

## **Presidents Council Update (distribution date 5/10/2021)**

### **Update includes:**

- Federal Beach Project
- SLC Utilities – Update SHI Wastewater Treatment Plant
- New Development on SHI
- Hutchinson Island Collaboration – SHI & NHI
- Highlights of the 4/20/2021 PC Member Meeting
- Upcoming meetings

### **Federal Beach Project**

Construction Easements - Concerning the last two remaining Construction Easements. Good news! The project regains its forward momentum. Our most recent understanding, as of May 7th, is both construction easements are “acceptable and in the mail” back to the county. Pending is confirmation of their receipt, complete with all signatures and required documents, so they may be accepted and recorded with all the others closing out this required important milestone with the USACE! All thanks to much effort by Congressman Mast, his office, and the county, particularly Commissioner Hutchinson and Joshua Revord.

Funding: Efforts continue to encourage significant county-wide funding sources are committed to the project's construction and post-construction monitoring costs in this year's forthcoming county budget. The next BOCC informal meeting, May 11<sup>th</sup>, includes discussion on county-wide funding for the project. Further meetings with County Commissioners and staff are anticipated. Your e-mails and letters to Howard Tipton, County Administrator with copies to the County Commissioners are helpful, as outlined on the website (<https://www.pcofhi.com/news>). All letters sent up to the end of June, before July budget meetings, will support this effort.

Timeline: The project timeline is on track and bid packages will be sent out in July/August, with placement of sand on the beach to begin November 2021. Project duration is about 45 days and will be completed before turtle season begins in March 2022.

### **SLC Utilities – Update SHI Wastewater Treatment Plant (SHIWWTP)**

Members of the PC Board met with George Landry, SLC Utilities District, as a follow up to the discussions of late 2019. As you may recall, at that time there was considerable debate and discussion about the appropriate funding strategy for the SHI Wastewater Treatment Plant (SHIWWTP), as part of the system-wide consolidation underway. SLC Utilities and PC came to a compromise agreement that resulted in SHI customers retaining an independent rate schedule with less of an increase that was stepped up over 7 years to cover the plant's shortfall. The meeting late last month was to discuss and better understand the plant's current financial standing. Over the last year, to gain efficiencies, management of the plant transferred to SLC Utilities District from the outside firm and improvements/upgrades have also been made to plant equipment. SHI customers will remain on their independent rate structure and there will be no further increases in the wastewater rate schedule for the coming year. PC plans to meet again next year with the District to review the financial standing since the management transfer, and to confirm the proposed rate schedule going forward. We appreciate the willingness of the District management to meet with us to ensure that there is a clear understanding of the funding requirements of the SHI plant.

### **New Development on SHI**

As discussed at the April member meeting, there is significant development on the island. There are no changes to the February Report (available on the pc website <https://www.pcofhi.com/updates/category/governmental-affairs>) except as highlighted below: Ouanalao Residences & Resort / Seaside Resort / Tesoro / Ginn-LA

The developer has amended the site plan to remove River/Lagoon amenities of pool, bathhouse, tiki bar and parking lot, and to modify/add other plan details. An application to amend Land Development Code (LDC) to allow alcohol sales in close proximity to a waterfront park has been submitted for the benefit of the development's restaurant.

Presidents Council Board members met with Seaside developer Lee Heaton on 4/27/2021. Mr. Heaton presented site plans, floor plans & marketing material for his 'unique' 50-unit resort, renamed Ouanalao. Concerns for resort guests safely crossing A1A and adequate parking were discussed. The SLC Planning review meeting on 5/6/2021 further questioned the scope of the special events and parking requirements.

President's Council will continue to monitor the development's progress through various County departments. May 20<sup>th</sup> is the next SLC Planning & Zoning Commission Hearing where the application to amend the LDC for alcohol will be presented. More information will be provided, when available.

### **The Alcove Hutchinson/Sea Oats/Paradise Villas**

A new sign has been placed on the property south of Island Village, west of A1A. The development is composed of 4 – 3 story townhomes (2 buildings) and according to the website delivery is winter 2021. At this time, the revised site plan has not yet been submitted for review.

### **Hutchinson Island Collaboration – SHI & NHI**

PC Board members met with members of the Board for the North Hutchinson Island association, North Beach Association (NBA), which addresses local issues similarly to PC. We plan to work together on topics that impact both islands (i.e. new development on the islands, fire communication system issues impacting high rises, Utility services provided to NHI and SHI customers). The guest speaker for the upcoming meeting is the County Commissioner Townsend, who represents District 5, which includes NHI. In the future, we may also plan joint PC/NBA meetings on topics that impact both islands.

### **Highlights – PC Member Meeting April 20<sup>th</sup>**

#### **Guest Speaker: SLC Commissioner Chris Dzadovsky**

The Commissioner and Staff representatives provided answers to our questions and it is summarized below.

The discussion began with an update on the Federal Beach project. Joshua Revord (Erosion District) needed no introduction to the group, since he and Harvey Allgood have worked closely throughout the progress of this project. Currently working on design modifications and moving toward the bid phase in July. Only 2 Construction Easements have not been signed and the County is working a multi-pronged approach to secure the remaining easements, which will result in 100% compliance required by the Corps.

Sandra Bogen (Environmental Resources) and Courtney Calderone (Legislative Affairs) discussed the Resiliency Program. The County is working with the State to obtain grants to

help fund assessments to identify areas of vulnerabilities and establish the framework to work on addressing them. The Florida grant program will provide funds to the counties.

George Landry (Utilities District) discussed the plans with FPUA to move the Sewer plant off the north end of SHI. Discussions are in the early stages and it has not been decided where the flow from the old plant will go, either south or to the mainland.

Ben Balcer (Planning & Development) mentioned the significant increase in development throughout the County and highlighted some of the recent activity on SHI. Ben indicated that to date there has not been a final application received for the addition of Zone C height to 55'. In further discussion on height increases, discussed the rationale for having "step down" options between the high rises and the 35'-42' structures; however, it was pointed out that on the island that is not always appropriate. The Commissioner also discussed that since 8' ceilings are going away, there need to be options for increasing overall heights to accommodate. Resiliency components also need to be part of the equation. P&D will keep PC updated when this final proposal package is received/reviewed and it was acknowledged that PC would like to be part of the discussion. It was also emphasized by a PC representative, that all the facts of each project need to be considered: what exists now and why there needs to be any change in HIRD limits. Question was raised about the status of Atlantic Wellness and Ben advised that the site plan and conditional use approval are in effect until 2/2023.

There are no new updates regarding the Fire Department Communication System. The County is looking into including mobile repeaters on the fleet, which may also be helpful in other situations in addition to high rises, i.e. schools. The Commissioner indicated that PC will be advised when updates are received.

There are no discussions regarding a new bridge to the island.

Additional questions addressed to the Commissioner:

- County wide funding for the beach re-nourishment project? The Commissioner advised that there has been significant contribution by the County, in-kind and in cash, to date and the issue is viewed by others in the County (i.e. Port St Lucie) as a project for the private property owners on the beach. PC response and feedback made it clear the belief that a case can be made for significant county-wide funding for the project and the intent to continue to advocate for that.
- Joshua Revord provided further information regarding the overall cost of the project. He is optimistic that the local share (total cost reduced from \$22.8M to \$18.5M and local share now is \$5.5M) will reduce further when bidding comes in. BOCC Informal meeting in May expect to discuss funding.
- Impact of the FPL artificial reef and the data being collected? No information will be known for 2-3 years. Joshua will reach out to FPL to confirm, but he does not expect that the project is having a negative impact on the beach south of the plant.

### Upcoming Meetings

**May 18, 2021** Guest Speaker SLC Commissioner Cathy Townsend, District 5 (includes NHI)

**June 15, 2021** To be confirmed