Overdorf for defending home rule in Tallahassee, in particular for opposing the countywide referendum provision of a bill that would have put restrictions on CRAs. With respect to the Guardian program that allows teachers to be trained to have weapons in the classroom, he stated he is thankful Palm Beach County decided against participation. He noted that it could be possible that even if a teacher has volunteered and is properly trained, when an event occurs they may not be able to respond. He asked if that were to occur would it be possible for that teacher to be prosecuted for child negligence. Representative Overdorf stated he believes that because this program is voluntary and the teacher will go through extensive screening and training this situation will not likely occur. Commissioner Hardy noted that another possibility is that when the police arrive and see the teacher with a gun, they may mistake them for the shooter. Representative Overdorf stated that will be part of the training that is being implemented. He stated that it is also possible that a shooter will be deterred if they know that someone in the school is carrying a weapon. Commissioner Hardy noted that while the bill was being debated in Tallahassee a resource officer's gun went off in a school. He stated that he would not feel safe if he had a child in that classroom. He asked if a parent will have the right to know their child is in a classroom where the teacher has a gun. Representative Overdorf stated that no one other than those associated with the program will know which teachers are carrying guns. He stated that if a parent knows they are in a district that is participating in the program, they have the option to transfer to a charter school.

Councilmember Bournique, Gubernatorial Appointee from Indian River County, stated he has been working with the Florida Legislature since 1975 and the sign of a good legislator is one that follows through. He said that he appreciates that whenever he has called Representative Overdorf on a matter, he has followed through on it, which shows that he cares about this Region.

Chair Adams thanked Representative Overdorf for his time. Representative Overdorf stated one of the biggest things for his office is communication. He introduced Joey Planz, his legislative assistant, and Connor Mortell, his district secretary, offering their services to everyone.

Agenda Item 6: Lake Clarke Shores Community Redevelopment Agency – Dan Clark, Town Manager

Mr. Clark provided Council with an overview of the Lake Clarke Shores CRA, which was established with assistance from Council. Mr. Clark explained that creating a CRA in Palm Beach County requires demonstrating a need, such as blight. The Town was able to show that the area met the definition of blight and received approval from the County to create the CRA in November of 2016. He noted that the plan, which includes workforce housing, retail, and infrastructure improvements, was developed through a Council-run charrette process that involved the Town Council, staff, and the residents. He indicated they were able to include almost all requests, including improving the County's return on investment.

He showed how they were able to create an investment structure for Tax Increment Financing (TIF) revenues that included decreasing contributions by the County as the value of the property

in the CRA increases over time with a cap of \$3.2 million. This incentivizes the County to help the CRA improve. Mr. Clark noted that over the past three years the CRA has seen 51 businesses either expand or move into the CRA a \$4.429 Million increase in assessed valuation, and \$423,000 in private capital investment. He noted that this year the CRA will collect \$39,000 in TIF funding and are looking to leverage that to obtain a loan. He stated they are concerned that the legislature will take away the capabilities of CRAs and want to capture additional capital dollars while they can. Plans for the future include upgrades to several apartment complexes, median landscaping improvements, and creating a utility incentive program for new business. He thanked Dr. DeLaney and Council for all the assistance they have provided and stated they are thankful that the County recognized the benefits of investing funds toward the CRA.

Commissioner Valeche asked for an update on the C-51 boat lift project. Mr. Clark indicated it is not moving along as quickly as they had hoped. He stated that in January of 2018 a not-for-profit corporation was created to move that project forward and take it out of the political problems that were occurring at the time. He stated the Town invested \$25,000 to that entity and are currently working on the creation of a blueway trail and are hoping to work with Lake Worth Beach on the project since they have control of the property.

Commissioner Weinroth stated he enjoyed the presentation, especially with respect to the return on investment. He stated he hopes Palm Springs is listening, because they are promoting the idea of a new CRA and this information will help them strengthen their position to advocate to the County for their own CRA.

Agenda Item 7: Comprehensive Economic Development Strategy Committee Bylaws Modifications

Ted Astolfi, CEO of the Economic Council of Martin County and Chair of Council's Comprehensive Economic Development Strategy (CEDS) Committee, provided an overview of the proposed bylaws modifications. He noted that one of the main reasons for the modifications is to better define membership and recruit members that are active in economic development initiatives in the Region. Additionally, the Committee wanted to give the members' local governments more discretion in the term limits for their appointees. Also included in the modifications is to clarify that Council has the authority, acting as the Economic Development District, to approve all modifications to the bylaws.

Commissioner Smith stated he appreciates all the work that Mr. Astolfi does noting the CEDS Committee is a great opportunity for Council members to advance economic development opportunities and efforts in the Region. Mr. Astolfi stated the Committee is excited about getting things done and moving forward Council's economic development program. Chair Adams asked if there is anything Council can do to better coordinate with the CEDS Committee. Mr. Astolfi indicated Council is already doing a lot to support the Committee through its work program. He stated his goal is to attend more Council meetings to share information and answer questions to keep Council members updated on the Committee's efforts and ask for support when needed. Commissioner Smith suggested having a yearly update and progress report to make sure Council members are plugged into the Committee's economic development activities in the Region. Mr. Astolfi noted that one of the things Committee members assisted with is the selection of

environmental consultants to provide services under Council's Brownfields Revolving Loan Fund. He stated he is eager to continue sharing information with Council on the opportunities that are offered by the CEDS Committee.

Council Action: Commissioner O'Bryan moved approval of the staff recommendation. Commissioner Smith seconded the motion, which carried unanimously.

Agenda Item 8: Proposed Budget Amendment for Fiscal Year 2018-2019

Mr. Lanahan provided an overview of the proposed amendments to Council's Fiscal Year 2018-2019 budget that was originally adopted in July of 2018. He noted that a fair amount of prediction was done when creating the budget 11 months ago. Since that time there have been changes to revenue sources and expenditures thus leading to the proposed budget amendments. Highlights of the amendments include: a decrease in state revenue due to not receiving anticipated funding to do Peril of Flood Planning; an increase in federal funding due to revenue being received this year rather than last year as had been anticipated; and an increase in local funding from contracts obtained since budget adoption. He noted that it is important for Council members to know that staff does not stop talking to its member local governments and getting new projects once the budget is adopted. Under expenditures, Mr. Lanahan noted that the most significant increase is in the consultant expense category. He indicated this is due to the fact that some projects require particular specialties that Council does not provide in-house. He noted that the proposed budget amendment reflects a balanced budget with an increase of 12.7 percent over the previously adopted budget.

Council Action: Commissioner O'Bryan moved approval of the staff recommendation. Commissioner Johnson seconded the motion, which carried unanimously.

Agenda Item 9: Announcements

Mr. Lanahan made the following announcements:

- Council has been awarded a 3-year Brownfields Assessment grant totaling \$600,000 to focus on assessment work in CRAs and working waterfronts throughout the Region. He noted this is a cooperative project with the South Florida Regional Planning Council (SFRPC). He thanked Ms. Heidt for her work on the successful grant application.
- Council received an achievement award in the Medium Metro Category from the National Association of Regional Councils for the Transit-Oriented Development Education and Outreach Program that Council and the SFRPC created for the South Florida Regional Transportation Authority/Tri-Rail. He noted that Dr. DeLaney was the lead on that project, which is now a national award winning project.
- The Florida League of Cities has recognized 17 leaders in our Region as Home Rule Heroes, including Mayor Gerwig and Mr. Dan Clark here today.

- Council staff assisted the Fort Pierce Redevelopment Agency with the selection process of a developer for the H.D. King Power Plant property.
- On June 26th Council staff will assist St. Lucie County and its member municipalities by facilitating breakout tables at their Resilience Planning workshop.
- On July 12th Council staff will be facilitating a stakeholder meeting in the City of Port St. Lucie that will bring together the private and public sector to help streamline the development implementation process. This will be the seventh meeting of this effort that has seen successful outcomes for both the City and the development community.
- The Budget and Personnel Committee will be meeting today following the Council meeting to review the proposed Fiscal Year 2019-2020 budget.

Agenda Item 10: Chairman’s Comment

Chair Adams thanked everyone for coming to the meeting.

Agenda Item 11: Council Member Update

Commissioner Johnson thanked Council for assisting with the selection process for the HD King site. He stated Dr. DeLaney was great with facilitating and keeping the proposal and review process very transparent. He noted this property has never been on the tax roll since Fort Pierce was incorporated in 1901. He stated the power plant, which was commissioned on Thanksgiving Day in 1912, has been an important part of the City. He stated they will now enter into negotiations with the winning proposer, Audubon Development, who have proposed an \$85 Million investment which will be \$1.8 Million coming back to the ad valorem tax side of the revenue stream for the City.

Commissioner Hardy stated he has just returned from the 27th Annual conference of the Congress for the New Urbanism. He recommended that every elected official who is interested in building more sustainable communities should attend next year’s conference being held in the “Twin Cities” of Minneapolis and St. Paul.

Jennifer Davis from FDEP noted that on June 27th they will be hosting a biosolids rulemaking workshop at the district offices in West Palm Beach. The meeting will be focused on revisions to monitoring and permitting requirements for land application of biosolids. She noted that the meeting will be open for the public to attend and will also be available via webinar. Additionally, there will be a session in Orlando on June 26th and Tallahassee on June 25th.

Mayor Tyson from the City of Fellsmere indicated that their Council has voted to extend the moratorium on land application of biosolids for another six months. The City is also searching for a new town manager. Under economic development, Mayor Tyson stated that Tractor Supply Company has broken ground for their new store that is expected to open in October; the Boys and Girls Club is finishing up their new building; and Oculina Bank has been sold to the IBM employee credit union that has promised to build a new bank by early next year.

Mayor Gerwig indicated that she is currently running for 2nd Vice President of the Florida League of Cities. She noted that Ford's Garage, a new burger restaurant in Wellington, is letting her pick a burger that will be designated as the Mayor Anne Gerwig Burger. They have also named the patty melt after a Palm Beach County Sheriff's K-9 dog that was killed on duty in December. She stated the Wellington Mall was recently devalued about \$40 to \$50 Million as a result of losing the Nordstrom store. However, she is excited about Starwood Retail Partners' next phase for reinvigorating the mall.

Commissioner Smith noted that the rewrite of their CRA's land development codes is coming along well, having received unanimous approval from both the CRA Board and the Local Planning Agency Board. He stated this project will revolutionize the CRA's program for the future.

Councilmember Houston, Gubernatorial Appointee from Martin County, indicated that the City of Port St. Lucie had a meeting to make a decision on two applications for the reuse of the VGTI building. He noted that one was for a marijuana facility that is interested in the research side and the other was from Cleveland Clinic to do bioscience research. He noted that the City is moving forward with bringing in the Cleveland Clinic Research facility, which will provide a great regional connection to Jupiter's research facilities and be a continuation of the investment we have been seeing from Cleveland Clinic in our Region.

Councilman Hmara said the work he has seen from Council staff is on par with anything that he has seen done in the Washington DC area. He stated that what staff produces is a usable product and he is excited that Council will be doing some mobility planning work with the Indian Trail Improvement District. He noted that the Village will be celebrating its 60th Anniversary in conjunction with their 4th of July celebration at Commons Park. He indicated the Village ran a campaign for a new slogan with the winner entry being "A Place You Call Home."

Agenda Item 12: Public Comment:

Drew Martin from the Sierra Club stated there was a good meeting on green infrastructure and low impact development by the coral reef team of FDEP and the University of Florida's *Institute of Food and Agricultural Sciences*. He noted the information is available in a handbook. He stated that one of the problems in our area is that a lot of times a developer will come in and completely erase everything on a lot, which kills all the plants, and then they will start over planting new trees and plants. He stated this uses more water and a lot of chemicals that are harmful to the environment. What was recommended at the meeting is to try to work with the contour of the land. He stated that as we see issues with climate change, he believes we need to retain some of our native trees. He said we see that Lake Okeechobee gets a lot of blame for runoff coming into the local communities, but it also has a lot to do with site plans and how they are handled. He asked Council to consider doing a presentation on this in the future. He recommended everyone watch the documentary *Chasing Coral*, which is available on Netflix. He stated a majority of the temperature increase going on has been absorbed by the ocean and is resulting in significant loss of coral and increased degradation of our oceans. He thanked

Commissioner Hardy for opposing the resolution proposed in the City of Lake Worth Beach to limit solar to 10 percent.

Mr. Astolfi thanked Council for their coordination of the recent joint meeting with the South Florida Regional Planning Council to discuss the issue of coral reef disease. In terms of water protection and site planning, he noted that ongoing efforts in Martin County are rewriting some of the CRA codes and reworking their shoreline protection regulations. He noted the County is encouraging living shorelines and will be requiring that site plans have water redirected to flow away from water bodies and have retention/detention systems onsite. He indicated this will enable people to develop their property in an environmentally conscious way.

Agenda Item 13: Staff Comment

None

Agenda Item 14: Adjournment

There being no further business, Chair Adams adjourned the meeting at 12:04 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 June 21, 2019 meeting of the Treasure Coast Regional Planning Council.

Date

Signature