

**MINUTES OF THE
TREASURE COAST REGIONAL PLANNING COUNCIL
JANUARY 17, 2020**

Chairman Houston called the meeting to order at 9:40 a.m. and welcomed everyone. He led the pledge of allegiance and requested 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 Zorc, Alternate
 Vice Mayor Moss
 Councilmember Renick

Martin County: Commissioner Smith
 Commissioner Hetherington

St. Lucie County: Commissioner Dzadoovsky
 Councilman Carvelli
 Commissioner Johnson

Palm Beach County: Commissioner Valeche
 Mayor Gerwig
 Mayor Brennan
 Vice Mayor Gottlieb, Alternate

Gubernatorial Appointees: Douglas Bournique
 Michael Houston
 Peter Sachs
 Reece Parrish

Council Staff: Thomas J. Lanahan
 Phyllis Castro
 Kim DeLaney
 Liz Gulick
 Stephanie Heidt
 Dana Little

Council Attorney: Keith Davis

Agenda Item 3: Agenda Approval

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

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

Items remaining on the Consent were: 4B1, Annual Audit Report – Fiscal Year 2018-2019; 4B2, Financial Report – November 30, 2019; 4B3, Minutes – December 13, 2019; 4B4, Fort Pierce Amendment 19-03ESR (10.31 acres from GC to RM); 4B5, Martin County Amendment 19-08ESR (Old Palm City FLUM); 4B6, Palm Beach County Amendment 20-02ESR (Water Supply Plan); 4B7, Port St. Lucie Amendment 19-06ESR (31.13 acres from OSR to OSC); 4B8, St. Lucie County Amendment 19-01ESR (Update Flood Insurance Rate Map); and 4B9, Tequesta Amendment 19-01ESR (Water Supply Plan).

Agenda Item 5: Committee Appointments

Mr. Lanahan indicated Council has three standing committees: the Budget and Personnel Committee, the Policy Board for the Florida Regional Councils Association, and the Nominating Committee. He presented a list, established by Chairman Houston, of Council member appointments for each committee for 2020. He requested Council approve the Chairman's recommendation of the Committee member appointments.

Council Action: Commissioner Hetherington from Martin County moved approval of the Committee Appointments. Commissioner Valeche from Palm Beach County seconded the motion, which carried unanimously.

Staff invited Council members who would like to volunteer to serve on a committee to contact Chairman Houston.

Agenda Item 6: Council Work Program

Mr. Lanahan provided a summary of Council's Work Program for Fiscal Year 2019-2020. Highlights included:

- Operating Council's Brownfields programs for both assessment work and cleanup funding through the revolving loan fund program
- Implementing and updating Council's Comprehensive Economic Development Strategy Plan
- Participating in regional efforts and advocating for protection and restoration of SE Florida's Nearshore Reef System
- Training first-responders and conducting planning projects through Council's Emergency Preparedness programs
- Facilitating community visioning and redevelopment program work with Martin County and the City of Riviera Beach's Community Redevelopment Agencies
- Providing technical assistance on quiet zone designations in Palm Beach County related to the Brightline/Virgin Trains construction for passenger rail service

- Continuing to be a source of information, education, and advocacy for implementation of the Comprehensive Everglades Restoration Plan
- Building on results from the Biosolids summit in partnership with local governments and agencies
- Assisting the City of Port St. Lucie through facilitation of commercial and residential development stakeholder meetings
- Providing technical assistance for local governments related to the 2020 Census
- Facilitating Complete Streets work in several local governments
- Convening with the South Florida Regional Planning Council (SFRPC) on issues of common concern and collaborating on legislative priorities that will benefit the seven-county region

Chairman Houston noted that Council does a remarkable amount of things and invited Council members to talk about any of these areas they may be involved with under Agenda Item 10, Council Member Update.

Agenda Item 7: Council Member Orientation

Chairman Houston suggested that all Council members visit Council's offices and meet with staff.

Mr. Lanahan provided an overview of the Treasure Coast Region, how the ten regional planning councils throughout the State work together, and the responsibilities and duties Council has to its member local governments. He noted that Council is in the connection business, which includes connecting one another through education and solutions to common issues; connecting the local governments to state and federal funding; connecting Council members with staff to expand expertise and capacity; and connecting to other regions.

Stephanie Heidt, Council's Economic Development and Intergovernmental Programs Director, provided an overview of Council's economic development program and the planning assistance Council provides as the Economic Development District for the Region. She noted that Council staff works under a planning assistance grant through the U.S. Economic Development Administration to assist local governments, businesses, and agencies in the region by supporting economic resilience and initiatives that promote a healthy economy for the Region.

Ms. Heidt indicated that Council is statutorily authorized to review comprehensive plan amendments to determine if proposed amendments will have any adverse effects on regional resources or facilities; or if there will be any extrajurisdictional impacts to other local governments. She noted that Council also serves as the regional clearinghouse for review of federal funding requests and projects requiring National Environmental Policy Act (NEPA) review. She provided an overview of Council's Brownfields program, which includes funding through two grants from the U.S. Environmental Protection Agency (EPA) for assessments and remediation activities through a revolving loan fund.

Commissioner Smith asked if municipal landfills are included under the Brownfields program. Ms. Heidt indicated yes, noting that Council has been working with Indian River County since the 1990s doing assessment, cleanup, and redevelopment planning of the former Gifford Road Landfill in

Vero Beach. Commissioner Smith asked if there is actual money for remediation of a landfill. Ms. Heidt explained that remediation work can be done on certain grants offered by EPA, such as the revolving loan program. Commissioner Valeche asked about the status of the Superfund program that was prominent many years ago. Ms. Heidt indicated EPA still has the Superfund program.

Dana Little, Council's Urban Design Director, stated that over the years the Urban Design Studio's work has been driven by public outreach that has served to bridge the gap between architects, planners, policy makers, and communities. He provided an overview of many projects that include: facilitating a transit-oriented development pilot project with the Federal Transit Administration and South Florida Regional Transportation Authority (SFRTA) to assist local governments along the FEC Corridor in establishing train station and Transit-Oriented Development (TOD) plans for future Tri-Rail Coastal Link service; assisting local governments with creating and updating redevelopment master plans; creating a new chapter in the Martin County comprehensive plan and updating the land development regulations for the County's six CRAs; and planning for transportation and mobility options. Mayor Gerwig from the Village of Wellington asked how a community that has no urban center can engage with Council to use the design elements presented. Mr. Little noted that Wellington is a community that is almost entirely built out, and retrofitting existing patterns of development can be challenging. However, he noted that the suburbs are full of people that want to have places to go to within their neighborhoods. He indicated that Wellington has neighborhood centers along Forest Hill Boulevard that provide opportunities for doing some different design elements and redevelopment. He noted that when Council does design work for a community, it is tailored to what that community needs and is looking to do. He also noted that the team is made up of not only Council staff, but private sector individuals such as engineers and economists that provide specialized expertise. Mr. Little noted that one of the things that should be looked at is the intersection of Forest Hill Boulevard and State Road 7 where the mall is located. He noted that the uses at this intersection are located in a way that does not make it easy for the residential and retail uses to be easily, or safely, accessed by any other mode of transportation other than a car.

Commissioner Smith noted that in Boston they were able to reclaim a section of Interstate 93 that runs through the middle of downtown Boston to create a linear public park. He stated that this project is probably one of the more spectacular reclaimed public areas in any major city in the last 100 years.

Chairman Houston stated that one of the easiest changes that elected officials can do is institute a mixed use ordinance that allows for creative applications of new design. He noted that one of the changes that has been done in Martin County will now allow for a unique project that is what the market wants, but would not have been allowed under the former code. He said that this type of land use may not always be used, but it is good to have it in place. Mayor Gerwig noted that Wellington just updated their mixed use code to allow for more flexibility.

Mr. Lanahan, filling in for Kathryn Boer, Council's Emergency Management Programs Director, provided an overview of Council's different emergency management related programs, which include: the Treasure Coast Local Emergency Planning Committee; Chemical Hazards Analyses; Hazardous Materials Emergency Preparedness (HMEP) plans; Small Quantity Waste Generator

inspections; the State Homeland Security Grant program; and development, implementation, and updates to the Statewide Regional Evacuation Study.

Commissioner Valeche asked if any progress has been made with setting the rates for the National Flood Insurance Program. Mr. Lanahan stated that proposed modifications were to change the study methodology to consider more factors and move the rates up to be more actuarially sound. He stated that the timeframes to implement these changes has been moved out, because there has been recognition that there are enormous impacts from the process and it should be based on actual risk.

Councilmember Bournique, Gubernatorial Appointee from Indian River County, stated that we are becoming more vulnerable in the Region, because hurricanes are becoming larger and stronger. He said that he had to board up his house in preparation for a hurricane in 1964 and then not again until 2004. However, since that time, he has had to board up his house 5 times. He stated he cannot stress enough how important it is to prepare for these storms. Mr. Lanahan agreed that it is important to plan in advance, which is especially necessary due to our challenge of being surrounded on three sides by warm water, and it will only take a small change in a hurricane's track to change where there will be the most impacts. He noted that it is important to have the plans in place, and have relationships with other local governments and agencies, to know what needs to be done after an event.

Councilmember Sachs, Gubernatorial Appointee from Palm Beach County, asked if Council is involved with monitoring bacteria levels at our beaches. Mr. Lanahan stated that is a function of the health departments. However, Council could be involved in more of a policy basis of raising awareness and bringing forth solutions. Councilmember Bournique noted that he runs on the beach each morning and he has been seeing more and more dead birds and baby sea turtles. He stated that currently there are a lot of plastics being blown in from the Bahamas, which when eaten by sea life kills them. He stated that Council could take a leadership role working with environmental groups to help find ways to eliminate plastics from our waterways.

Kim DeLaney, Council's Director of Strategic Development & Policy, presented on Transportation and Strategic policy and noted that one of the things that all the staff members bring to Council is private sector experience, which makes for a good multi-disciplinary setting to address challenges in the Region. She noted one of the things staff does is work with local governments and agencies to assist them with defining their mission and creating vision statements that will communicate how they want to be to both residents and investors. Staff also assists with redevelopment planning efforts; developing findings of necessity to determine if establishment of redevelopment areas is appropriate; updating plans; and assisting with marketing and branding. One of the recent projects Council assisted with is the negotiation of a public/private partnership between the Fort Pierce Redevelopment Agency and the chosen developer of the former H.D. King Power Plant site. She indicated Council also assists with Complete Streets and Corridor planning; waterways and blueways planning; and greenways and trails planning.

Commissioner Valeche asked if the mixed use PEBB redevelopment proposal at the Boca Raton Tri-Rail station comported with TOD guidelines developed by SFRTA. Dr. DeLaney noted that Council assisted the SFRTA with the development of those guidelines and what should be expected with respect to redevelopment on the properties around the stations. She indicated that the PEBB

proposal had both consistent and inconsistent aspects related to those policies. She stated the proposal did bring a range of uses that are appropriate, but to the lowest scale in order to comply with the policies. Additionally, the proposal is not properly connected to the neighboring uses, because there is a wall that separates the site. She noted that this is a unique circumstance, because this is an unsolicited redevelopment proposal. She stated that if the PEBB proposal does not move forward, Council staff is ready to assist with developing specific expectations for a public/private agreement and site location that will promote the TOD policies of the SFRTA. Chairman Houston asked which site is the subject of the proposal. Commissioner Valeche explained that the SFRTA had received an unsolicited proposal to develop a mixed use project on a site adjacent to the Boca Raton Tri Rail station. He said that he does not believe that what is being proposed is the best use for the property, because it does not incorporate TOD aspects as well as it should. He stated there are others interested in developing the site, and he would welcome the opportunity to develop an RFP that would allow them to specify what they want located there.

Dr. DeLaney indicated that Council has done a lot of work related to passenger rail system development. She stated that Council has provided assistance related to the extension of train service through station area planning and connectivity aspects and how to get better yield out of those investments. She also noted that Council staff has worked closely with the local, state and federal agencies related to the development of quiet zones for the Brightline/Virgin Trains passenger rail service.

Phyllis Castro, Council's Accounting Manager, reviewed the responsibilities of the Accounting Department which, in addition to customary accounting functions, includes processing contract revenue, working with the auditors to complete the annual audit, and budgeting. She noted that because Council's work program is made up of contracts from various agencies and levels of government, all the contracts are unique and have different requirements in terms of invoicing and reporting.

Agenda Item 8: Announcements

Mr. Lanahan made the following announcements:

A list of areas where Mr. Lanahan made a particular difference as executive director in 2019 has been provided in the Communication Package. This was done at the request of the Budget and Personnel Committee as part of Mr. Lanahan's annual evaluation.

The 2019 Year End Review calendar was provided, which highlights some of Council's work related to the different activities that took place across the Region.

The Communication Package contains a copy of a letter received from the Director of National Intelligence for the United States that focuses on threats to our election system from foreign operators looking to cause trouble.

The unemployment report contained in the Communication Package shows that our regional unemployment stands at 2.9%, which is down from last year at this time by 0.5%.

The Annual Hazardous Materials Symposium will be held in Daytona Beach January 21st-24th.

The Blue Green Algae Task Force will be having a meeting at Harbor Branch on March 16th.

The Safe Streets Summit will be held in Fort Lauderdale on February 7th.

The next Council meeting is scheduled for February 21st.

On March 11 and 12th Council will be hosting a Form-Based Codes class in West Palm Beach at the Palm Beach Transportation Planning Agency's offices.

Mr. Lanahan noted that he had the pleasure of participating in a tour of Johnathan Dickinson State Park with the Loxahatchee River Management Coordinating Council. He indicated that Florida State Parks was just recently announced as the National Gold Medal award winner. He encouraged everyone to get out into the natural areas and experience them. He stated that the more we can expose the citizens of our Region to these amazing places the more appreciation they will have for all the different efforts that go into making the decisions we make every day.

Mr. Lanahan announced that there are significant water bills involving things such as biosolids, septic to sewer conversions, and water quality moving through the Legislature that take up the issues that were raised at the joint meeting with SFRPC. He encouraged everyone in government to stay involved in tracking these bills and keeping these issues at the forefront. Mr. Lanahan noted that hardcopies of the five resolutions adopted at the joint meeting were provided to each of the Council members. Commissioner Smith encouraged Council members to bring copies of the resolutions when they meet with their legislators to emphasize how important these issues are to the southern part of the State.

Commissioner Dzadovsky from St. Lucie County asked if there is a set schedule for the Budget and Personnel Committee meetings. Mr. Lanahan noted that the Committee meets 3 times per year: in May to review a budget amendment for the current year; in July to approve the budget for the upcoming year; and in December to conduct the executive director's annual evaluation. He indicated he will provide the projected dates to all Committee members.

Commissioner Dzadovsky stated that the St. Lucie County Sheriff's Office had suffered a ransomware attack. He noted that at the County they are continually under attack, receiving 10-12 phishing emails every day, which, if opened, could set them up for an attack. Mayor Gerwig noted that the Florida Municipal Insurance Trust has a lot of information available on how to protect your computer systems from these types of attacks.

Agenda Item 9: Chairman's Comments

Chairman Houston stated that the next generation is coming, but this Region has done a lot of great groundwork and planning. He thanked Commissioner Dzadovsky for bringing up the issue of the challenges we face with the new digital world.

Agenda Item 10: Council Member Update

Mayor Brennan from the Village of Tequesta introduced Jeremy Allen, the new Village Manager. She indicated that currently the Village is working on four infill projects, three located on U.S. Highway 1. She also noted that the Village changed the zoning designation on one of the properties from Commercial to Mixed Use, and to Multi-Family Residential on another property to allow for their development. She stated that the developers have said that all the work the Village has done on U.S. Highway 1 is one of the reasons they want to do more than just commercial development. She reported that the Village is also developing a 13,500 square foot community center that will replace the current 54-year old center and will have a gym, large meeting rooms, and classes offered by Palm Beach State College. The Village is also working to widen sidewalks for pedestrian and bike traffic.

Mayor Gerwig stated that Wellington is in the middle of the Winter Equestrian Festival. She invited everyone out for dressage on Friday, show jumping on Saturday, and polo on Sunday. She indicated that the Florida League of Cities has a new logo and tag line "Local Voices Making Local Choices." She reported that Palm Beach County Day in Tallahassee was well-attended. She noted that there is now an Office of Water Policy, housed under the Florida Department of Environmental Protection (FDEP), which will be helpful in addressing water issues. She indicated that she will be asking the developers of the Wellington Mall to reach out to Council staff to assist with the redevelopment plan for the mall.

Council Member Renick from the City of Fellsmere invited everyone to the Frog Leg Festival, which will be running through the weekend. He asked if it is appropriate for Council to provide comments to FDEP related to the proposed rule changes related to the biosolids issue. He stated he feels it is important to provide suggestions and recommendations now, because once a rule is made, it is hard to get it revised. Mr. Lanahan stated Council did provide comments during the first comment period. One of the comments was that part of the rule had a standard that was measured in centimeters and part of the rule had a standard that is measured in inches, which is unnecessarily confusing and opaque. Mr. Lanahan also indicated that the proposed rule he reviewed was good, but it could be strengthened by doing inspections more frequently and gathering more of the data.

Commissioner Dzadoovsky stated that St. Lucie County has been in the forefront of this issue. He indicated that he believes that the discussion should not only be about Class B biosolids, but Class AA as well, because that is not regulated, especially if it comes from composted materials. He noted that another factor to this is discharges into the waterways from stormwater effluent. He indicated that there is a property in the County that has a discharge permit to pump 20,000 gallons per minute from the property, which could artificially lower the water table on that property for a period of time allowing application of biosolids and then have it rehydrate. He said they currently have a permit request into the SFWMD requesting to discharge into the C-25, which empties 10 miles down the street into the Indian River Lagoon. He said that he believes this permit should be denied. He noted that St. Lucie County has submitted comments regarding the biosolids rule making and thanked Indian River County for joining them in the process.

Commissioner Valeche noted that since the last meeting where he reported the unexpected removal of the State Road 7 extension from the Palm Beach Transportation Planning Agency's (TPA) Long-

Range Transportation Plan (LRTP), he has learned that although it is an FDOT project, they cannot proceed if it is not on the County's LRTP. He stated that since that vote there has been a lot of discussion and legal opinions, and one of the TPA board members has indicated that she voted incorrectly due to the confusing language presented in the proposed amendment to remove the segment. He stated that he expects that this decision will be reconsidered, because the vote was taken without being on the agenda and there was no presentation or background material provided to the board before the vote to consider removal of the segment from the LRTP.

Commissioner Hetherington commended staff for the extensive community engagement that has occurred while working with the County to update the land development regulations for their six CRAs. She noted that changes to the comprehensive plan are not easy or popular in the County, but she has been pleased that there have been so many positive meetings and hopes that this will evolve into more positive conversations in the community to look at the comprehensive plan as an evolving document.

Commissioner Dzadovsky noted that the St. Lucie County Environmental Resources Department is having a wildfire expo on Saturday. He reported that the reconnection of the Becker Oxbow has been approved, which will result in cleaner water coming down from 10 Mile Creek. He also noted that the County will be rehydrating pineland preserve areas to the west using water from the C-23 and C-24, which will clean that water and keep it from discharging into the Indian River Lagoon.

Commissioner O'Bryan from Indian River County noted that the issue of short-term vacation rentals is back in the forefront. He stated that for 7-8 years the House has always passed bills that would preempt local control, but the Senate has been more reasonable and killed those bills. The rumor now is that incoming Senate President, Senator Simpson, wants to deal with the issue of short-term rentals before he takes office. He noted that the Florida League of Cities and Florida Association of County staffs are working to get regulations incorporated into the bill, but it looks like this year the Senate may be passing a pre-emption bill related to short-term vacation rentals. He reported that the County has voted to not continue with the lawsuit against Brightline/Virgin Trains. He noted that the appellate court ruled against the County, so they will now focus on working with Senator Mayfield on her train safety bill and continue with their lawsuit contesting the additional crossing cost Brightline is attempting to force on local governments. He indicated that the City of Vero Beach Airport Commission recently voted to evict Elite Airlines, the only commercial airline at the Vero Beach Airport. He indicated that even though the Commission just released a report showing that Elite Airlines had an \$8.3 million a year positive impact, they are going to lose some state grant funding, since they are now considered a commercial airport. He stated that he has heard that Elite Airlines is now talking with the county administrator in St. Lucie County about moving to their airport.

Agenda Item 11: Public Comment

None

Agenda Item 12: Staff Comment

None

Agenda Item 13: Adjournment

There being no further business, Chairman Houston adjourned the meeting at 11:45 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 January 17, 2020 meeting of the Treasure Coast Regional Planning Council.

Date

Signature