

Presidents Council Members,

This Update Includes:

- Upcoming Meeting March 16th Legal Update: send in your questions
- Beach & Dune Committee
- New Development on Hutchinson Island
- Fire Department Communication System – BDA survey
- New Legislation in State Senate
- Meeting Summaries (February 3rd and February 17th)
- 2021 Renewal Reminder

Upcoming Meeting March 16th at 2:00pm via Zoom

Guest Speaker: Jane Cornett, Becker & Poliakoff, Legal Update

Please **identify the questions/topics** that you would like to have addressed by Jane Cornett during the discussion and forward to pcofhi@gmail.com by **March 5th**. This information will be consolidated and forwarded to Jane prior to the meeting.

Reminder: PC meetings are open to all interested owners.

Beach & Dune Committee

Joshua Revord joined the 2/17/2021 meeting to provide an update on the status of the Perpetual Construction Easements (CE), the last milestone to complete before a successful “initial start” for the Federal Beach Project.

- Only 1 Association and a couple of landowners have not yet returned the signed CE. PC will continue to support the County to acquire all of the CEs from the property owners. We hope to build on the 90% participation rate to date, to over 95% participation.
- Expect USACE to bid the project in June/July and award contracts September/October.
- Placing sand on the Beach will occur after turtle season, November through March.

Governmental Affairs Committee

New Development Update

As you have seen, there is considerable development activity along A1A with new signs being posted and parcels being cleared. PC Board members remain engaged with SLC Planning & Development Services to gain updates and progress reports regarding these projects. The latest update on the “New Development Projects” is on the website.

([https://www.pcofhi.com/updates/category/governmental-affairs.](https://www.pcofhi.com/updates/category/governmental-affairs))

New Legislation in State Senate

On February 23rd, SLC voted to approve Resolution 21-026 to oppose state legislation that would preempt county home rule ability to act in a timely manner in the best interest of the residents of the county. A couple of the bills that have been filed in the 2021 Legislative Session could have significant negative impact on SHI; i.e. control over Ft Pierce Port and regulations over short term rental properties. As you see in the summaries below, this topic was discussed during the

meetings with both SLC Commissioner Mitchell and State Senator Harrell. PC will continue to engage in discussion on this topic and keep the membership advised.

Fire Dept Communication System - BDA Survey

At this time a holding pattern is recommended, as the President's Council continues to work with the Fire Marshall and County Commissioners to research the most effective way to comply with the state regulations. Everyone will be kept informed as progress is made on this issue. We expect to have more information by late summer.

Meeting Summary 2/3/2021

Guest Speaker: Commissioner Sean Mitchell

The Commissioner's background includes management, workforce development and supporting apprentice programs, and brings this interest and focus to his current position. Highlights of the discussion with the Commissioner:

- SLC is working to improve County processes making them more efficient and streamlined; including development approvals, permitting and inspections.
- SLC has an established process to get the vaccines into people's arms. There was up front planning by the County when CARES funds were used to get a refrigeration unit to store the vaccines. The logistics are working well, as echoed by several meeting attendees. The issue comes down to supply and patience is needed as supply catches up with demand.
- The Commissioner asked Joshua Revord to provide the update on the Federal beach project. Josh has been managing this project and identifying funding options throughout the process. Josh indicated that the agreement has been signed between the County and USACE, the MSTU funding mechanism has been approved, and the final and critical step is the signed Perpetual Construction Easements. Local funding sources remain to be finalized, but there is an expectation on the part of the local property owners that the County will contribute to the cost.
- The bill in Tallahassee that would eliminate "home rule" and transfer it to the State, was discussed and the Commissioner indicated his support for "home rule".
- The Commissioner explained his position as Chair of the Homeowners and Property Owners Committee and his interest in listening to owners concerns and keeping them updated.

Guest Speakers: Leslie Olson and Kori Benton, SLC Planning & Development Services (P&D)

Leslie Olson explained that she had been working at the Vaccination site, where the Health Department and SLC have partnered to provide vaccines to eligible people. The prior day, 2100 injections had been administered. Highlights of the discussion:

- The P&D department are the project managers for all development projects in the County. The goal is to meet the needs of the developer and remain in line with long term County goals. P&D recommends a "denial" when they can't "make it fit".
- In 1983, HIRD (Hutchinson Island Residential District) was formed when the Governor directed county wide zoning districts. HIRD includes SHI and NHI and ensures protection of what makes the islands special, but still allows appropriate development of commercial and tourism projects.
- Height variances are approved by the Board of Adjustment, which is staffed by Commission appointees. There are very strict standards that require a "need case" for the variance; generally, P&D staff recommends denial. The Board tends to approve, if there is no community opposition.

- Question was raised about Walton Rocks County Park, which is on the property owned by FPL. SLC maintains the park through a lease agreement with FPL that has expired. SLC wants to reestablish the lease and continue to maintain this environmentally sensitive area.

Meeting Summary 2/17/2021

Guest Speaker: Florida Senator Gayle Harrell

Senator Harrell opened the presentation with background on the status of the state pre pandemic, which was optimistic and bright. The state had the lowest unemployment rate in years. And, of course, how different the year became. Harrell discussed how we adjusted and pivoted and learned new ways of getting things done. This meeting being held via Zoom is an example of an effective “new way” of meeting.

The Senator provided considerable detail regarding Covid response, legislation passed last year, and legislation being considered for the session beginning in March. Highlights of the discussion with Senator Harrell: (Links to all the details are available below)

- Early in the 2020 session, the budget was passed and \$2B was placed in the reserves to get through Covid. The financial impact of Covid on Florida has been huge, and adjustments continue to be made.
- Vaccination response is hampered by supply and patience will continue to be needed. Currently 300,000 doses per week are being distributed. If you have underlying health conditions, talk to your doctor to get a prescription.
- There were 3 bills relating to Association law passed last session. SB476, SB1606, and HR 529 relating to insurance for condos, was among them.
- There are also 3 bills relating to Associations being discussed this next session, beginning March 2nd. Committees are in session at this time, so there has been no detailed analysis on the bills. They will continue to develop throughout the review process; the bills can be followed on-line.
- The Senator was pleased to report that the Clean Water bill included funds for the River and a special project for monitoring results.
- SB426 will centralize port regulation throughout the state, including the smallest port, Fort Pierce. The Senator, who chairs the Transportation Committee, indicated that this is a very controversial bill, and a workshop was held 2/16/2021 on this subject (link included on the website) to hear opinions on both sides. It is recognized that every port is unique and is governed at all levels including locally. Smaller ports need to match commerce to the local Comprehensive Plan.
- SB522 relating to short-term rentals is of particular interest to Associations; control needs to remain at the local level, not the state. The Senator indicated that the law cannot change Association bylaws or city/county zoning. The issue is a means to fairly collect sales tax on short-term rentals, similar to on-line shopping.

Reminder: 2021 President Council Membership Renewals Due

2021 PC Membership renewals were due January 1. We appreciate the renewals of the Associations who have continued their support of PC. We ask that any Association, who has not yet paid their 2021 membership, please forward your check to 11007 S Ocean Dr #6220, Jensen Beach. Your membership will ensure that you are informed of critical information on issues impacting the island and future meetings with guest speakers of interest to your residents.

Presidents Council Board of Directors

Presidents Council Member Meeting 2/17/2021
Guest Speaker: Senator Gayle Harrell
Links to Topics Discussed:

Regulation of Seaports

<https://www.flsenate.gov/Session/Bill/2021/426>

<https://www.myfloridahouse.gov/Sections/Bills/billsdetail.aspx?BillId=70372>

Workshop on Seaports

https://www.flsenate.gov/media/videoplayer?EventID=1_05khpsef-202102161530&Redirect=true

Vacation Rentals

<https://www.flsenate.gov/Session/Bill/2021/522>

<https://www.myfloridahouse.gov/Sections/Bills/billsdetail.aspx?BillId=70276&SessionId=90>

Legislation Passed in 2020

<https://www.flsenate.gov/Session/Bill/2020/476>

<https://www.flsenate.gov/Session/Bill/2020/1606>

<https://www.myfloridahouse.gov/Sections/Bills/billsdetail.aspx?BillId=67375&SessionId=89>

Legislation Filed in the 2021 Session (as of 2/16/21)

<https://www.flsenate.gov/Session/Bill/2021/56>

<https://www.myfloridahouse.gov/Sections/Bills/billsdetail.aspx?BillId=70932&SessionId=90>

<https://www.flsenate.gov/Session/Bill/2021/630>

<https://www.myfloridahouse.gov/Sections/Bills/billsdetail.aspx?BillId=71768&SessionId=90>

<https://www.flsenate.gov/Session/Bill/2021/996>

<https://www.myfloridahouse.gov/Sections/Bills/billsdetail.aspx?BillId=71007&SessionId=90>

<https://www.myfloridahouse.gov/Sections/Bills/billsdetail.aspx?BillId=72075&SessionId=90>