Treasure Coast Region

“Quick Facts”

- 4 Counties
- 52 Municipalities
- 2 million people
- 999,667 Jobs
- 975,588 Housing Units
- 105 miles of Atlantic Coastline
- 3,589 square miles
- 2.6 million people (2045)
- 294 local elected officials
- 5 state senators
- 13 state house members
Who Is TCRPC???

- 10 municipal elected officials
- 9 county elected officials
- 9 governor appointees
- 3 standing committees
- 10 staff
- Budget and work program valued at $2.2 million

You Are!

An association of local governments and the private sector working together to foster a high quality of life throughout the Treasure Coast Region.
We Are Not Alone!
10 Councils in the State Working Together

local knowledge
regional solutions
statewide impact
Responsibilities and Duties
As Provided By Its Local Governments

- Promote communication among local governments in the region.
- Identify and resolve common regional-scale problems.
- Provide technical and professional planning assistance to its local governments.
- Assure that State and Federal mandates are carried out consistent with local and regional conditions and preferences (Home Rule).

Source: 1976 Interlocal Agreement creating the TCRPC (Restated in 2006).
Put Another Way...

We Are in the Connection Business

- Connect You with Each Other
- Connect You with Education and Solutions to Issues You Confront
- Connect You with State, Local, and Federal Funding
- Connect You with Staff Expertise to Expand Your Capacity
- Connect You with Other Regions
Council Staff

Thomas J. Lanahan: Executive Director
Kathryn E. Boer: Emergency Programs Director
Kim DeLaney, Ph.D.: Director of Strategic Development and Policy
Stephanie Heidt, AICP: Economic Development and Intergovernmental Programs Director
Dana P. Little: Urban Design Director
Phyllis Castro: Accounting Manager
Elizabeth Gulick: Special Projects Coordinator
Sarah Kammel: Accounting Assistant
Kim Koho: Administrative Assistant
Jessie Seymour, RA, LEED AP: Regional Planner
Our Motto Is ... You Call, We Haul

- ECONOMIC DEVELOPMENT
- TRANSPORTATION/LAND USE
- EMERGENCY PREPAREDNESS
- TECHNICAL ASSISTANCE

WORK
for our local governments

...But Only If You Ask!

We Do Windows Too!
Affordable Housing

Transportation

Wages

Housing Cost

Community
FOR MORE INFORMATION:

THOMAS J. LANAHAN
EXECUTIVE DIRECTOR

TREASURE COAST
REGIONAL PLANNING COUNCIL
(TCRPC)

(772) 221-4060
TLANAHAN@TCRPC.ORG
EDA looks to Council to:

- Prepare and maintain a Comprehensive Economic Development Strategy Plan (CEDS)
- Implement CEDS Strategies
- Provide technical assistance to local governments/EDOs
- Support applications for EDA funding assistance

Council as an Economic Development District for Region

- Public Works Programs
- Economic Adjustment Assistance Program
- Disaster Recovery Supplemental Funding
- Economic Resiliency recovery plan
- Opportunity Zones
Economic Development Plan for the entire Treasure Coast Region

Funded by the U.S. Economic Development Administration (EDA)

Current Plan 2018-2023

Collaborative regional plan

Economic development based on existing strengths and opportunities

What is the CEDS?
Development Process of CEDS Plan Update

- Regional Economic Development Summit October 2016
- CEDS Committee Representatives of all 4 Counties in Region
- January 11, 2018 CEDS Committee Approval
- January 19, 2018 Council Adoption
- Revised in 2019
Vision & Action Plan

The Treasure Coast Region will have a strong and resilient economy.

Objectives and Actions

1. Talent Supply & Education
   Objective: Provide the best Pre-K to 12 and vocational high school programs in the state of Florida.

2. Economic Resiliency
   The Treasure Coast Region will have a strong and resilient economy.

3. Infrastructure & Growth Leadership
   Objective: Build and maintain a man-made and natural network of infrastructure which supports sustainable growth and economic diversity while maintaining a high quality of life.

4. Business Climate & Competitiveness
   Objective: Create a business climate supportive of existing industries and welcoming of new ones.

5. Civic & Governance Systems
   Objective: Establish a regional network of cooperative, collaborative, and committed local governments with a consensus vision arrived at through broad and effective public engagement.

6. Quality of Life & Quality Places
   Objective: Preserve and enhance the quality of life.

7. Economic Resiliency
   Objective: Establish a diverse regional economy with financially sound local governments able to withstand, prevent, and quickly recover from major disruptions to its underlying economic base and effectively deal with natural and manmade disasters.
Performance Metrics

- Average Wages per Job
- High School Graduation Rates
- 8th Grade Math Performance
- Gross Domestic Product
- Tourism Tax Collections
- Trade Imports and Exports
- Population Estimates and Projections
- Annual Building Permits
- Daily Vehicle Miles Traveled
- Unemployment Rate
- Employment by Industry
- Employment by Sector or Occupation
- Average Wages by Industry
- Registered 501(c)3 Organizations

- Real Personal Per Capita Income
- Relative Housing Price
- Percent of Persons Living in Poverty
- Shift-Share
- Location Quotients
- Innovation Index
- 3rd Grade Reading Performance
EDA-Funded Projects in Region

2013: $364,000
City of Fellsmere
Organic Aquaculture Plant

2016: $1.4 million
City of Lake Worth
Park of Commerce

2017: $1.5 million SLC
Treasure Coast International Airport

2020: IRSC
Training Facility
HVAC/Welding/Advanced Manufacturing

2020: City of PSL
Roadway Improvement Project in Jobs Corridor
Review of Comprehensive Plan Amendments

- Community Planning Act, Chapter 163, *Florida Statutes*
- RPC Review Comments Limited to:
  - adverse effects on regional resources or facilities
  - extra-jurisdictional impacts to other Local Governments

**Expedited State Review**

1. Local Government Transmits Proposed Amendment
2. Agency Reviews (Council)
3. Comments to Local Governments 30 days
4. Local Government Adopts Amendment
Significant Regional Resources and Facilities

**Housing**

1. All housing units which meet current municipal code and are affordable to very low- and low-income residents.
2. All public housing authorities and local government housing programs.
3. All historic housing structures on the National Register of Historic Sites, the State of Florida Register, and on lists developed by bona-fide local historic districts and commissions.

**Economic Development**

1. **Cultural Facilities and Historic Attractions**
   - All historical sites and structures on the State’s Historical Register list
   - All archaeological resources on the State’s Historical Register list
   - Flagler Estate
   - House of Refuge
   - Raymond F. Kravis Center for the Arts
   - Lyric Theater
   - Elliot Museum
   - Norton Museum
   - Sunrise Theater
   - Vero Beach Center for the Arts
   - Old School Square Theater and Museum

2. **Educational Facilities**
   - Public and private school, college and university systems

3. **Regional Organizations**
   - Area Chambers of Commerce
   - Area-wide Agency on Aging and Its Contract Agencies in the Region
   - Councils on Aging
   - Economic Forum of the Treasure Coast
   - Private Industry Councils
   - St. Lucie River Initiative
   - Treasure Coast Builders Association
   - Treasure Coast Job Training Center

4. **Recreation/Natural Resources**
   - Beaches
   - Atlantic Ocean Beaches
   - Natural freshwater lake systems
   - Major sports arenas and complexes
   - Elbee Cypress Marsh Conservation Area
   - Elbee Cypress Lake
   - Florida Intracoastal Waterway

   Pt. Pierce Inlet State Recreation Area
   Indian River Lagoon
   Johnathan Dickinson State Park
   Lake Okoseehoe
   Lake Okoseehoe Scenic Trail
   Loxahatchee River
   Sebastian Inlet State Recreation Area
   St. Lucie Inlet State Preserve
   St. Lucie River including North and South Forks
   Atlantic Ocean
   Loxahatchee National Wildlife Refuge
   St. Lucie Inlet State Park
   Pelican Island National Wildlife Refuge
   Rotenburger Area
   Holey Land Area
   Duguis Reserve
   Pal-Ar-Area
   Savannas State Reserve
   Sea Branch Reserve
   MacArthur State Park
   West Palm Beach Water Catchment Area
   Old Indiantown Grade Trail
   Corbett Wildlife Management Area
   Hobe Sound National Wildlife Refuge

5. **Special Agricultural Resource Areas**
   - Agriculture Reserve Area
   - Glades Musklands

6. **Transportation Infrastructure**
   - Regional airport facilities
   - Florida intrastate highway system
   - Intracoastal waterway
   - Regional mass transit and railway systems
   - Port of Fort Pierce
   - Port of Palm Beach
   - Regional Roadway Network

**Education**

1. All public and private school, college and university systems.
2. All public library systems.
Emergency Preparedness

Throughout the Treasure Coast Region, there are many organizations, facilities, and other resources which are of critical importance to emergency preparedness. Resources such as emergency management agencies, fire-rescue and police stations, emergency communications facilities, hospitals, and public shelters are essential to successful emergency preparedness, response, recovery, and mitigation efforts.

Local elected officials should carefully weigh any decisions which affect the operation, effectiveness, or growth potential of such organizations or facilities. This is especially true as the Region continues to develop and increase in population. Regional growth will require corresponding increases in properly designed, constructed, and centrally-located public buildings to meet emergency shelter capacity and relief staging needs. It will also require that State and local governments keep pace with transportation infrastructure needs for shelter access and evacuation. Such responsible development and infrastructure growth can only be achieved with major input from emergency preparedness at each level of the community planning process.

Listed below are resources, organizations, and facilities significant to emergency preparedness within the Treasure Coast Region:

ECONOMIC RESOURCES

Financial centers
Insurance centers
Wholesale and retail trade centers

INSTITUTIONAL FACILITIES AND ORGANIZATIONS

Amateur radio operators
Charitable/volunteer organizations
Gym centers
Correctional facilities
Emergency operations centers (EOCs)
Fairgrounds and parks: municipal, county State
Fire-Rescue stations
Flood control structures
Fuel distribution centers
Health and critical care facilities
Landfills
Law enforcement stations
Media centers: electronic and print
Military installations
Power generating facilities and delivery systems
Public and private emergency shelters designated by the American Red Cross
Regional disaster recovery centers
Religious centers
Water and wastewater treatment facilities and delivery systems

TRANSPORTATION RESOURCES

Airport: international, general aviation, landing strips
Bridges
Public and private transit systems
Railways
School bus transit systems
Seaports
Critical evacuation links and intersections, identified by the U.S. Army Corps of Engineers’ 1994 Treasure Coast Region Hurricane Evacuation Study, Transportation Analysis. These links and intersections, by county, are as follows:

**Indian River County:**

- I-95 S on-ramp at SR 794
- I-95 S on-ramp at CR 708

**Martin County:**

- A-1A/Indian River County Road intersection
- A-1A/State Road 706 intersection
- A-1A/State Road 708 intersection
- I-95 S on-ramp at SR 794
- I-95 S on-ramp at SR 706
- I-95 S on-ramp at SR 708
- I-95 S on-ramp at SR 794
- I-95 S on-ramp at SR 706
- I-95 S on-ramp at SR 708

**Palm Beach County:**

- Atlantic Avenue
- I-95 S on-ramp at Belvedere Road
- I-95 S on-ramp at Okeechobee Blvd.
- I-95 S on-ramp at Palm Beach Lakes
- I-95 S on-ramp at Donald Ross Road
- I-95 S on-ramp at SR 706
- Indiantown Road
- Lake Worth Road
- Lantana Road
- Lighthouse Road
- Loxahatchee Road
- Military Trail
- Palm Beach Lakes
- PGA Boulevard
- PGA Boulevard U.S. 1 intersection
- SR 80
**Significant Regional Resources and Facilities**

I-95 N on-ramp at Forest Hill Boulevard  
I-95 N on-ramp at SR 80

**St. Lucie County**

7th Street/Avenue A intersection  
7th Street/Orange Avenue intersection  
A1A - Peter Cobb Bridge  
A1A/CR 707 intersection  
A1A/U.S. 1 intersection  
Florida’s Turnpike/Okeechobee Rd Interchange  
Florida’s Turnpike/Port St. Lucie Blvd. interchange  
I-95 N from Okeechobee Road  
I-95 N on-ramp at Gatlin Boulevard  
I-95 N on-ramp at St. Lucie West Boulevard

**Natural Resources**

1. **Natural Resources of Regional Significance**
   
   A. **Surface Waters**
      
      1. Atlantic Ocean
      
      2. **Inlets**
         
         Sebastian Inlet  
         Fort Pierce Inlet  
         St. Lucie Inlet  
         Jupiter Inlet  
         Lake Worth Inlet  
         South Lake Worth Inlet  
         Boca Raton Inlet
      
      3. **Estuaries**
         
         Sebastian River  
         St. Lucie River  
         Warner Creek  
         Knuegler Creek  
         Loxahatchee River  
         Lake Worth Creek  
         Indian River Lagoon  
         Lake Worth Lagoon  
         Lake Wyman Lagoon  
         Lake Boca Raton Lagoon
      
      4. **Rivers**
         
         South Prong Sebastian River  
         Blue Cypress Creek  
         Padgett Branch  
         Mt. Drum Creek
      
      5. **Lakes**
         
         Blue Cypress Lake  
         Lake Okeechobee  
         Milk Lake  
         Lake Mangonia  
         Clear Lake  
         Lake Osborne  
         Lake Ida
      
      6. **Wetlands**
         
         St. John’s Marsh  
         Gum Slough  
         Cypress Creek  
         Savannas  
         Allapattah Flats  
         Pal-Mar  
         Loxahatchee Slough  
         Everglades
   
   B. **Groundwater**
      
      1. **Surficial Aquifers**
         
         Undifferentiated Aquifers  
         Biscayne Aquifer
2. Significant Regional Resources and Facilities

C. Natural Communities

1. Uplands
   - Sandhill
   - Scrub
   - Xeric Hammock
   - Beach Dune
   - Coastal Strand
   - Maritime Hammock (Tropical Hammock)
   - Shell Mound
   - Dry Prairie
   - Mesic Flatwoods
   - Prairie Hammock
   - Scrubby Flatwoods

2. Wetlands
   - Hydric Hammock
   - Wet Flatwoods
   - Wet Prairie
   - Floodplain Swamp
   - Freshwater Tidal Swamp
   - Slough
   - Strand Swamp
   - Swale
   - Basin Marsh
   - Basin Swamp
   - Depression Marsh
   - Dunes Swamp
   - Flatwoods/Prairie/Marsh Lake
   - Sandhill Upland Lake
   - Blackwater Stream

3. Marine and Estuarine
   - Consolidated Substrate (Hard Bottom)
   - Unconsolidated Substrate (Beach, Sand Bottom, Mud Flat)
   - Coral Reef
   - Mollusk Reef (Oyster Bed)
   - Worm Reef
   - Algal Bed
   - Seagrass Bed
   - Tidal Marsh
   - Tidal Swamp

D. Endangered and Potentially Endangered Species List is provided in Appendix G

2. Regional Facilities

A. Special Districts
   - Indian River County
     - Fellsmere Water Management District
     - Indian River Farms Water Control District
     - Sebastian River Water Management District
   - St. Lucie County
     - Fort Pierce Farms Water Control District
     - North St. Lucie River Water Control District
   - Martin County
     - Hobe-St. Lucie Conservation District
     - Indiantown Drainage District
     - Troup-Indiantown Drainage District
   - Palm Beach County
     - Acme Improvement District
     - East Beach Water Control District
     - East Shore Drainage District
     - Gladeview Drainage District
     - Highland Glades Drainage District
     - Indian Trail Water Control District
     - Lake Worth Drainage District
     - Loxahatchee Groves Water Control District
     - Northern Palm Beach County Improvement District
     - Northern Palm Beach Heights Water Control District
     - Pahokee Water Control District
     - Palm Mar Water Control District
     - Pelican Lake Water Control District
     - Pine Tree Water Control District
     - Ritta Drainage District
     - Seminole Water Control District
     - Shabasso Drainage District
     - South Florida Conservancy Drainage District
     - South Indian River Water Control District
     - South Shore Drainage District

B. Major Canals
   - Indian River County
     - North Relief Canal
     - Lateral G
     - Main Canal
     - South Canal
     - Lateral J
### Significant Regional Resources and Facilities

#### St. Lucie County
- Belcher Canal (C-25)
- Diversion Canal (C-24)
- Moore’s Creek

#### Martin County
- County Line Canal (C-23)
- St. Lucie Canal (C-44)

#### Palm Beach County
- Hungryland Slough Canal (C-18)
- Earman River (C-17)
- West Palm Beach Canal (C-51)
- Boynton Canal (C-16)
- Delray Canal (C-15)
- Hillsboro Canal
- L-8 Canal
- West Palm Beach Water Supply Canal (M Canal)
- Ocean Canal
- Bolles Canal
- North New River Canal
- Miami Canal

### C. Protected Lands

#### Indian River County
- Blue Cypress Marsh Conservation Area
- Blue Cypress Water Management Area
- Fort Drum Marsh Conservation Area
- Hobart Park
- Oslo Riverfront Conservation Area
- Pelican Island National Wildlife Refuge
- Sebastian Inlet State Recreation Area
- St. John’s Water Conservation Area
- St. John’s Water Control District Reservoir

#### St. Lucie County
- Avalon Beach
- Dollman Beach
- Fort Pierce Inlet State Rec. Area
- Green Turtle Beach
- Jack Island State Preserve
- North Fork St. Lucie River
- Savannas Recreation Area
- Savannas State Reserve
- Walton Rocks

#### Martin County
- Blowing Rocks Preserve
- Dupuis Reserve
- FPL Preserve (including Harley-Barber Swamp)

#### Palm Beach County
- Brown’s Farm Wildlife Management Area
- Carlin Park
- Choele/Palm Beach Pines Park
- Corbett Wildlife Management Area
- Dupuis Reserve
- Fox Property Preserve
- Holley Land Wildlife Management Area
- Ibis Preserve
- Indian Mound Park
- John D. MacArthur Park
- Jupiter Ridge Tract
- Juno Hills Scrub
- Loxahatchee National Wildlife Refuge
- Loxahatchee Slough
- Loxahatchee Wild and Scenic River Preserve
- North Palm Beach County Airport Preserve
- Okeechobee County Park
- Old Leon Moss Ranch
- Palm Beach County Airport Preserve
- PGA Preserve
- Pine Jog Environmental Science Center
- Pratt & Whitney Preserve
- Riverbend Park
- Royal Palm Beach Pines
- Rotenberger Wildlife Management Area
- Seacrest Scrub
- Stonewall Estates Water Retention Area
- Strazsulla
- Water Conservation Area 2A
- West Palm Beach Water Catchment Area

### D. State Aquatic Preserves
- Malabar to Vero Beach Aquatic Preserve
- Vero Beach to Fort Pierce Aquatic Preserve
- Jensen Beach to Jupiter Inlet Aquatic Preserve
- North Fork - St. Lucie River Aquatic Reserve
- Loxahatchee River - Lake Worth Creek Aquatic Preserve
Significant Regional Resources and Facilities

Regional Transportation

Regional Roadway Network

Indian River County

SR A1A
*SR 60
CR 510
SR 656/17th Street
U.S. 1
CR 605
Indian River Boulevard
CR 607
CR 611
CR 613
CR 619
*Florida’s Turnpike
*I-95
CR 512
CR 505
CR 606
CR 612
Walker Avenue
CR 611
CR 630
CR 632
North Winter Beach Road
CR 615 (66th Avenue)

Martin County

SR A1A
CR A1A
CR 707
SR 707
CR 732
CR 732
CR 723
U.S. 1
Willoughby Boulevard
SR 76
SR 714
CR 714
*Florida’s Turnpike
*I-95
SR 76A
CR 76A
CR 711
Port St. Lucie Boulevard Extension
CR 726
*SR 710

SR 700/15
U.S. 98/41
CR 609
SR 714
CR 714
CR 708
SR 5A
Mapey Road
Murphy Road
High Meadows Road
Gomez Road
Dharlys Street
Osprey Street
Martin Downs Boulevard
Sea Branch Boulevard
Cove Road
Salerno Road
Indian Street
St. Lucie Boulevard
Market Place Corridor
MacArthur Boulevard
Green River Parkway
Island Way
Country Club Drive

St. Lucie County

SR A1A
CR 605
SR 707
CR 707
CR 613
CR 609
CR 609A
CR 603
SR 67
*Florida’s Turnpike
*I-95
SR 713
CR 611
CR 709
CR 611B
CR 615
SR 615
CR 607A
SR 614
CR 614
CR 608
SR 608
SR 68
Delaware Avenue
*SR 70
## Significant Regional Resources and Facilities

### Palm Beach County

- Avenue A
- CR 712
- Walton Road
- Lennard Road
- Port St. Lucie Boulevard
- Port St. Lucie Boulevard Extension
- Bedeker Road
- Gatlin Boulevard
- Prima Vista Boulevard
- St. Lucie West Boulevard
- Reserve Boulevard
- Savage Boulevard
- West/East Torino Parkway
- Palmer Expressway

### SR

- SR 704
- Roebuck Road
- Belvedere Road
- *SR 80
- Summit Boulevard
- Forest Hill Boulevard
- SR 7
- 15th Avenue
- SR 802
- 6th Avenue
- CR 812
- Hypoluxo Road
- SR 804
- Ocean Avenue
- SW 15th Avenue
- SW 23rd Avenue
- Hagen Ranch Road
- SR 806
- CR 806A
- CR 782
- Lake Ida Road
- Germantown Road
- Lyons Road
- Camino Real
- Clint Moore Road
- SR 794
- SR 800
- SR 808
- SR 845
- CR 798
- CR 827
- CR 700
- SR 98
- U.S. 98
- *U.S. 27
- Lake Avenue
- Lacerne Avenue
- Royal Palm Beach Boulevard
- Crestwood Boulevard
- SR 715/15
- SR 729
- CR 827
- SR 880
- SR 717
- CR 717
- Airport Road

### Regional Roadway Network

The regional roadway network, as presently defined shall be that which is listed above. The list was established using the criteria listed below. Any proposal for additions or deletions to this list shall be evaluated using the criteria listed below:
Significant Regional Resources and Facilities

1. All State Highway System facilities, all facilities on the Florida Intrastate Highway System (FIHS), Florida Turnpike System, and the National Highway System;
2. intercounty roads that carry, or are projected to accommodate, a significant amount of traffic;
3. access roadways to the Florida Turnpike and Interstate 95. The segments of these access roadways to be included extend east or west of the Turnpike and Interstate 95 to the first intersection of a regional road;
4. roadways that provide access to regional resources, facilities, or activity centers;
5. all existing or proposed expressways;
6. Florida Transportation Plan designated corridors;
7. major evacuation routes; and
8. other roadways that would significantly impact a previously defined regional roadway if that road did not function at an acceptable level of service; and all roadways shown as part of a county’s adopted thoroughfare plan which act as interconnecting links to the regional network, as defined above and approved by the Regional Planning Council.

*Denotes roads on the Florida Intrastate Highway System

Bridges
Donald Ross Bridge
Citrus Avenue Bridge
17th Street Bridge
Merrill Barber Bridge (SR 60)
Indiantown Road Bridge (SR 706)
PGA Boulevard Bridge
Parker Bridge (U.S. 1)
Jupiter Island Drawspan
Flagler Memorial Bridge (SR A1A)
Roosevelt Bridge
Royal Park Bridge (SR 704)
Jensen Beach Causeway
Southern Boulevard Bridge (SR 700/80)
Hobe Sound Draw Bridge
Lantana Avenue Bridge
Evans Craig Bridge
Atlantic Avenue Bridge (SR 806)
Ernest Lyons Bridge
All high-span bridges that are part of the Regional roadway network.
All other draw bridges that are part of the Regional roadway network.

Mass Transit
Palm Tran System
Local Council’s on Aging Systems
Transportation Disadvantaged transportation services
Regional Commuter Services Organization
Gold Coast Commuter Services Organization
All other public and private transportation providers using the regional roadway network.

Railway Lines
Tri-Rail
P.E.R. Railroad
CSX Railroad
Amtrak
High Speed Rail

Airports
Palm Beach International Airport
North Palm Beach County General Aviation Airport
Vero Beach Municipal Airport
St. Lucie County International Airport
Martin County/Stuart Airport (Witham Field)
Lantana Airport
Boca General Aviation Airport
Sebastian Municipal Airport

Ports
Port of Palm Beach
Port of Fort Pierce

Intermodal Connections

Transportation Management Organizations
Intergovernmental Coordination and Review (ICR) Process

Florida Department of Environmental Protection Serves as State Clearinghouse

RPC is Regional Clearinghouse

Purpose: Review requests for federal funding for projects identified under Presidential Executive Order 12372.

Designed to:

- Eliminate duplication of Efforts.
- Ensure Proposals are consistent with state plans and programs.
- Determine if Project is financially and environmentally sound.
- Ensure consistency with Florida Coastal Management Program.
- Determine any adverse affects to Florida’s natural resources, wildlife, historical or archaeological sites.
- Provide information to agencies and local governments on how proposals may affect their programs.
- Resolve conflict when necessary.
What are Brownfields?

**Federal Definition**

...presence or potential presence of hazardous substances, pollutants, contaminants, controlled substances, petroleum or petroleum products, or mine-scarred land.

**Florida Definition**

“Brownfield sites” means real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination.
Program Goals and Vision

Unleash Big Ideas

Build Momentum

Leverage Resources

Transform Communities

Engage People

Public Design Workshop for South Dixie Highway

Provide Input
Share Ideas
Build Upon Previous Efforts
Help Develop a Plan for Implementation

Public Design Workshop for South Dixie Highway
(Okeechobee Boulevard to Alabamare Road)
Saturday, March 28, 2015
9:30AM
Norton Museum of Art ~ 1451 South Olive Avenue
Refreshments and lunch will be served.

For more information, please contact:
Dana P. Little, TCRPC (772) 221-4000, dlittle@tcrpc.org

Continuum of Funding for Brownfields Redevelopment

Plan
Clean
Redevelop
Transform

-Phase I & II Assessments
-Remediate, remove, or contain contamination
-Community engagement

-Assessment Grant
-Cleanup Revolving Loan Fund
-Voluntary Cleanup Tax Credits

-Cleanup Grant
-Eco-Development Administration
-Voluntary Cleanup Tax Credits

-EGD Grant
-U.S. Economic Development Administration
-Voluntary Cleanup Tax Credits

-EDD Grant
-U.S. Economic Development Administration
-Florida Department of Environmental Protection

-CDFI Loan
-Florida Department of Economic Opportunity
-Florida Department of Environmental Protection

*EDA Grants include: Public works, local technical assistance, economic adjustment, short-term planning, and small business RLF with 80% match.
Council’s Brownfields Program

Overview

- Started in 2003
- Technical and Financial Assistance
- Encompasses Assessment and Cleanup

- 2003: $200,000 petroleum assessment
- 2005: $200,000 petroleum assessment
- 2005: $1,100,000 RLF established
- 2007: $400,000 petro/hazardous assessment
- 2009: $450,000 ARRA RLF supplemental
- 2011: $1,000,000 coalition assessment grant
- 2013: $300,000 RLF supplemental
- 2014: $400,000 RLF Supplemental
- 2015: $500,000 coalition assessment grant
- 2015: $300,000 RLF Supplemental
- 2017: Close out of RLF Loan – Currently $1.7M available
- 2019: $600,000 coalition assessment grant

Total $5.45 million
Why Bother With Brownfields?

Redevelopment tool that results in:

- Increased Capital Investment
- Community Redevelopment
- New Job Creation Opportunities
- Open-Space/Green-Space Projects

AND

- Reduced Need to Develop Greenfields
- Use of Existing Infrastructure (cost savings)
- Reduction of Public Health and Safety Concerns
Former H.D. King Power Plant
City of Fort Pierce

A New Engine Powering Economic Development in the City
Thank You

Stephanie Heidt, AICP

Economic Development & Intergovernmental Programs Director

sheidt@tcrpc.org

772.221.4060
Over 30 Years of Urban Design Assistance

Downtown Stuart ~ 1987

Downtown Lake Worth ~ 1992

Helping Local Governments with Predictability and Public Consensus
Transit-Oriented Development

City of Delray Beach TOD Master Plan

City of Palm Beach Gardens TOD Master Plan

Preparing Communities for Multi-Modal, Transit-Supportive Growth
Community Redevelopment Master Plans

Village of North Palm Beach Master Plan
Assisting Local Governments with Strategies for Future Growth

Boynton Beach Town Center Master Plan
Corridor Master Plans

2018 American Planning Association Award

Lakeland – SR 37 Corridor Master Plan

Providing Specific Design and Development Solutions
Corridor Master Plans

South Dixie Highway Corridor Master Plan

Providing Specific Design and Development Solutions
Implementation

Delray Beach CBD
Land Development Regulations

Hallandale Beach
Land Development Regulations

Codes, Comprehensive Plans, CRA Plans, Redevelopment Policies and Strategies
Implementation

Martin County ~ Six CRA Comprehensive Plan and Land Development Regulations Update

Codes, Comprehensive Plans, CRA Plans, Redevelopment Policies and Strategies
Architecture and Design Guidelines

V. Bungalow

Lake Worth Historic Preservation Design Guidelines

Working from the City, to the Neighborhood, to the Block, and to the Building
Architecture and Design Guidelines

DELRAY BEACH
CENTRAL BUSINESS DISTRICT
ARCHITECTURAL DESIGN GUIDELINES
DECEMBER 2015

2017 Driehaus Award

Working from the City, to the Neighborhood, to the Block, and to the Building
Transportation and Mobility Planning

The More Connected a Community is, the Smaller the Streets *Can* Be.
The Less Connected a Community is, the Bigger the Streets *MUST* Be.
Thank You

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Emergency Programs
Coordination - Planning - Training

TREASURE COAST LEPC
Local Emergency Planning Committee
TCLEPC

• **EPCRA** (Emergency Community Right-to-Know Act) 1986
  - Bhopal, India Cyanide Release killed Thousands
  - Trigged U.S. Legislation Protecting Public & Responders
  - Transparency in facility chemical inventory
  - Annual Reporting of Inventory to State of Florida
  - Chemical Release Preparedness Planning

• **Florida Mandates LEPCs** (Local Emergency Planning Committees) 1988
  - Regional Planning Councils Designated Host For LEPCs
  - Implements EPCRA Mission Within Region
Local Emergency Planning Committee
TCLEPC

- **Chemical Facility Reporting Regional Repository**
  - 528 Facilities Report Inventories to State & LEPC
  - Compliance & Technical Assistance
  - Chemical Facility Compliance Visits

- **Shelter-In-Place & Evacuation Planning & Practice**
  - Training & Exercises
  - Presentations: Schools, Responders & Support Agencies

- **Preparedness Planning & Coordination**
  - Response Exercises – Tabletop, Functional, and Fullscale
  - Hazardous Materials Response Plan
  - Facility Risk Management Plan Development & Update
Chemical Hazards Analyses

• Facility Compliance & Risk Management Planning
  - Chemical Inventory Storage And Transport
  - Safety: Release Containment And Site Evacuation
  - Risk And Vulnerability Assessments

• Technical Assistance: Provides Reporting, Planning, and Preparedness to:
  - County and Municipal Governments
  - Chemical Facility Managers & Operators
  - Florida Division of Emergency Management
Hazardous Materials Emergency Preparedness (HMEP)

U.S. Department of Transportation Funds agreement annually. State of Florida partners with TCRPC to implement training program elements:

- **Hazmat Training - First Responders**
- **2005-2019 – 6,250 Responders Trained!**
  - Incident Commander, Chlorine, Ammonia
  - Toxicology, Technician, Railcar
  - Operations, and Rapid ID & Response
- **Planning Projects**
  - Commodity Flow Studies
  - Community Outreach
Small Quantity Waste Generator (SQG)

- Florida Department of Environmental Protection (FDEP) requires local governments to monitor chemical waste from operations annually.
- TCRPC partners with St. Lucie County Waste & Recycling to maintain this program.

- 130 Annual Site Visits: monitoring & compliance
- 625 Active Generators – Rotating 5 year schedule
- Database Management of waste generation
- Trend Analysis of businesses waste streams
- Outreach Workshops facility education & compliance
State Homeland Security Grant Program (SHSGP)

- **Exercises – Tabletop, Functional & Full-scale** Continuity of Operations (COOP) Communication & Information Technology Terrorism Incident Response

- **CBRNE Training:** Chemical, Biological, Radiological, Nuclear, and Explosives

- **Planning**
  - Field Tactical and Operations
  - Continuity of Operations Plans
  - Terrorism Response Plans
  - Interoperable Communications
Statewide Regional Evacuation Study

- First **Statewide study conducted** - “All Hazards” approach using **consistent methodologies** in Evacuation and Transportation analyses.

- 2010 Original Study release. Treasure Coast specific
- Directional Atlas: Hypothetical storm track impact study
- Depth Analysis: Maps depicting surge total depth of water

- **LIDAR Data:** (Light Detection and Ranging)

- **SLOSH modeling:** (Sea, Lake, Overland Surge from Hurricanes)

- **Emergency Management Planning:** Sheltering, Hazards, Vulnerabilities, Demographics, Behavioral, and Transportation Analyses

- **Growth Management:** Evacuation clearance times, shelter usage, and regional development impacts.

- **Regional & County Storm Surge Atlases, Depth Analyses**
Special Projects
What Can We Build For You?

- National Flood Insurance Program (NFIP)
  Community Rating System (CRS)
- Post-Disaster Redevelopment Plans (PDRP)
- Continuity of Operations Plans (COOP)
- Regional Evacuation Studies
- Sea Level Rise & Resiliency Planning
- Nuclear Power Plant Response Planning
- Terrorism Response Plan Updates
Questions

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LEPC Coordinator
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DEFINING MISSION & VISION STATEMENTS

- Strategic Workshops
- Mission ~ Vision ~ Values
- Project Prioritization
- Board Retreats
- Leadership Training

LAKE PARK CRA

- Vibrancy
- Livability
- Entrepreneurialism
- Innovation
- Authenticity

Martin County CRA Board Meeting:
Review of CRA Mission, Vision & Values

Village of Indiantown

Mission Statement
The Village of Indiantown is dedicated to creating a sustainable community with friendly neighborhoods, civic engagement, and economic prosperity while proudly maintaining our small-town feel and sense of community.

Vision Statement
We envision an inclusive, economically vibrant, and welcoming community with friendly neighborhoods, quality education, and a healthy environment that celebrates its diverse heritage and small-town feel.
REDEVELOPMENT PLANNING

FINDINGS OF NECESSITY
CRA PLANS & UPDATES
MARKETING & BRANDING
REDEVELOPMENT PLANNING

AGREEMENT WITH AUDUBON DEVELOPMENT FOR KING’S LANDING

Approved by Fort Pierce Redevelopment Authority November 12, 2019

NEGOTIATION TIMELINE

June 13, 2019
FPRA Board Evaluation & Selection of Developer

July 16, 2019
First Negotiation Meeting

September 9, 2019
Approval to Extend Negotiation Period

November 12, 2019
Approval of Development Agreement

RFQ / RFP OFFERING DOCUMENTS
SELECTION PROCESSES
PUBLIC/PRIVATE PARTNERSHIPS
COMPLETE STREETS & CORRIDOR PLANS

SAFETY ~ MOBILITY ~ ACCESS ~ INVESTMENT
TRANSPORTATION EFFICIENCY

Florida TOD Guidebook

Prepared for
Florida Department of Transportation
December 2012

Transit Oriented Development Policy
Advancing Vibrant Communities and a More Prosperous Region

SFRTA is a transit agency that provides a critical service for Southeast Florida's economy and quality of life. To fulfill our role, SFRTA needs funding to survive and grow, and one of our primary revenue sources is ticket sales. Without Transit Oriented Development (TOD) we cannot operate and make sound investments in passenger rail.

TOD is the most important factor for ridership. TOD is a mixed-use pattern of pedestrian-friendly, high density development with limited parking around transit stations – all factors that help generate revenues for local governments and Tri-Rail.

Local governments are the leaders in advancing TOD in the region through zoning and development regulations. Although it can be challenging to balance engineering, design, and political considerations, successful TOD must embrace higher density, reduced parking, and a broad mix of uses surrounding the station at its core. Without these characteristics, TOD cannot be supported along the Tri-Rail service corridor.

TOD has many benefits to residents, businesses and local governments, but the SFRTA needs it for one reason: ridership. As a partner with local governments and the development community, SFRTA advocates zoning and land development regulations that maximize these principles.

Continuous Infill Pattern
Extending at least a half mile from transit stations that is safe, pedestrian-friendly and reduces auto-dependency.

Increased Mix of Uses
Boosts overall competitiveness and transit ridership, this supports market feasibility and reduces housing costs, the development pattern will be characterized by a variety of traditional and emerging uses.

Higher Density
Supports higher order commerce and business, especially when a station has a diverse role as a transit hub, generating over 100,000 units in the Tri-Rail service corridor.

Limited or No Required Parking
...
Indicates station pairs; first phases of service will include one station per pair.
FOR MORE INFORMATION:

Kim DeLane, Ph.D.
Director of Strategic Development & Policy

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TREASURE COAST REGIONAL PLANNING COUNCIL’S ACCOUNTING DEPARTMENT

Council Meeting
January 17, 2020
Accounting Department Staff

Phyllis Castro-Seibenick
Accounting Manager

Sarah Kammel
Payroll & Accounts Payable
Responsibilities:

- Annual Audit
- Banking & Monthly Account Reconciliation
- Budget (Original & Amended)
- Deferred Compensation
- Financial Records Management / Records Retention
- Fixed Asset Management
- Grant Management
- **Insurance** - Medical & Dental, Life, EAP, Executive, General Liability, Property, Worker’s Compensation and Vehicle.
Responsibilities - *Continued*

- Invoicing
- Loan Renegotiation
- Payables Processing
- Payroll, Payroll Withholding & Quarterly Taxes
- Quickbooks Processing
- Simplified Employee Pension (SEP)
- State of Florida AFR Reporting
- W-2’s
- 990 Tax Return – Enterprise Fund
- 1099’s
- Other Duties as Assigned
AUDIT

- Year End September 30, 2019

- **Unqualified Opinion** - An unqualified opinion is an independent auditor's judgment that a company's financial statements are fairly and appropriately presented, without any identified exceptions, and in compliance with generally accepted accounting principles (GAAP).

- Audit in accordance with GAS – Government Auditing Standards

- Net Transfer to Reserves of $150,556

- No Management Letter Comments
Processing Contract Revenue:

Council’s Contracts – No One is ALIKE

Preparing invoices may be based on, but not limited to, any one of the following:

• Deliverables - by task or by entire project
• Quarterly reimbursement requiring copies of all supporting documentation
• Matching (i.e. Reimbursement at 50%)
• Reimbursement, not including Indirect Cost
• Based on actual hourly rate - by hour charged to Project on timesheet
• Based on agreed upon hourly rate - by hour charged to Project on timesheet
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