

**MINUTES OF THE  
TREASURE COAST REGIONAL PLANNING COUNCIL  
FEBRUARY 19, 2021**

Chairman Hmara called the meeting to order at 9:38 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 Adams  
  Commissioner Earman, Alternate  
  Mayor Dodd  
  Mayor Foley  
  Councilmember Minuse, Alternate

Martin County:                 Commissioner Smith

St. Lucie County:             Commissioner Townsend  
  Commissioner Mitchell  
  Commissioner Johnson

Palm Beach County:         Commissioner Marino  
  Commissioner Bernard  
  Vice Mayor Hmara  
  Commissioner Linden  
  Councilmember Reed

Gubernatorial Appointees:   Douglas Bournique  
  Michael Houston

Ex-Officios:                 Kathy LaMartina, SFWMD

Council Staff:                Thomas J. Lanahan  
  Phyllis Castro  
  Kim DeLaney  
  Liz Gulick  
  Dana Little  
  Terry Ann Paulo  
  Jessica Seymour

Council Attorney:           Keith Davis

The following participated remotely:

Indian River County:         Commissioner Moss

St. Lucie County: Mayor Oravec  
Councilman Pickett, Alternate

Martin County: Commissioner Hetherington  
Mayor Clarke

Palm Beach County: Commissioner Weiss  
Commissioner Weinroth, Alternate  
Mayor Brennan

Gubernatorial Appointees: Michael Davis

Ex-Officios: Lois Bush, FDOT  
Jon Moore, FDEP, Alternate  
Loraine Cargill, SFRTA

Council Staff: Kathryn Boer  
Sarah Kammel  
Stephanie Heidt

**Agenda Item 3: Agenda Approval**

*Council Action: Commissioner Smith from Martin County moved approval of the Agenda. Commissioner Adams from Indian River County seconded the motion, which carried unanimously.*

**Agenda Item 4: Consent Agenda**

Items on the Consent were: 4B1, Financial Report – December 31, 2020; 4B2, Minutes – January 15, 2021; 4B3, Briny Breezes Amendment No. 21-01ESR (Water Supply Plan); 4B4, Highland Beach Amendment No. 21-01ESR (Water Supply Plan); 4B5, Port St. Lucie Amendment No. 21-01ESR (Future Land Use Map for LTC Ranch DRI); 4B6, Stuart Amendment No. 21-01ESR (Assign Conservation to 42.46 acres); and 4B7, Wellington Amendment No. 21-01ESR (Revise Intergovernmental Coordination and Land Use Elements).

Chairman Hmara called for public comment. Seeing none, he called for a motion to approve the Consent Agenda.

*Council Action: Commissioner Smith moved approval of the Consent Agenda. Mayor Foley from the Town of Indian River Shores seconded the motion, which carried unanimously.*

**Agenda Item 5A: Southern Grove Master Plan – Port St. Lucie**

Kim DeLaney, Director of Strategic Development & Policy, presented an overview of the Southern Grove Master Plan that Council developed for the City of Port St. Lucie. The project area consists of approximately 1,200 acres of vacant land acquired by the City within the Southern Grove Development of Regional Impact (DRI) along the west side of I-95 between Tradition Parkway and Becker Road. With the acquisition of the property, the City inherited substantial infrastructure bond debt and a program of development entitlements and planning that did not

align with their current goal of creating a jobs corridor on the site or with market conditions. In October of 2019, the City engaged Council to create an updated land development and infrastructure master plan for the property.

Dr. DeLaney noted that the resulting master plan was developed through a planning process that included extensive public and business input; a market analysis that assembled and analyzed relevant financial data; a comparison analysis with competitive locations; and exploration of past and potential property disposition strategies. She explained that the purpose of the plan was to reinforce the development of a high-intensity jobs corridor that would generate economic benefits and jobs for the residents and complement the surrounding neighborhoods; create an integrated multimodal transportation network to provide internal connectivity; develop efficient water and sewer systems and consolidated and interconnected stormwater system; and establish a sense of place for the City. Dr. DeLaney noted that the Cleveland Clinic hospital and ancillary medical facilities immediately north of the area will serve as a significant regional institution for the future of the City. She provided several development concepts for the area, which includes the Town Center District in the Tradition DRI to the north of Tradition Parkway; the Bio/Health District immediately north of the subject property; and the Southern Grove property, which will be the Workplace District. The existing Town Center is proposed to be enhanced to accommodate new demand while ensuring enough land is available in Southern Grove for workplace and industrial development. Maps and information on the infrastructure networks for the roadway and stormwater systems was also included, as well as on-going economic development activities in the area.

Dr. DeLaney provided an overview of the Economic Impact Analysis that was developed to evaluate how the recommended development program for the area can be expected to impact the City through the creation of new jobs and potential new ad valorem tax revenues. The master plan recommends a modified entitlement program that is designed to better correspond to market conditions (substantially reduce retail, substantially increase industrial), and the economic impact analysis considers the total potential development program cumulatively. Dr. DeLaney noted that the economic impacts were classified into two primary categories: (1) temporary/one-time impacts that would occur during site construction and sales/lease-up before the project is fully occupied; and (2) ongoing annual impacts that would occur when the project is built out and achieves stabilized occupancy. She noted that the analysis will be provided to the City as a template to use for future development opportunities. Additionally, she provided recommended next steps for the City to consider as it moves forward with implementation of the master plan as well as key regional take-aways for the entire Council to consider in their home jurisdictions.

Mayor Oravec from the City of Port St. Lucie thanked Dr. Delaney and Council staff, noting they are incredibly excited to start implementation of the plan. He stated that the Coronavirus Pandemic has changed the world, but in Port St. Lucie they will continue to build a safe, beautiful, and prosperous City for all people. He noted that this project will provide education and jobs that are vitally important for prosperity and the City is looking forward to capitalizing on what is currently located in the Southern Grove area and future opportunities. He indicated he is available to share what they have learned and provide assistance to others.

Chairman Hmara thanked Dr. DeLaney for sharing this great project, noting that these types of presentations and projects are how we learn from one another and one of the benefits of having a regional planning council.

Commissioner Smith agreed, stating that the presentation should be provided to the Legislature so they can see exactly why regional planning councils are needed. He asked how many people are commuting out of the City to work elsewhere. Dr. DeLaney indicated that 59,000 people leave the City each day for work. He asked if there is a number, or percentage, of jobs per resident the City is trying to achieve within the next 20 to 30 years when the development potential of this western area has been reached. Mayor Oravec indicated that the City is in the process of producing a strategic plan that will tie performance to metrics using the data produced through this process. He noted that one thing that needs to be considered is that many of the developments that will occur here are for adult (55 years old and up) communities, many of whose residents will not be working. Also, in 30 years people will most likely be commuting in different ways, companies may allow more employees to work from home, and retail shopping may be fully online. Mayor Oravec stated these are things they will take into consideration when benchmarking what the job to resident ratio will look like over the next 30 years. Commissioner Smith indicated that he asked the question because it seems there should be a number that can somehow balance back toward how we look at residential in terms of how it will support the commercial and industrial base. He indicated he would like to have a benchmark or model that can be used in almost any community that would help local governments understand if what they are approving is helping. He stated that he is constantly impressed with how the City is fixing what it was left with from the General Development Corporation over 40 years ago. He congratulated the Mayor on making things better for the City and the County.

Dr. DeLaney noted that one of the numbers used was the Inbound Commuter data from the Census Bureau. She indicated that jobs cannot be the only factor that is considered. For example, she stated that in the City of Boca Raton 80% of the workforce drives into the City every morning, which indicates the challenge is not just job creation, but mix of uses and lack of affordable housing within the community. Commissioner Smith stated a better model to put information into would be helpful to see what the outputs look like, for example if 15 jobs per acre is a realistic number.

Dr. DeLaney indicated the types of jobs will also need to be analyzed, noting that warehouse jobs produce a lower number of employees per square foot than a medical office. She stated that development analysis is a very complex word problem because there are so many factors to consider. Mayor Oravec agreed that this type of model would be great but is too complex and reasonable people can have a fair debate of whether the output is good or bad. He agreed that affordable housing is an important factor to consider, noting that Port St. Lucie is a bedroom and retirement community that has historically served as the affordable housing option for Martin and Palm Beach counties. He stated that they can either create more jobs or have less people, which would mean that Martin and Palm Beach counties would need more affordable housing options. He noted that there is also the fundamental issue of home rule, so the citizens in the community have the right to decide how to grow. He stated that he personally would not be happy just being a retirement community. He indicated that the right ratio of population to jobs, considering all factors, will be created as part of the strategic planning process.

Commissioner Weiss from Palm Beach County asked if there will be an interchange south of the development area. Mayor Oravec indicated that there are I-95 interchanges north at Gatlin Boulevard and South at Becker Road, noting that the road interchange is part of the cost that will be imposed on the property owners, because a special assessment district paid for a large portion of the roadway infrastructure that was installed before development materialized.

Kathy LaMartina from the South Florida Water Management District agreed with the assessment of the stormwater management system, and asked if there will be a recommendation to create a special district to operate and maintain the system. Dr. DeLaney indicated that there is an existing special assessment district, which funded the infrastructure with a debt obligation. She noted that there is also a series of seven community development districts (CDDs) that exist and Council has already begun the implementation meetings with the representatives from the CDDs. She indicated that the stormwater system will ultimately be operated and maintained by the CDD.

Chairman Hmara thanked Dr. DeLaney for her presentation.

**Agenda Item 5B: Overview of Tradition in Motion (TIM)/BEEP Service by Raquel Asa, Chief Marketing Officer**

Racquel Asa, Chief Marketing Officer for Beep Autonomous Mobility Solutions (Beep), provided an overview of Beep and Tradition in Motion (TIM), the autonomous vehicle service provided in the City of Port St. Lucie that provides transportation and mobility services in Tradition to enable and support growth. She noted that after the meeting there would be a chance for Council Members to take rides in TIM to see first-hand how the technology works. She provided a high-level overview of how the technology works, noting that each of the vehicles follows a virtual rail based on a programmed route. She noted that each vehicle has sensors that act as the shuttle's eyes to scan the environment and respond accordingly as well as an on-board specialist to ensure safe and reliable service. The system uses GPS technology to provide pinpoint locations of where other vehicles are operating at all times. She noted that the onboard attendant serves as validation to ensure that the vehicle is doing exactly what is planned and, because they are operating on public roads, interacts safely with the traffic, crosswalks, and bicycle lanes.

Ms. Asa noted that Beep works with private and public entities to plan the service routes in a particular area. She noted that before they ever pick up a passenger and deploy a project, they do vehicle readiness testing to make sure the vehicles are working exactly as planned. She provided several examples of projects they have throughout the state, noting that every project starts with engaging the community. She stated that some of the best lessons they have learned come from working with their transit partners. She noted that they have seen very high ridership within the Tradition development since the December launch. She stated that as they worked with the City and Mattamy Homes, the service provider, it became apparent that this mode of transportation needed to be humanized to show the community how this can be part of their daily lives.

Ms. Asa provided information on the routes and technology that can be used to track and use the TIM service. She noted that one of the great aspects of autonomous technology is the flexibility to move the routes as a community grows. She stated the next phase of the TIM operation will be to connect the Cleveland Clinic area, just north of Southern Grove. This will provide connectivity for individuals at Cleveland Clinic and Kaiser University to the Tradition downtown district. She stated that eventually this service will connect all 12 communities in the area. She noted that they have been working with the Port St. Lucie Police Department to help with not only the community engagement, but with training for first responders on the how to engage with the vehicle if necessary.

Commissioner Townsend from St. Lucie County indicated that she had the honor to participate in the initial launch of the TIM service.

Chairman Hmara stated that this was a fantastic opportunity to learn how this type of project moves from conception to reality. He thanked Ms. Asa for her presentation and TIM demonstration.

**Agenda Item 6: Council Member Orientation: Kim DeLaney, Council’s Director Strategic Development & Policy and Phyllis Castro, Council’s Accounting Manager**

This item was postponed and will be presented at the April Council meeting.

**Agenda Item 7: Announcements**

Mr. Lanahan recognized Michael Houston, Gubernatorial Appointment from Martin County, and presented him with a framed print for his service as Council’s 2020 Chairman.

Mr. Lanahan noted that Mayor Brennan is retiring as Mayor for the Village of Tequesta. He noted that she was a pioneer for US Highway 1 lane-repurposing and a recognized Safe Street Champion award winner. Mayor Brennan said that this has been an amazing learning experience, and she is very grateful to all the Council Members who have taken her under their wing. She noted that although the US Highway 1 lane-repurposing project was a challenge, everyone is now getting used to it. She thanked Council, Dr. DeLaney, and Mr. Lanahan for their help, stating the Village never could have done the project without their assistance.

Mr. Lanahan indicated that a survey related to impacts from COVID-19 will be sent out in March to the business community. He noted that Ms. Paulo, Council’s Disaster Economic Recovery Coordinator, has been working with the chambers of commerce and business development boards across the region to develop the survey that will provide additional information needed to guide Council’s continued response and recovery activities.

Mr. Lanahan indicated that there is an article in the Communication Package on the hotel operator and developer for the King's Landing project in Fort Pierce. He noted that Council has been involved in the property from initial planning, brownfields remediation, revolving loan funding, and assisting the City with developer negotiations.

Mr. Lanahan provided an update on Senate Bill 62, which would eliminate the regional planning councils from Florida Statutes. He noted that the bill passed the Senate Community Affairs Committee by a vote of 6 to 3 a few weeks prior. He indicated that Commissioner Smith and Commissioner O’Bryan went with him to Tallahassee and provided a very effective presentation to the Committee. He noted that the bill was sent to the Judiciary Committee, but it has not been put on that committee’s schedule to be heard. He also noted that there has not yet been a companion bill filed in the House. He indicated that a number of counties, cities and other organizations have taken positions opposing the bill including Palm Beach County, Martin County, Treasure Coast League of Cities, City of Fort Pierce, and the planning directors group in Palm Beach County. He stated that the other regional planning councils across the state are also working to garner support for opposing this bill and he will keep Council members updated.

### **Agenda Item 8: Chairman's Comments**

Chairman Hmara indicated that one way to underscore the continuation of regional planning councils is to provide examples of why regional planning councils are so beneficial and there are no other organizations that can take their place. Commissioner Smith encouraged everyone to pass resolutions at the local level and provide those to Mr. Lanahan, because the more consensus that can be built around this, the more powerful the message will be to the Legislature.

Chairman Hmara indicated that he will speak with Palm Beach County League of Cities to get their support. He noted that the two Senators on the Community Affairs Committee from Palm Beach County, Senators Polsky and Powell, voted to oppose the bill.

### **Agenda Item 9: Council Member Update**

Mayor Brennan indicated that Village broke ground on a new community center that will double the size of the current recreation center.

Mayor Oravec thanked Council again for all the hard work on the Southern Grove Master Plan.

Councilmember Minuse from the City of Vero Beach thanked Mr. Lanahan for meeting with her and the city manager. She noted this was a very productive meeting that included a visit to the airport. From that meeting, she indicated that Mr. Lanahan recommended a representative from the airport should become a member of Council's Comprehensive Economic Development Strategy Committee. She thanked Ms. Heidt and Ms. Gulick for getting that appointment made through the Indian River County Board of County Commissioners. She stated that their airport developed a unique concept for the community, a reverse parade, to safely celebrate the holidays. She stated that the floats were positioned around the airport runways and then residents would drive in their cars by all the decorated floats. She encouraged other communities to adopt this for their celebrations. She noted that the Blue Angels will be appearing at the airport in April of 2022. She indicated the City is working with the cultural arts district to revitalize the downtown and looking at how to redevelop the former power plant site. She asked if there will be representatives from Miami participating at the March meeting. Mr. Lanahan indicated that because it will be a joint meeting with the South Florida Regional Planning Council there will be representatives participating. Councilmember Minuse noted that there has been some interesting news out of Miami related to Elon Musk building a tunnel under the Miami River for electric cars; SoftBank making a \$100 Million investment in technology; and a major jewelry company will be relocated to Miami from New York.

Commissioner Joe Earman from Indian River County noted that this is his first Council meeting, having been elected in November. He noted he also had the opportunity to meet with Mr. Lanahan and has appreciated being able to find out more about Council's work. He noted that opposing Senate Bill 62 is a priority, because even before he was a commissioner he realized the importance of regional groups such as this, especially now that he has seen the inner workings of Council. He indicated he will do his part to ensure Indian River County opposes the proposed legislation.

Commissioner Adams noted that at the last Metropolitan Planning Council Advisory Committee meeting there was a lot of discussion about Senate Bill 62, particularly for the regional planning council in the Panhandle that provides transportation planning staff for those communities. She

indicated there appears to be a lot of support for continuing regional planning councils from multiple organizations. She noted that Indian River County is moving forward with a septic to sewer project and there is a large agricultural business that is consolidating its Georgia and Florida operations and relocating to the County.

Councilmember Houston thanked everyone for his gift and for all the support he has received over his five years being on Council. He noted that regional planning councils continue to create cutting edge ideas in the evolution of planning. He indicated that he is a landscape architect, which he said can be challenging with the frequent changes in politics. He indicated that what is needed is consistency in the Region, which was demonstrated with the Southern Grove presentation. Chairman Hmara thanked Councilmember Houston for his service as the previous Chairman.

Commissioner Mitchell from St. Lucie County indicated that the St. Lucie County Fair will be starting at the end of the month and spring training has started, although with spectator capacity limited to 20%.

Commissioner Johnson from the City of Fort Pierce thanked Mr. Lanahan for reaching out to him to bring him up to speed and sending Council's orientation book. He noted that the City now has an anchor hotel for the King's Landing development project. He indicated the City has been successfully creating an industrial warehouse zone in the Crossroads area, which will bring in much needed storage and distribution space.

Mayor Dodd from the City of Sebastian indicated the City passed a resolution opposing Senate Bill 62 two weeks prior. He stated that the Treasure Coast League of Cities also added this to their list of items to bring before the Legislative Delegation.

Commissioner Linden from the Town of Lake Park indicated they are in negotiations to relocate the New York Muffins operation from Brooklyn to the Town. He stated that they will be breaking ground on a 23-story residential twin towers project, a model unit of which is being built on a barge in their marina. He indicated that they are working with restaurants and eateries in the entertainment district to install air purifiers that will eliminate COVID-19 particles in restaurants. He stated the company they are working with is based out of Riviera Beach.

Councilmember Reed from the City of Palm Beach Gardens noted that ArtiGras came back to the City last weekend after 20 years. She indicated the event was held at a local district park with over 300 vendors participating. She noted that last month the City approved an economic development package with employee incentives with Aero Clean Technologies, which will create approximately 100 jobs over the next three years.

Commissioner Marino from Palm Beach County noted that she has been a County Commissioner now for 90 days. She stated that the City of Palm Beach Gardens, in partnership with the County, will be opening a North County COVID-19 vaccination site, which will be by appointment only. She noted there are also sites throughout the County, and the County is second only to Miami-Dade in the State with the amount of shots that have been administered in the state. She noted that the County is not in charge of the process, but working to support the health departments and health districts to get people vaccinated. She indicated that the Palm Beach County Board of County Commissioners passed a resolution last week opposing Senate Bill 62. She thanked those present for helping meet the required in-person quorum.

Commissioner Townsend indicated that the boat lift for the mega-yacht operation at the Port is currently being constructed. She also noted that the Sunshine Kitchen, located on King's Highway, will likely be sold to a private developer, which will put that property back on the tax roll for the County.

Chairman Hmara stated that the Village of Royal Palm Beach is appreciative of the County's efforts getting the vaccinations out to the public, which had been very challenging but is now moving in a positive direction.

**Agenda Item 10: Public Comment**

None

**Agenda Item 11: Staff Comment**

Mr. Lanahan reminded everyone of the autonomous vehicle demonstration after the meeting.

**Agenda Item 12: Adjournment**

There being no further business, Chairman Jeff Hmara adjourned the meeting at 11:35 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 February 19, 2021 meeting of the Treasure Coast Regional Planning Council.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature