

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

AGENDA ITEM 4B3

From: Staff

Date: September 13, 2019

Subject: Minutes – July 19, 2019

Introduction

The draft minutes of the July 19, 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 July 19, 2019 Council Meeting.

Council Action – September 20, 2019

Commissioner Smith from Martin County moved approval of the staff recommendation. Commissioner O'Bryan from Indian River County seconded the motion, which carried unanimously.

Attachment

**MINUTES OF THE
TREASURE COAST REGIONAL PLANNING COUNCIL
JULY 19, 2019**

Agenda Item 1: Pledge of Allegiance

Chair Adams called the meeting to order at 9:39 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 Adams Commissioner Flescher, Alternate Councilmember Dodd Mayor Tyson, Alternate
St. Lucie County:	Councilmember Carvelli Commissioner Dzadoovsky, Alternate
Palm Beach County:	Commissioner Valeche Commissioner Berger Councilmember Marino, Alternate
Martin County:	Commissioner Smith Commissioner Jenkins, Alternate Commissioner Conze
Gubernatorial Appointees:	Michael Davis Reece Parrish Peter Sachs
Ex-Officios:	Lois Bush, Florida Department of Transportation Kathy LaMartina, South Florida Water Management District Jennifer Davis, Florida Department of Environmental Protection
Council Staff:	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. Councilmember Marino from the City of Palm Beach Gardens seconded the motion, which carried unanimously.

Agenda Item 4: Consent Agenda

Council Action: Commissioner Smith moved approval of the Consent Agenda with items 4B6, City of Boca Raton Comprehensive Plan Amendment No. 19-01ER and Agenda Item 4B8, Martin County Comprehensive Plan Amendment No. 19-01ESR removed for Council discussion. Councilmember Marino seconded the motion, which carried unanimously.

The following Consent Agenda items were approved; 4B1, Financial Report – May 31, 2019; 4B2, Minutes – June 21, 2019; 4B3, 2019-2020 Florida Division of Emergency Management Grant Agreement; 4B4, Hazards Analysis Contract Agreement with St. Lucie County; 4B5, Interlocal Agreement with Indian Trail Improvement District Complete Streets Mobility Plan; 4B7, Indian River County Comprehensive Plan Amendment No. 19-01ESR; 4B9, Town of Ocean Ridge Comprehensive Plan Amendment No. 19-01ER; and 4B10, City of Palm Beach Gardens Comprehensive Plan Amendment No. 19-01ESR.

Agenda Item 4B6: City of Boca Raton Comprehensive Plan Amendment No. 19-1ER

Stephanie Heidt, Council’s Economic Development and Intergovernmental Programs Director, provided an overview of the proposed amendments, which are based on the City’s Evaluation and Appraisal Review of their comprehensive plan. She indicated that overall the proposed changes are to update legislative requirements, eliminate redundant policies, update information, and remove outdated references. More prominent changes include deletion of the Public School Facilities Element, which is no longer required by legislation, relocation and update of school planning provisions in accord with the Interlocal Agreement for Coordinated School Planning, and policy revisions and additions to meet requirements of the Peril of Flood Act of 2015. Additionally, the City indicates they are considering a mobility fee to complement the County’s transportation concurrency fees. Ms. Heidt noted that revisions have been made to the report that was initially sent out and posted to the website on July 12th to include comments related to ensuring level of service standards are met for all new development orders, and to reference a letter received from the County regarding the amendments.

Khurshid Mohyuddin with Palm Beach County Planning stated the County’s comments address the City’s desire to develop a mobility plan and mobility fee. He stated the County fully supports any efforts that supplement the provision of transportation facilities and enhances the mobility and safety for all modes of transportation throughout the County. He indicated the County’s Charter provides for regulations on county-wide traffic performance standards and impact fees, which are applicable to every municipality, including the City of Boca Raton. He stated the County recognizes that each community is different and has different needs and is willing to

work with the City to develop an appropriate plan that supports not only the needs of the City of Boca Raton, but also all the residents and visitors of the County.

Council Action: Commissioner Dzadovsky from St. Lucie County moved approval of Agenda Item 4B6, City of Boca Raton Comprehensive Plan Amendment No. 19-01ER as presented. Commissioner Valeche from Palm Beach County seconded the motion, which carried unanimously.

Agenda Item 4B8: Martin County Comprehensive Plan Amendment No. 19-01ESR

Ms. Heidt provided an overview of the text amendments that propose to change the Potable Water Services/10 Year Water Supply Facilities Work Plan, Sanitary Sewer Services, and Future Land Use elements of the County's comprehensive plan. She indicated the amendments are related to a proposed new fairgrounds site near Indiantown that is outside the County's Primary Urban Service District. Ms. Heidt explained that the staff report has been amended from the report that was initially sent out and posted to the website on July 12th to include a letter received on July 15th from Thomas J. Baird as the attorney representing the Town of Jupiter Island, which operates the South Martin Regional Utility (SMRU). This correspondence is related to the amendment to allow extension of water and sewer services to the Fairground property and allow the Indiantown Company to provide those services. Also added to the staff report is the response from Martin County, which was received on July 18, 2019. Additionally, Ms. Heidt indicated the staff report was amended to remove language that states there are no extrajurisdictional impacts, and recommend that the County and SMRU coordinate regarding provision of utility services to the proposed fairgrounds site in order to avoid extrajurisdictional impacts to adjacent local governments and agencies.

Thomas Baird with the Law firm of Jones Foster, and representing the Town of Jupiter, noted that he was a regional planner with the Treasure Coast Regional Planning Council for three years and has also served on the Council board. He stated that the first thing he would like to address is the lack of intergovernmental coordination, saying the Town did not learn of the proposed amendment until after the amendment was crafted in the staff report. Second, he stated that the SMRU has an established service area that includes the area where the fairgrounds site is proposed to be located, adding that the Town is not advocating stopping the fair. He indicated the Town has a consumptive use permit for this area and has established it as a service area by resolution and also by demarcating the service area in the Town's comprehensive plan. He noted that the comprehensive plan amendment establishing the service area was approved by Council in 2018. He stated that although they appreciate the letter from Ms. van Vonno, Growth Management Director for Martin County, which states that the text amendment does not refer to a specific service provider, he would ask that the County recognize SMRU as the utility provider for the fairgrounds property in the policy. He noted there is currently a policy like this that recognizes that the City of Port St. Lucie will be the service provider to the Martin Correctional Institution in the northwest area of the County. Mr. Baird indicated that Mr. Phillip Gildan, the attorney for SMRU, is also present and available for questions.

Ms. van Vonno noted she has been Martin County's Growth Management Department Director since 1999 and a certified, practicing planner for 35 years. She stated that Martin County has

very strict growth management policies and does not amend provisions for utility services outside the Urban Service District, except to recognize certain exceptions that the County Commission, through its legislative abilities, determines should be exceptions. She stated she provided a revised staff report that indicates the County does not typically identify service providers in the comprehensive plan, and would prefer not to in this case. She stated she understands the Town of Jupiter Island has established a resolution and made amendments to their comprehensive plan regarding their utility service area. She noted that as part of that comprehensive plan amendment review in 2018, the County provided a letter stating the County was not challenging the amendments, but did recognize at that time that the 2005 interlocal agreement between the County and SMRU needed to be reviewed and updated. She asked Council to accept the staff recommendation as presented and not include Mr. Baird's request to have the Town identified as the service provider for the subject property in the comprehensive plan. Commissioner Conze from the Town of Jupiter Island asked what the effect of that recommendation would be given the fact that the Town feels this property is within its service area. Ms. van Vonno stated that the Council staff recommendation is for the County and Town continue to coordinate regarding the provision of utility services. She stated she hopes Council will follow that recommendation and oppose the recommendation from the Town that would dictate what the County's policy should be in its own plan. Mr. Lanahan noted the revised staff report recognizes that there are different opinions between the two jurisdictions as to who has the rights to provide service and there is also the other issue of who is able to provide service. He stated he does not believe it is Council's role to decide which utility provides service to a particular property. He indicated the staff report is good as far as identifying there is an issue and that issue needs to get worked out between the relevant parties. He recommended that Council approve the revised staff report as presented.

Council Action: Commissioner Smith moved approval of Agenda Item 4B8. Councilman Carvelli from the City of Port St. Lucie seconded the motion, which carried unanimously.

Commissioner Dzadovsky stated that St. Lucie County has three utilities and is considering moving to a more regional approach for providing utility services. He stated that he supports the motion today, because he believes this issue should be resolved by the County and not have this Council making those decisions.

Agenda Item 5, Presentation on Tampa Bay Regional Resiliency Coalition – CJ Reynolds, Director of Resilience & Engagement, Tampa Bay Regional Planning Council

Ms. Heidt introduced CJ Reynolds from the Tampa Bay Regional Planning Council. Ms. Reynolds serves as lead staff for the Tampa Bay Resiliency Coalition, which now has over 28 local government members. Ms. Reynolds provided an overview of how the Coalition was formed in 2018, noting that it is not made up of only local governments, but Chambers of Commerce and the business community as well. She showed how the Coalition is structured into workgroups to support the development of a Resilience Action Work Plan for the region. She indicated that the benefits of a regional approach to resiliency planning include having a unified voice to address challenging issues that can be addressed through policy advocacy; and being able to leverage resources to build capacity, expand expertise, broaden partnerships, and increase innovation through advanced planning. She noted it is very important to the planning and

implementation process to create resiliency data management systems for each of the cities and counties and provided an example of historical sea level rise data for St. Petersburg. Additionally, she provided information on how even a small amount of sea level rise will worsen the effects of things like extreme rain events, storm surge, and stormwater drainage.

Commissioner Valeche noted that it appears the rate of sea level rise has consistently increased. He asked if that would be consistent with the temperature chart. Ms. Reynolds indicated that the data shows that the rate of increase in sea level rise is increasing. She stated that their scientific panel is recommending using a risk-based scenario when planning for infrastructure and buildings. She noted that she has been told that carbon emissions, which are produced by a variety of factors, are contributing to the number of heat days. She also noted that oceans expand as the water temperature rises.

Mr. Lanahan thanked Ms. Reynolds for presenting to Council. He noted that one of our region's four counties, Palm Beach County, belongs to the Southeast Florida Regional Climate Change Compact. He indicated Council staff hosted an informal discussion on resilience planning the previous day with staff members from the Tampa Bay, South Florida, East Central, Northeast Florida, Central, and Apalachee regional planning councils participated. He noted that one of the purposes of the discussion was to look at using common sets of data statewide and share information about each region's efforts to date. He stated that we as a region should participate more fully in this type of planning.

Under public comment, Megan Houston, Palm Beach County's Resilience Director, introduced herself and thanked Council for the presentation. She stated that Palm Beach County is committed to working with everyone within the southeast region. Mr. Lanahan asked her what the benefits would be for the counties in the region to be involved with collaborative resilience planning. She stated that the region has a unified voice that represents 6 ½ million people, and that it is important to agree on the science and data that is being used. She noted that through sharing of the data in the southern counties, they have shown that the communities of people that are willing to help have benefited from grant applications and funding resources that they have been able to bring back to the region.

City of Stuart Commissioner Mike Meier noted he serves on the Treasure Coast Council of Local Governments and the League of Cities. He indicated this is a project that he has been supporting over the last few years, noting that this is the time to act, or we will be paying for not doing anything in 50 or 100 years. He urged everyone to continue this conversation and to form a coalition of our own so we will not be left behind on the issue of resiliency planning.

Agenda Item 6, Interlocal Agreement with Riviera Beach Community Redevelopment Agency for CRA Plan Update

Kim DeLaney, Council's Director of Strategic Development and Policy, noted nine years ago Council assisted the City of Riviera Beach in developing a vision and master plan for the downtown, and updating their comprehensive plan and land development regulations. She noted the current proposed work will be to assist the City's Community Redevelopment Agency (CRA) and will be a continuation of previous work through four main tasks that include: a

market assessment and economic forecast, review of existing plans and vision, public workshops, development of a plan for mobility improvements, creation of necessary CRA Plan amendments, and presentations for board approval. In addition, the scope of services also includes evaluation of private proposals and creation of a new master plan for the Ocean Mall area, design of wayfinding and pilot project replacement business signs for “gateway” areas, and work towards the creation of a formal boat mooring area and new stormwater management techniques to improve water quality in the Intracoastal Waterway.

Council Action: Commissioner Smith moved approval of the staff recommendation. Councilmember Marino seconded the motion, which carried unanimously.

Agenda Item 7, Proposed Budget for Fiscal Year 2019-2020

Mr. Lanahan noted, that according to the interlocal agreement, Council’s budget for the upcoming fiscal year must be adopted no later than the end of July. He indicated that the proposed budget for Fiscal Year 2019-2020 reflects a 4 ½% revenue decrease of \$108,000 from the current year budget. This is primarily related to the completion of several contracts that include the St. Lucie County Community Rating System project and the South Florida Transit-Oriented Development Pilot Station Planning project. He noted that new contracts include a U.S. Environmental Protection Agency Brownfields grant, a contract with the Indian Trail Improvement District, and the previously presented work for the Riviera Beach CRA. With respect to local dues, there is a proposed increase of 1 ½% that is based on population growth and is calculated with a per capita rate of \$0.43 that has remained unchanged for many years. He also noted that there is a dramatic decrease in interest earning due to a change in the way the Brownfields Revolving Loan Fund (RLF) program is being reported. That fund, which is restricted to Brownfields activities, has been moved out of the general fund budget into a restricted fund budget in order to better reflect how that program is operating.

Mr. Lanahan noted that the proposed expenditures show a decrease in some areas to align the budget with the actual expenses that have been experienced over the last fiscal year. He noted there is a proposed 3% salary increase included for staff. The programmatic expenses for the Brownfields RLF programmatic management have been moved to the restricted budget. Also, since many projects have been completed this fiscal year, the amount allocated for outside consultants has decreased. He noted that the budget is balanced with revenues at \$2,276,923 and expenditures at the same rate. He indicated that Table 5 of the budget shows the restricted fund budget for the Brownfields RLF program, which shows expenditures to operate the program at \$15,000 and expected interest earnings of \$42,000. He noted that since Fort Pierce has paid back the entirety of their loans, there is \$1.7 million available to fund remediation work on Brownfields sites. Mr. Lanahan stated that the Budget and Personnel Committee met on June 21st and is recommending approval of the proposed budget. He noted that subsequent to that meeting the two contracts for Indian Trail Improvement District and the Riviera Beach CRA have been secured and are now reflected in the proposed budget being presented.

Council Action: Commissioner Smith moved approval of the proposed budget as presented for Fiscal Year 2019-2020. Commissioner Flescher from Indian River County seconded the motion, which carried unanimously.

Councilmember Marino asked why there is no change under the Salaries and Benefits expenditures. Mr. Lanahan noted that although there is a proposed 3% salary increase for staff, there is currently an open position that is unfunded in the budget and benefits costs were not as high as expected when the budget for this year was originally written.

Agenda Item 8, Announcements

Mr. Lanahan stated that on Saturday we will celebrate the 50th anniversary of the moon landing. He noted that if we can put someone on the moon and safely bring them back, we should be able to work together to accomplish common goals on issues such as sea level rise. He noted there is a lot of interesting information on the moon landing on NASA's website as well as President Kennedy's speech in 1962 where he threw his hat over the wall and said we are going to the moon.

Mr. Lanahan reminded Council members that the August meeting has been canceled. He indicated that the Florida Regional Councils Association Policy Board meeting will be held in Orlando in August in conjunction with the Florida League of Cities Annual Conference.

Mr. Lanahan noted that staff continues to work with the City of Fort Pierce on the development plans for the former HD King power plant site. In the past, Council has provided assistance with loans to assess and remediate the site, and assistance with the selection process for the developer of the property. Currently, Council staff is working with the City to negotiate the project agreement between the City and the chosen developer.

Mr. Lanahan noted there will be a joint meeting with the South Florida Regional Planning Council on October 25th that will be held in West Palm Beach at the campus of Palm Beach Atlantic University. He stated that over the last two years the two Councils have had very successful meetings that addressed common issues such as the Sadowski Affordable Housing Trust Fund, the National Flood Insurance Program, autopsy records exemption legislation, water infrastructure challenges, biosolids management, the coral reef tract, a coastal mapping program, regional passenger rail, and the U.S. Highway 27 freight alternative program. He stated that currently on the October 25th agenda there is a wrap-up presentation for the joint regional Tri-Rail TOD project. He asked for input from Council members on topics they would like to have included on the joint meeting agenda.

Commissioner Smith noted that all but one resolution last year received unanimous support from the Council members from the two regional planning councils. He stated it was an interesting observation of how much we have in common on important issues that cross over the regional boundaries. He suggested the biosolids issue needs to get back on track. He also noted that at the previous day's meeting of the Fish and Wildlife Commission there were presentations by three speakers on Florida Bay who shared very interesting information with respect to Everglades restoration. He noted that the Florida Association of Counties has formed a special water policy committee that may be able to provide information at the joint meeting.

Commissioner Valeche asked if one of the causes of the disease outbreak affecting the coral reef tract is runoff. Commissioner Smith indicated that one of the speakers stated that could be a piece of the problem, but there are a lot of issues, such as hurricanes and rainy seasons, that are also part of the problem. He noted that with the recent release of Harbor Branch's report, there has been a lot of press about the issue and Congress and the White House are getting good information from an advocacy perspective that we need help and are reaching out to people.

Commissioner Dzadoovsky agreed that biosolids management is definitely an issue that should be addressed at the joint meeting. He said we can say we want to get rid of biosolids and do not want to spread it on the land, but we need to have an alternative.

Agenda Item 9: Chairman's Comments

None.

Agenda Item 10, Council Member Update

Councilmember Marino noted that the City of Palm Beach Gardens just enjoyed their 60th anniversary in conjunction with the opening of the North County District Park, an 80-acre park that was a County/City project. She noted that the City and the Palm Beach North Chamber of Commerce has put into place the Smart Connected Regions Task Force and offered to share their strategic plan.

Commissioner Smith noted that at the National Association of Counties meeting the regions to the south were successful in passing three resolutions. They were resolutions in support of 1) research into harmful algal bloom prevention and mitigation; 2) reauthorization of the Coral Reef Conservation Act; and 3) affordable beach renourishment projects related to sand sourcing off our coast and from other countries.

Councilmember Davis, Gubernatorial Appointee from Palm Beach County, announced that the Congress for the New Urbanism affiliate for the Palm Beaches has been formed and can be viewed on Facebook under CNU of the Palm Beaches.

Commissioner Flescher noted that when the moon landing occurred we were not thinking about things such as biosolids and recycling. He stated that Indian River County recently adjusted its budget to go with mandatory waste pickup and he feels that recycling may be in peril.

Mayor Tyson from the City of Fellsmere stated they are in the midst of searching for a city manager. He noted that between 60,000 to 80,000 people visit Fellsmere each year for frog legs and gator tail. He reported that the building for the Boys and Girls Club is under construction. He noted that they received a donation of \$1 million from one individual to help fund the almost \$2 million project. He stated that the land has been cleared for the Tractor Supply Co. building along I-95 and the developer has said it should be completed by October and open for Christmas. Lois Bush with the Florida Department of Transportation noted they are in the process of updating the statewide Florida Transportation Plan. She indicated an update of that process could be a topic for the joint meeting.

Kathy LaMartina with the South Florida Water Management District noted that Lake Okeechobee's water level is currently at 11.47 feet. She indicated that is the elevation that activates the water shortage management ban. She noted that the flyer distributed to Council members regarding the photo contest for the Indian River Lagoon license plate pays for the calendar. She encouraged everyone to please submit photos that represent the south end of the lagoon, because in years past there have been few of these pictures.

Jennifer Davis with the Florida Department of Environmental Protection (FDEP) announced that on Thursday, August 1st, FDEP will be hosting the third Blue-Green Algae Task Force meeting. It will be at Harbor Branch Oceanographic Institute from 9:00 am to 3:00 pm. It is open to the public, but will also be streamed on the Florida channel. She also reported that last month Jason Andreotta was officially named District Director for the Southeast District, and will start attending Council meetings in September.

Councilman John Carvelli stated that in the next census the City of Port St. Lucie will have a population of 205,000 making it the 7th largest city in Florida. He noted that they have adopted an 18-part strategic plan. He indicated that recent development in the western area includes a 400,000 square feet electrical supply manufacturing facility. He noted that Somerset Career and Technical School, grades 6 through 12 is going to be coming to the area and will be located near Keiser University. He stated that on September 28th Crosstown Parkway will open its bridge, providing a third east-west connection for the City. He indicated that Cleveland Clinic is working with the City to take over the vacant VGTI building in Tradition, which should attract more biotechnical jobs to the region. He noted that while the state trend has been a decline in manufacturing, the City has seen an increase in this industry sector. He stated the City and County have been working closely together on a recently passed referendum that will provide the City with \$88 million to invest in roadways and a master sidewalk plan throughout the City.

Councilmember Dodd from the City of Sebastian indicated they are in a highly contentious debate about the use of glyphosates and other chemicals. He stated their City Manager is developing a document that will provide options for the use of alternate herbicides. He stated they would love to get information from anyone that has dealt with this issue. He stated those who want to ban the use of these chemicals have been very vocal, frightening the citizens and saying they will target Indian River County next. Commissioner Jenkins from Martin County stated that he is more concerned about some of the new alternative herbicides that have active ingredients that are 100 times worse than what is currently being used.

Commissioner Valeche noted that on Tuesday, July 23rd Palm Beach County will be holding a workshop to discuss transportation issues and how to handle mobility options and road impact fees in the future.

Commissioner Dzadovsky noted that there have been a large number of manufacturing initiatives being brought forward throughout the County. He noted that the County recently hosted a resiliency planning conference for all the local governments in the County. He noted that there has been a lot of activity and private investment interest at the airport. He stated that Brownfields redevelopment is going to be the savior for downtown Fort Pierce, and they are seeing a lot of

support from the businesses for the redevelopment there of the former HD King Power Plant site. He noted that they are having problems with junkyards that are dumping massive amounts of oil that is now impacting the preserve areas. He also noted that he has concerns with another property, which served as a fertilizer plant near Ten Mile Creek. He stated that he would like to start looking into the regulations regarding these types of facilities and indicated he will be reaching out to Council staff to help with this issue.

Peter Sachs, Gubernatorial Appointee from Palm Beach County, stated that the summer of 1969 was absolutely a remarkable time, noting that for the moon landing he was at basic training in Fort Jackson, South Carolina. He noted other great events of the time were the gathering of baby boomers at Woodstock for a concert and the Mets winning the World Series.

Mr. Lanahan noted that Council staff assisted St. Lucie County with its resilience conference. He stated there was great turnout from around the county and commended them on having a great lineup of speakers.

Councilmember Marino congratulated all the other cities that were on the list of best cities to live in the State of Florida, noting that the number one city happens to be the City of Palm Beach Gardens.

Agenda Item 11: Public Comment

None

Agenda Item 12: Staff Comment

None

Agenda Item 13: Adjournment

There being no further business, Chair Adams adjourned the meeting at 11:39 a.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 19, 2019 meeting of the Treasure Coast Regional Planning Council.

_____ Date

_____ Signature