

Presidents Council Update October 12, 2021

UPDATE INCLUDES:

PCSHI is moving to a streamed-lined format and product. Below you will find websites that are easily linked to find the most updated information on future meetings, summary of previous meetings and updates for each committee. The process may take a little time, please be patient. Provide us with any feedback.

Summary of the previous meeting September 21, 2021 may be found under NEWS on the home page. Committee reports can be found by using the websites below.

- Upcoming Meetings: Federal Beach Project Face- to- Face meeting at Nettles Island **Postponed**. **Announcement of guest speakers for October 19 Presidents Council (PC) Member meeting and zoom information.** <https://www.pcofhi.com>
- Federal Beach Project Update – timeline and cost <https://www.pcofhi.com/updates/category/beach-dune>
- Governmental Affairs. <https://www.pcofhi.com/updates/category/governmental-affairs>
 - Emergency responder radio frequency information
 - New Development on SHI
 - Property Rights Comprehensive Plan
 - Land development proposed height zone amendment
- September 21st Member Meeting Summary [Presidents Council of Hutchinson Island - News \(pcofhi.com\)](https://www.pcofhi.com/news/2021/09/21-member-meeting-summary)

UPCOMING MEETINGS

Next SHI PC Member Meeting is October 19, 2021 at 2:00 pm, via ZOOM.

The Guest Speakers for the **October 19th member meeting** are Leslie Olson, SLC Director of Planning & Development Services, and other P&DS representatives to discuss the new SHI development projects and proposed changes in zoning that will impact SHI. (See details below) The meeting will be held at 2:00pm via zoom.

JOIN THE ZOOM MEETING:

<https://us06web.zoom.us/j/88444184715?pwd=S1NqamdDM1dUZGpWWk1yblg4WkFudz09>

Meeting ID: 884 4418 4715

Passcode: 441234

One tap mobile

Future Member Meeting November 16, 2021 (guest speakers will be announced when confirmed). Member Meeting will not be scheduled in December.

FEDERAL BEACH PROJECT

On Sep 29 the CORPs announced the construction contract was awarded in the amount of \$11.3m. Part of the evaluation in the awarding of the contract is scheduling considerations that may provide for a start date after November 2021, but still in time for its completion before the 2022 Turtle Season. More details to follow.

The CORPs and county have postponed their planned Oct 19th presentation about the project until a future date ideally 2-4 weeks before the actual start of construction pending finalization as above.

The county's Sep. 27th Final Budget Hearing confirmed a millage rate of 0.6613 for the SHI Erosion Control MSTU instead of the previously recommended 0.7445. A reduction of approx. 11.16%. It is still more than 3x last year's rate of 0.2131 and much more than 1/8 of any ultimate, genuinely expected real or "local share" (absent a highly unlikely significant erosion event) laying the foundation for significant decreases in keeping with the county's "remember this is worse-case and it can, should only go down from here."

Further the awarded contract confirms a much-anticipated substantial savings. It fulfills the county's long-held preference to know the "real" or "actual" costs to make any meaningful commitment of county-wide funding sources. This sets the stage to resolve the still outstanding and remaining issues to fund the projects "local share", cost after state and federal funding over the remaining 2-8 or more years.

A "blueprint" and timeline to advocate and advance a fair and reasonable funding plan for the "local share", including county-wide funding sources, will be forthcoming. More to follow.

GOVERNMENTAL AFFAIRS

Emergency Responder Radio Frequency Information

Deadline for all HI Rise buildings to have a Radio Frequency Survey has been extended to January 1, 2024. SLC Fire department will be making contact soon with all hi-rise condos with more information. If you have any questions regarding this notification, please contact the St. Lucie County Fire District's Office of the Fire Marshal at 772-621-3322 or via email at wboyer@slcfd.org.

New Development on SHI

Galleon Bay

Conceptual plan was well received in 9/16/21 DRC pre app meeting. Fire truck access to all buildings and beach construction access will be design challenges on narrow property.

Treasure Cove

9/16/21 DRC meeting discussed modifying current County conservation easement as an alternative to a wetland waiver to account for storm surge impact on the reshaped the property and wetland boundary. Wetland jurisdiction limits for both state & federal need to be re-established following unapproved (storm related) fill.

Property Rights

Property Rights Comprehensive Plan required by recent state legislation was brought before SLC Commissioners. The intent of the proposed amendments is to ensure that local government respect judicially acknowledged and constitutionally protected private property rights. The intent is also to ensure that private property rights are considered in local decision-making. More information will be forthcoming after the next county meeting.

9/16/21 Planning & Zoning approved proposed amendment to the county Comprehensive Plan to include a new element entitled Property Rights as required by recent legislation. The language for the amendment has been provided by the state. Amendment requires 2 advertised public hearings before BOCC. PC is requesting meeting with Planning department to better understand local application.

Land Development Code (LDC) Proposed Height Zone Amentment

The Planning dept presented a proposal to **LDC** to add & amend the island **Height Zones** at the 9/14/21_BOCC informal meeting_ to determine direction of BOCC interest. Proposal is similar to 2020 application using floors to measure (max 15' first & 11.5'above), adding a new zone C with 5 floors and conditions to apply for a change to a higher height zone.

PC has requested a meeting with the Planning & Development Staff to better understand the implications of the proposed height zone amendment on undeveloped island parcels and Sand & Sea property.

SEPTEMBER 21ST MEMBER MEETING SUMMARY

Guest Speakers:

Fritz Wettstein (FDEP - Beach Hurricane Coordinator)

Jason Spanier (FDEP Environmental Administrator, Beach Field Services, Office of Resilience and Coastal Protection).

FDEP field coordinator (Hailey Wilson) is responsible for our area and determines when field permits are required; FWS (US Fish & Wildlife Services) is also involved, not on a regulatory basis, during turtle season; Emergency Declaration is required to obtain support. Guidelines may be found on the website below with regard to obtaining field permits. Beach fill is limited to very specific sand specifications. Exception would be beach or property windblown sand.

Permitting criteria depends on volume location, sea turtle nesting and no construction on frontal dune or sea wall without a permit. All permits must go through the FWS.

Harvey added: SLC Erosion District emphasizes the need to protect your property by contacting all agencies when there is damage following a storm, log those calls and take photo (sample photos on SHI website) and to have a local surveyor as a contact and to identify temporary emergency access points.

Attachments Provided: CCCL Post-Storm Public Information Handout & FDEP Beaches Program Handout included on the website.

FDEP CCCL Program website. Includes contact information and many, many resources and guidance on many different beach topics: <http://floridadep.gov/cccl>

Presidents Council Board of Directors