

**MINUTES OF THE
TREASURE COAST REGIONAL PLANNING COUNCIL
DECEMBER 10, 2021**

Chairman Hmara called the meeting to order at 9:35 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 attended in person:

Indian River County:	Commissioner O'Bryan Commissioner Adams Councilman Auwaerter Councilmember Minuse, Alternate
Martin County:	Commissioner Smith Commissioner Hetherington
St. Lucie County:	Commissioner Townsend Commissioner Mitchell
Palm Beach County:	Commissioner Bernard Vice Mayor Weiss Commissioner McKinlay, Alternate Mayor Gerwig Councilman Hmara Commissioner Linden
Gubernatorial Appointees:	Douglas Bournique Reece Parrish
Council Staff:	Thomas J. Lanahan Phyllis Castro Kim DeLaney Liz Gulick Stephanie Heidt Terry Ann Paulo Jessica Seymour
Ex-Officios:	Kathy LaMartina, SFWMD
Council Attorney:	Keith Davis

The following participated remotely:

Martin County:	Mayor Eula Clarke
St. Lucie County:	Commissioner Johnson, Jr.
Palm Beach County:	Vice Mayor Gottlieb Vice Mayor Reed Vice Mayor Bohlen, Alternate
Gubernatorial Appointees:	Michael Davis
Ex-Officios:	Jon Moore, FDEP
Council Staff:	Kathryn Boer Sarah Kammel Dana Little

Agenda Item 3: Agenda Approval

Council Action: Commissioner Smith from Martin County moved approval of the Agenda. Mayor Eula Clarke from the City of Stuart seconded the motion, which carried unanimously.

Agenda Item 4: Consent Agenda

Chairman Hmara called for public comment on the Consent Agenda. There was no public comment.

Items on the Consent were: 4A1, Financial Report – August 31, 2021; 4A2, Financial Report – September 30, 2021; 4A3, Financial Report – October 31, 2021; 4A4, Minutes – September 17, 2021; 4A5, Delray Beach Amendment No. 21-02ESR (Water Supply Plan); 4A6, Town of Orchid Amendment No. 21-01ESR (EAR and New Property Rights Element); 4A7, Palm Beach County Amendment No. 21-08ESR (Westgate/Belvedere Homes CRA TCEA Pioneer Road Rural Enclave Overlay; Reserve at Atlantic); and 4A8, Intergovernmental Coordination and Review Log.

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

Agenda Item 5: Council Organization – Membership Appointments and Election of Officers

In accordance with the rules and regulations of Council, the Executive Director read into the record the names of the Councilmembers for 2022. He noted that the Indian River County Board of County Commissioners will ratify their appointments at their December 14, 2021 meeting. The Cities of Stuart and Fort Pierce will make their appointments at their respective December 13, 2021 meetings.

PALM BEACH COUNTY

Regular Members: Commissioner Maria Marino
Commissioner Mack Bernard
Vice Mayor Gregg Weiss

Regular Member Alternates: Commissioner Melissa McKinlay
Commissioner Maria Sachs
Commissioner Dave Kerner

Municipal Members: Mayor Anne Gerwig, Village of Wellington
Councilman Jeff Hmara, Village of Royal Palm Beach
Vice Mayor Robert Gottlieb, Town of South Palm Beach
Commissioner John Linden, Town of Lake Park
Vice Mayor Chelsea Reed, City of Palm Beach Gardens

Municipal Alternates: Commissioner Joseph Peduzzi, City of West Palm Beach
Vice Mayor Regina Bohlen, City of Pahokee
Mayor Kristine de Haseth, Town of Ocean Ridge
Commissioner Herman Robinson, City of Lake Worth Beach

INDIAN RIVER COUNTY

Regular Members: Commissioner Peter O’Bryan
Commissioner Susan Adams

Regular Member Alternates: Commissioner Laura Moss
Commissioner Joseph Earman

Municipal Members: Councilmember Honey Minuse, City of Vero Beach
Councilmember Patti-Oertle-Phaneuf, Town of Orchid

Municipal Alternates: Councilmember Ed Dodd, City of Sebastian
Councilmember Gerald Renick, City of Fellsmere

MARTIN COUNTY

Regular Members: Commissioner Doug Smith
Commissioner Stacey Hetherington

Regular Member Alternates: Commissioner Harold Jenkins
Commissioner Edward Ciampi

Municipal Member: Mayor Eula Clarke, City of Stuart

Municipal Alternate: Commissioner James Campo, Town of Sewall’s Point

ST. LUCIE COUNTY

Regular Members: Commissioner Sean Mitchell
Commissioner Cathy Townsend

Regular Member Alternates: Commissioner Chris Dzadoovsky
Commissioner Frannie Hutchinson

Municipal Members: Mayor Shannon Martin, City of Port St. Lucie
Commissioner Curtis Johnson, Jr., City of Fort Pierce

Municipal Alternates: Councilman David Pickett, City of Port St. Lucie
Commissioner Thomas Perona, City of Fort Pierce

**GUBERNATORIAL
APPOINTEES:**

Doug Bournique, Indian River County
Michael Houston, Martin County
Michael Davis, Palm Beach County
Reece Parrish, St. Lucie County
Vacant – Martin County
Vacant – St. Lucie County
Vacant – Palm Beach County
Vacant – Palm Beach County
Vacant – Palm Beach County

EX-OFFICIOS:

Lois Bush, FDOT
Loraine Cargill, SFRTA
Kathy LaMartina, SFWMD
Jason Andreotta, FDEP
Vacant, SJRWMD

Council Action: Chairman Hmara certified that the membership, as read, has been duly appointed.

Commissioner O’Bryan from Indian River County indicated the Nominating Committee met prior to the Council meeting to determine a slate of officers for 2022. The Committee recommended the following:

Chair: Commissioner Cathy Townsend, St. Lucie County
Vice Chair: Councilmember Douglas Bournique, Indian River County
Secretary/Treasurer: Commissioner Doug Smith, Martin County

Council Action: Commissioner O’Bryan moved approval of the Committee’s recommended slate of officers for 2022. Commissioner Linden from the Town of Lake Park seconded the motion, which carried unanimously.

Agenda Item 6: Budget and Personnel Committee – Annual Review of Council’s Executive Director

Commissioner O’Bryan indicated the Budget and Personnel Committee met prior to the Council meeting for the annual review of Council’s Executive Director, Thomas J. Lanahan. The Committee reviewed the completed evaluation surveys submitted by Council members; discussed their own observations; and recommended Council retain the services of Mr. Lanahan with a salary increase of 5%.

Council Action: Commissioner O’Bryan moved approval of the Committee’s recommendation to retain the services of Mr. Lanahan with a salary increase of 5%. Councilmember Minuse from the City of Vero Beach seconded the motion for discussion.

Following Council member discussion, *Councilmember Bournique, Gubernatorial Appointee from Indian River County, made a Substitute Motion to retain the services of Mr. Lanahan with a salary increase of 7.5%. Mayor Gerwig from the Village of Wellington seconded the substitute motion, which carried unanimously.*

Agenda Item 7: Council Board Meeting Schedule – 2022

Mr. Lanahan presented the proposed meeting schedule for 2022. He noted that typically the meetings fall on the third Friday of each month, with the exception of the November and December meetings being combined to occur on the second Friday in December. He also noted that there are two joint meetings with the South Florida Regional Planning Council scheduled for 2022. Councilmember Minuse noted there may be a conflict with the schedules of the Florida League of Cities and the Florida Association of Counties. Mr. Lanahan stated he will check on this and, if there are changes, will bring the schedule back for discussion at the January Council meeting.

Agenda Item 8: Presentation on Lake Worth Lagoon – Director Deborah Drum and Dr. Mayra Ashton, Palm Beach County Department of Environmental Resources Management

Deborah Drum, Director of the Palm Beach County Department of Environmental Resources Management (ERM), provided the history of the Lake Worth Lagoon (LWL), which is an 11.3 square mile lagoon on the shores of Palm Beach County that is twenty miles long stretching from North Palm Beach down to Boynton Beach. She noted that in a 2020 LWL Perceptions and Priority Survey, some of the key words offered by community members to characterize the lagoon were forgotten, misunderstood, taken for granted; and on the other end of the spectrum, stunning, accessible, and a treasure. Ms. Drum noted that there are a lot of challenges in the LWL and the presentations today are intended to show those issues. She provided images of the islands that have been created as part of a forty-three acre habitat to provide important resilience infrastructure. She also showed images of the diversity of species that live in the lagoon; natural areas that serve as an important destination for people to enjoy; and the working waterfronts that depend on the LWL as an essential backbone to a water-dependent economy within the community.

Ms. Drum noted that the LWL is not dissimilar from any of the other estuarine areas in the state such as the Indian River Lagoon, Biscayne Bay, St. Lucie Estuary, and Caloosahatchee Estuary.

She noted that many other areas are frequently in the news, but not the LWL. She stated it is suffering more of a slow demise and not grabbing all those headlines, so the lack of attention has been a challenge and resulted in less funding than other areas. She noted that an economic value of the LWL has been assessed at about \$5.37 billion on an annual basis, which is based on recreation, business, and commerce; increased spending in the local economy; and the value of lagoon habitat. She also noted that the Port of Palm Beach is one of the critical pieces with an impact of around \$625 million, which is related to full-time jobs and the amount of economic activity from the Port.

Ms. Drum noted that thirteen of the thirty-nine municipalities in Palm Beach County touch the LWL, and seventeen are in the watershed, which creates some complexities for the county to ensure they are working in partnerships with those other local governments. She indicated the watershed to estuary ratio in the LWL is extremely high compared to other places at a 42 to 1 ratio of watershed to estuary. This is compared to the Indian River Lagoon which is 5 to 1; the Chesapeake Bay at 14 to 1; and the Biscayne Bay at 11 to 1. She stated that this high watershed to estuarine ratio indicates how important the watershed impacts are to the LWL. She noted that the main challenges for the LWL are shoreline hardening, stormwater discharges, limited flushing in the central lagoon, and algae. She noted that of the 68 components that were originally contemplated in the Comprehensive Everglades Restoration Plan (CERP), only seven, or just 10%, of these projects would provide benefits to the LWL. However, each of those projects has unfortunately been excluded and will not move forward.

Dr. Mayra Ashton provided an overview and tutorial on how to navigate the updated Lake Worth Lagoon Management Plan. She noted that although the plan was designed for on-line viewing, it can be downloaded into a pdf. She noted this is the fourth iteration of the plan with one of the new components being the watershed-based management approach. Also included is a tool that reveals the hydrology of the lagoon as well as over eight hundred miles of canals that very efficiently and effectively move water from all the different portions of the watershed into the LWL.

Dr. Ashton indicated that the plan provides an overview of the accomplishments since the last plan update in 2013 that includes the creation or enhancement of over 43 acres of habitat through the implementation of 18 projects completed within the LWL or within the living watershed. The new plan also introduces the reader to the importance of the watershed best management approach. She reviewed the section that provides details on the lagoon and all its unique challenges and priorities for the next 10 years. Also included are key status and trends of health indicators that provide the status of water quality, seagrasses, oysters, fisheries, and sea turtles looking at evidenced-based and data-driven priorities. Dr. Ashton noted that throughout the document there are ways to zoom in on graphics to get important information, and the Index of the Action Plan provides for the user to be able to move around to the different sections easily. She noted that the index contains twenty-five action plans for the management of the lagoon for the next 10 years that have been separated into six main categories: water and sediment quality; habitat enhancement and protection; fish and wildlife monitoring and protection; climate change and sea level rise; public outreach and engagement; and public uses of the lagoon. She noted that each sections contains details on what is to be accomplished; the importance of the action; related actions; background information; a step-by-step list of how that action will be integrated; metrics that will be used for evaluating progress; potential partners; and potential funding sources.

Dr. Ashton provided information on the challenges of stormwater discharge, which includes the accumulation of muck and the limited flushing in the central lagoon. She noted that when looking at the volumes of water discharged into the lagoon the three main water conveyance canals deliver vastly different volumes of water to the lagoon, which affects the amounts of nutrients that are being loaded to the different sections of the lagoon. She also stated that besides muck, sediment, and nutrients, the freshwater changes the salinity in the estuary, which can affect the oyster beds. She noted that all the monitoring and work they do is to protect the lagoon, because it is not only an important environmental resource, but also because of all the economic and recreational benefits the LWL provides to residents and visitors to the Region.

Councilmember Bournique noted that he did his Master's thesis on the sixteen inlets on the east coast of Florida. For that he interviewed Don McCoy who was the first chair of the first inlet commission when Lake Worth inlet was dug. He noted that Mr. McCoy stated in the interview that the biggest problem of the lagoon is where the C-51 Canal comes in and there is no direct access to the ocean. It just dumps into the lagoon, bringing in water that comes all the way down the Kissimmee River from Orlando, into Lake Okeechobee, and out the West Palm Beach canal (C-51) with no ability to flush itself. Councilmember Bournique stated that in the 1930s Mr. McCoy proposed drainage pipes to go under Sloan's Curve on Palm Beach to connect the lagoon and the ocean. He was proposing big tubes to help flush that part back in the 30's, which never happened. He felt flushing was critical if they are going to continue but only thing that has continued was the growth of West Palm Beach. Back then they could hold water way out west in western Palm Beach on agricultural and vacant land before they had to pump it. So, they had much more ability to hold off major drainage flows. All that is gone. It has all been developed. Water has to be drained fast, the only thing that increased is the delivery of the water and the nutrients in that water. So, Lake Worth Lagoon has had a long history of bad plumbing the way it worked out with the old engineers that decided to put the C-51 right there without any direct outlet to the ocean. So, it is a tough scenario.

Mayor Gerwig asked how the islands help and if CERP is not being put into place here, will that redirect water from the C-51 Canal to a different source or destination. Ms. Drum indicated the CERP projects that are not moving forward were related to storing water to be used during the dry season, or when there is an excess of water, to prevent impacts to the lagoon. She stated that the islands that are being created serve to stop the dynamics of water, which protects and extends the longevity of seawalls. At the same time, when it is breaking that wave action, it creates the ability for seagrass and oysters to grow in shallow areas around the islands. She stated that is why they are looking at watershed infrastructure and other action plans that are related to watershed-based water quality improvement.

Vice Mayor Weiss from Palm Beach County stated that it is important to note that all the work the County is doing to address the issues with the lagoon are done through partnerships with the South Florida Water Management District (SFWMD), Florida Inland Navigation District, and Army Corps of Engineers (Corps). He noted there have been some big improvements, but knows there are a lot of challenges that still lay ahead. He stated that we need to acknowledge that some big improvements have been done in the last decade to clean up the lagoon and avoid inducing or adding additional harmful elements. He noted that a couple of years ago, through a partnership between the SFWMD and ERM, they were able to install, for the first time, real-time monitoring

to understand the salinity levels in the lagoon and the temperatures at different depths. That created an opportunity last year, during the dry season, to see the salinity levels in the lagoon rise and they were able to send additional fresh water in through the C-51 Canal to bring it back into balance. He noted that there is regular testing being done and there are now data points available to provide for mitigation. He stated that through these efforts the northern and southern parts of the lagoon have become much healthier, but the central part is still a big challenge. With respect to CERP not being prioritized or funded by the Corps, he stated they appreciate any support from Council to help get this assistance. He stated that the County will be moving forward to fund projects that should, quite frankly, be funded by the federal government, to create additional storage and water cleanup.

Commissioner McKinlay from Palm Beach County thanked Ms. Drum and Dr. Ashton for their presentations and providing the history of the lagoon.

Commissioner Smith asked how Council and other organizations can be of assistance in supporting ERM's efforts. Ms. Drum noted that Vice Mayor Weiss serves as the Chair of the LWL Initiative. She stated that internally there have been a number of discussions regarding next steps, commitments, and priorities and how some of the American Rescue Plan Act funding can be used to support projects for the lagoon. She stated that they are still in the process of identifying those priorities and committed to come back to Council once there is a clear directive of what the next steps should be and what support will be requested. Commissioner Smith noted that we are seeing unprecedented amounts of federal funding going toward water quality projects, and he believes that if we can support each other and work effectively together as a Region it will be more effective. Ms. Drum stated that the important first step is the presentation today to help everyone understand that the LWL is a regionally significant economic and environmental resource.

Agenda Item 9: Annual Update to the Comprehensive Economic Development Strategy Plan

Stephanie Heidt, Council's Economic Development and Intergovernmental Programs Director, introduced Peter Jones, Chair of the Comprehensive Economic Development Strategy (CEDS) Committee and Architect for St. Lucie County. Mr. Jones thanked the CEDS Committee members and Ms. Heidt for assisting him with his responsibilities as Chair for the past year. He thanked Commissioner Townsend from St. Lucie County for appointing him to the Committee. He stressed the importance of economic development in the Region, noting that we are blessed with a very diverse economy that comes from our unique environment and quality of life. He noted that the CEDS Committee deals with many different aspects of economic development that includes workforce readiness, innovation, infrastructure, and being economically competitive which are all part of the CEDS Plan that will be presented. He also thanked the members of Council's COVID-19 Response and Recovery Task Force for developing important ideas and objectives to fold into the actions of the CEDS Plan moving forward. Ms. Heidt provided an overview of the CEDS Plan, which is the Region's plan for economic development initiatives and regional collaboration. Ms. Heidt presented the findings of the COVID-19 Task Force that will be added to the CEDS Plan as a new section as well as the recommendations of the CEDS Committee members for updates to the Action Plan. She also presented updates for some of the performance metrics contained in the plan that measure economic development progress in the Region. She indicated

that in 2022 there will be a complete re-write of the CEDS Plan, which will include a regional summit and extensive public outreach.

Commissioner Smith noted that a shortage of qualified truck drivers has been a long-term problem. He suggested that a key strategy that should be included in the CEDS plan is a marketing plan that informs individuals of the different job sectors and employment opportunities. He stated that this should include working with the local universities, colleges, workforce development agencies, and the various industries in the region to create a structure that supports training for the jobs needed in the Region to support growing existing businesses and attracting new ones. Ms. Heidt indicated that the state colleges in the Region are very connected with the local businesses and do provide programs to meet current needs. She noted that Palm Beach State College has a Transportation and Logistics Specialist program as well as a Global Logistics and Supply Chain Technology program. She concurred that having the CEDS Plan play a bigger role in connecting all the stakeholders together is an excellent idea.

Councilmember Minuse stated that she is grateful to see that there is an emphasis in the CEDS Plan recognizing the need to address mental health issues. She stated that we have a generation of children that are now growing up that have missed almost two years of social and emotional development due to the Coronavirus Pandemic. She noted that domestic violence, child abuse, and divorce rates have also escalated, and we do not know what repercussions are coming, so ensuring mental health issues are recognized is very important.

Council Action: Commissioner Smith moved approval of the amendments to the Comprehensive Economic Strategy Plan for 2018-2023 as recommended by the CEDS Committee and the COVID-19 Response and Recovery Task Force. Vice Mayor Weiss seconded the motion, which carried unanimously.

Mr. Jones asked Council members whose job it is to appoint members to the CEDS Committee to please make those appointments a priority. He stated that when considering individuals, especially for this upcoming important re-write year, it is important to make sure people are willing to serve and be present for the meetings.

Agenda Item 10: Indian Trail Improvement District Visioning: Mobility and Economic Resiliency Plans

Kim DeLaney, Council's Director of Strategic Development and Policy, provided an overview of two recent Indian Trail Improvement District (ITID) visioning efforts conducted by Council. The ITID, also known as The Acreage, is an independent special district formed in 1957 to provide drainage, roads, and parks to the property owners in the area. The ITID Board of Supervisors engaged the Council through an Interlocal Agreement in August of 2019 to prepare a Mobility Study, followed by a grant agreement with the Florida Department of Economic Opportunity (FDEO) in October of 2020 to complete an Economic Development and Resiliency Plan for the District. Council staff presented an overview of those efforts.

Dr. DeLaney indicated that the ITID Mobility Plan provides a long-range plan for the creation of an integrated network of transportation facilities accommodating vehicular, transit, freight,

bicycle, pedestrian, and equestrian circulation in the community. The Mobility Plan includes a comprehensive methodology to identify and prioritize needs along with a roadway typology detailing various types of streets and includes a 20-year estimate of long-term capital projects and a prioritized set of near-term projects. She stated that the Resiliency Plan includes an analysis of land uses along county and state roadway corridors and potential locations for infill of small-scale, neighborhood-serving economic opportunities as well as the potential for expanded housing choices such as accessory dwelling units. Implementation of the Resiliency Plan will require close coordination with Palm Beach County for land use and zoning modifications as desired.

Councilman Auwaerter from Indian River Shores inquired as to the utilization of canal banks for bikes, pedestrians, and equestrians. He asked if there were challenges regarding cooperation with entities controlling the canal banks, noting the Indian River County MPO staff had developed an impressive greenways concept utilizing canal banks. However, the Indian River Farms Water Control District that controls the banks had thwarted implementation. Dr. DeLaney indicated in the Indian Trails community, the larger canals were controlled by ITID but the canal along 60th Street that is controlled by West Palm Beach. She stated that the ITID canals depicted for recreational trails had access but she has run into that conflict in other jurisdictions. Councilman Auwaerter asked if Council staff has strategies to overcome any conflicts. Dr. DeLaney indicated it takes a lot of coordination, noting that many times residents whose homes abut those canals do not want public access to the canal banks.

Keith Jordano, member of the Indian Trail Improvement District Board of Supervisors, indicated that he lives on one of the canals and county roadways slated for expansion. He noted that residents own to the middle of canals, and he is supportive of allowing residents to use it. He indicated it happens frequently and the real challenge is overcoming the fear that someone will get hurt and sue the property owner. Councilman Auwaerter indicated that for the Indian River County canals the focus was on the main feeder canals, not the ones that impinge on private property. Mr. Jordano stated that ITID has been exploring the idea of incorporating, noting that there has been a lot of development in the area and ITID is surrounded by other municipalities and the local roads that run through their community have been built and maintained by ITID residents for a long time. He noted that the roads are very problematic with just last month fourteen accidents resulting in one death and emergency room visits. He stated that Indian Trail has a unique lifestyle that residents are trying to hold onto and want to work together and with other agencies and local governments. He emphasized ITID's budget is limited, and the community needs help building roadways, sidewalks, and other things. He thanked the Council for the opportunity to address the plan.

Commissioner McKinlay indicated she was unaware of the County land use conflict regarding accessory units as rentals and would investigate with County staff for clarification. She noted the largest canal that traverses the community is the M canal, which is owned by the City of West Palm Beach. The biggest challenge in this part of the County is the difference in priorities between the County and the City of West Palm Beach and the usage of the canal bank rights-of-way. Additionally, there is a desire to add capacity to Northlake Boulevard that is being negatively influenced by Palm Beach Gardens and West Palm Beach. She referenced the ongoing challenges regarding State Road 7 with the County well into its second decade of legal battles trying to get that road built to provide relief on Jog Road. She noted the cities have shut down efforts to provide

relief on Roebuck Road, and while they have approved all their development, they did not want anything additional coming in from the west.

As an example, Commissioner McKinley noted that with the planned expansion of Coconut Boulevard she had reviewed the Mobility Plan drawings and requested County staff consider more of a Rural Parkway concept along that roadway. However, two challenges had been noted, including the availability of funds as the design would add a significant increase to the budget for that road project. The other issue is that some of those landowners do not want to sell their property which is needed for the additional right-of-way easements required to expand that roadway in order to incorporate all the design concepts in the Mobility Plan.

She indicated she would build every road in the County to look like that. The County had recently completed the State Road 7 corridor study with the Florida Department of Transportation (FDOT) and other roadways needing improvements such as Okeechobee Boulevard, south of Forest Hill. The same issue is present with the roadways in so many areas and in our communities because there appears to be only an ocean of concrete and there are no links to any of the trail systems or shaded sidewalks. She agreed that the implementation of the roadway network as desired was a challenge.

However, Commissioner McKinley noted the challenges for persons participating in a County commission meeting when the board is considering the approval of land use changes and zoning changes regarding increased density in any form or fashion or increased commercial. Although she noted the benefits of the land use concepts and neighborhood commercial indicated in the Resiliency Plan and encouraged individuals owning land in those locations to bring those types of proposals forward, she referenced the past weekend's lengthy legislative delegation meeting in Belle Glade at which the Indian Trail referendum was discussed. She indicated the residents speaking in favor of incorporation emphasized they wanted to incorporate because they did not want any changes to happen in this part of the County.

Commissioner McKinley asked for further identification of residents who were in favor of density increases and commercial development increases, especially noting the recent Westlake approval of the large retail center and Adrenaline Village concept in the City's business park. Although the County had hoped for a job center with high paying jobs in the 40-acre business park, Westlake would instead be adding a significant amount of retail space. She noted that development would bring lower-paying jobs and numerous coffee shops, restaurants, and grocery stores. Additionally, she noted the Avenir project north of Indian Trail would be adding millions of square feet of commercial space around those intersections with Coconut Boulevard and Northlake and Loxahatchee Groves would be significantly increasing commercial space to the south. Commissioner McKinley disagreed that Indian Trail was without food and beverage options with nearby grocery stores, and further, residents in the community tended to speak out in opposition when the County tried to increase development intensity. She also concurred with Mr. Jordano regarding the fight on Coconut Boulevard road design, noting the County had scaled-back its five-lane proposal on a segment of 60th to realign the roadway more towards the canal and away from homes. Commissioner McKinley summarized the balance of planning and development in the area was challenging, especially with counter positions from the City of West Palm Beach, but efforts

were underway in trying to incorporate the suggested changes as identified in the plans to improve conditions.

Agenda Item 11: Joint Resolution TCSF #21-02 – Affordable Housing

Mr. Lanahan noted that affordable housing has been discussed at several of the joint meetings with the South Florida Regional Planning Council (SFRPC). He stated that the proposed resolution was discussed at the November joint workshop and SFRPC adopted it at their last Council meeting. The resolution is a request to the Legislature to make adjustments to the State Housing Initiatives Partnership Program funding rules to allow the use of up to 50 percent of the funds for affordable rental units (currently there is a 25 percent cap). He indicated that his recommendation is for Council to approve and adopt the proposed joint resolution as presented.

Council Action: Commissioner O'Bryan moved approval of Joint Resolution TCSF #21-02 supporting increased flexibility for local governments in addressing affordable housing needs. Commissioner Townsend seconded the motion, which carried unanimously.

Agenda Item 12: Statewide Water Resources Planning

Mr. Lanahan noted that the agenda memo for this item describes the Florida Association of Counties (FAC) Water and Environmental Sustainability Committee's recently adopted legislative policy that seeks to coordinate the statewide efforts of the different agencies and local governments and funding sources that address Florida's various water challenges. The policy supports modeling water resource coordination by using the Florida Transportation Commission's approach to transportation for multi-year planning, and consistent execution over time. Mr. Lanahan stated that there is a shortfall of hundreds of millions of dollars in available funding for water projects that is building every single year. He noted Council has had many discussions and presentations, including joint meetings with the SFRPC, on water issues and there is consensus that we need to do things more efficiently. Mr. Lanahan asked if Council members would like for staff to bring forward a resolution to the next meeting supporting the FAC legislative policy.

Commissioner Smith indicated that he has served as the Small Counties Coalition appointee on the FDOT Long-Range Transportation Planning Committee for the better part of 15 years and when he started FDOT's budget was around \$3 billion a year, and currently it is around \$11 billion a year. He stated the amount of money spent in the state on transportation comes with an enormous amount of political background and structure that supported recurring funding, which was raised each year. He stated that for a while there has been the belief that water needs the same sort of importance, structure, continuity, and advocacy. He noted that the presentation on the issues with the Lake Worth Lagoon is only the tip of the iceberg for water policy discussions in the state. He stated that FAC has been working on this for some time and this year those efforts came to fruition with the adopted policy language. He stated he believes it is time to have advocacy for all water infrastructure, whether it is springs, lagoons, or estuaries. He stated he does not want to take away from the importance of bridges, roads, airports, or seaports, but water is equally important on all levels. He stated that he supports taking this to the next joint meeting with SFRPC and moving this important issue forward in the next year.

Agenda Item 13: Announcements

Mr. Lanahan indicated there is an attachment in the Communication Package from the U.S. Department of Transportation that provides a Florida-specific summary of funding that will be provided through the Bipartisan Infrastructure Law. He suggested Council members look through the list of projects to see what is available and if there are some local projects that can be funded through this appropriation.

Mr. Lanahan noted that Council will be facilitating Quiet Zone training in the Region January 4th through January 8th. He indicated that there will be field reviews with Federal Railroad Administration staff starting in the center of Palm Beach County and moving north through the different communities in Martin, St. Lucie, and Indian River counties. He stated Council staff has coordinated with the local governments to participate with assessing the existing safety infrastructure and discussing what might need to be added to seek Quiet Zone designations.

Mr. Lanahan indicated that the East Stuart form-based code community workshop will be held on January 11th, noting that an article regarding this project is included in the Communication Package.

As an expression of appreciation for his excellent service as Chairman, Mr. Lanahan presented Chairman Hmara with a picture of the Springfield Interchange of I-95 and the Beltway in Washington D.C. Mr. Lanahan noted that he himself lived in the northeast quadrant as a boy and that Chairman Hmara had lived right down the road from this interchange for 22 years and the enormous interchange is now an emblem of road-centric sprawl planning. Included with the picture was a plaque stating “There has to be a better way,” which is a quote frequently used by Chairman Hmara.

Agenda Item 14: Chairman’s Comments

Chairman Hmara stated that being Chairman has been an extraordinary educational experience and a chance to broaden his horizons that has allowed him to see the way the Region is connected. He stated that everything is connected one way or another and when everyone recognizes that, we are able to identify better solutions. He stated that it is important to rely on organizations, such as Council, to have a bigger view and share institutional knowledge that individual organizations do not have. He stated that as Chairman he has been able to work closely with staff and appreciates the important work they do. He stated that the Region is growing at a rate never before seen and now is the time to decide what we will become, or will we maintain the quality of life that attracted us here. He expressed his appreciation for the privilege of serving as Chairman, noting that he will continue on as a Council member, working on our challenges together.

Agenda Item 15: Council Member Update

Commissioner Townsend noted that Accel International Holdings, Inc. built a new 150,000 SF manufacturing facility in the Tradition Center for Commerce in Port St. Lucie and is expected to generate 125 jobs by the end of next year. She noted that five grants have been submitted to support development at the airport. She wished everyone a Merry Christmas.

Commissioner Adams from Indian River County reminded everyone about the Fellsmere Frog Leg Festival in January.

Commissioner Linden from the Town of Lake Park indicated they have chosen a partner for the public private partnership project to redo the marina. He stated it is the same development company that is building the Nautilus 220 project next to the marina. He noted he is the Lake Park Santa, which involves caroling and attending parades.

Mayor Gerwig indicated that the state is threatening to designate Lake Wellington, a retention pond within the Village, as a “water of the state.” She stated this is incredibly inappropriate to apply this standard to a drainage pond and it is an unattainable goal to bring this stormwater collection area up to this standard. She stated that if this can happen to Wellington, any local government, particularly in Palm Beach County, could be the next target. She stated there has been support for their position from the League of Cities and special districts. She noted that it would be impossible to have every bit of retention area meet the state’s stormwater expulsion, numeric, and nutrient standards. She indicated that the state has claimed that Lake Wellington is used for recreation, but she believes it has no more recreation than any other water in the state. She stated fishing, canoeing, kayaking, and some small electric motor pontoons are allowed, but not boats with outboard motors. She noted that Vanilla Ice will be doing his annual free performance in the Village. She stated there is no charge for this event, people are just asked to bring an unwrapped toy. She noted there will be ice skating, an adult area, and a children’s blizzard beach fun area. She invited everyone to the event that will be held on December 12th.

Commissioner Mitchell from St. Lucie County stated that workforce development and housing are going to be important issues for the County in the upcoming year to provide support for the job corridors that have been created off I-95.

Councilmember Minuse indicated that the City passed a proclamation in October acknowledging that local governments best represent the people. She noted that they are already starting to monitor bills that preempt local governments’ ability to work for the people that are being proposed for the next legislative session. She stated panhandling has become a huge problem for the City with open urination, defecation, and sexual activity. So the City recently passed a panhandling ordinance that restricts where panhandling can occur and addresses many of the safety issues that have been identified. She thanked Dr. DeLaney for writing an article for one of the City’s non-profit magazines regarding Brightline and also mentioned Brightline being given permission to sell \$1 billion of short-term municipal tax-free bonds. She stated the City had its annual Christmas parade last week and it was an enormous success. She wished everyone a very joyous holiday season.

Commissioner O’Bryan indicated that the Indian River County Metropolitan Planning Organization will be spearheading a visioning process for the County’s western lands. He stated that the three key things that will be looked at are: when, where and how do we move the urban service boundary; what will future residential development look like in the area; and will allowing more uses in the agriculturally zoned lands give the landowners more flexibility with their property while still keeping the agricultural flavor. He stated they are open to any thoughts or comments from Council members. He wished everyone a Merry Christmas.

Commissioner McKinlay indicated that due to her leadership role at the Florida Association of Counties, she had to move from a regular Council member to an alternate member. She noted that she has also been appointed by the Biden administration to serve on the U.S. Environmental Protection Agency's Local Government Advisory Council and on the Environmental Justice Subcommittee of that Council. She wished everyone a happy holiday.

Agenda Item 16: Public Comment

None.

Agenda Item 17: Adjournment

There being no further business, Chairman Jeff Hmara adjourned the meeting at 12:05 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 December 10, 2021 meeting of the Treasure Coast Regional Planning Council.

Date

Signature