

COMMUNICATION PACKAGE

July 2008

Contents

	Page No.
Plan Amendment Status Report	1
DRI Status Report – July 2008	
- Capron Lakes	3
- Cloud Grove	4
- Indian Trails Grove	5
- Indiantown	6
- Provinces	7
- Quillen	8
- Stewart Mining Industries	9
- Verde	10
- Visions at Indrio	11
Letter dated June 17, 2008 from Susan Caswell, Orange County Government	12
Letter dated July 1, 2008 from Governor Crist – Serve to Preserve Summit on Global Climate Change	13
Upcoming Meetings	14

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members
From: Staff
Date: July 18, 2008 Council Meeting
Subject: Plan Amendment Status Report

Plan Amendments Received/Reviewed

Since the last regular Council meeting on June 20, 2008, Council has received 11 Future Land Use Map amendments and 33 text amendments to review, as well as Evaluation and Appraisal Report (EAR) amendments from the Town of Lake Park. EAR amendments generally include revisions to all elements of the comprehensive plan. The amendments are from three different local governments.

DCA Findings on Compliance

Since the last Status Report, Council has received the following Notices of Intent from the Florida Department of Community Affairs regarding compliance for local governments in the region.

Local Government	DCA Reference No.	Notice Date	Finding
Manalapan	08-1ER	June 20, 2008	In Compliance
Port St. Lucie	08-1	June 23, 2008	In Compliance
Royal Palm Beach	08-1	June 24, 2008	In Compliance
Loxahatchee Groves	08-1	July 7, 2008	In Compliance

Adopted Amendments

Informational reports on the following adopted amendments can be found on the Council website (www.tcrpc.org) under the Agenda for this Council Meeting:

Local Government	DCA Reference No.	Notice of Intent Scheduled/Issued
Loxahatchee Groves	08-1	07/07/08

<i>Pending Amendment Status</i>		<i>Draft Review Phase</i>				<i>Adoption Phase</i>		
Local Government	DCA No.	Receipt	Review Expiration	Council Meeting	DCA ORC Issue Date	Adopted by Local Gov't	Received by TCRPC	Scheduled NOI Issuance
Jupiter	04-D1	10/17/03	11/19/03	11/21/03	12/19/03			
West Palm Beach	04-2	09/17/04	10/22/04	10/15/04	11/19/04			
Lake Worth	05-1	11/19/04	12/17/04	12/17/04	Waived			
Sebastian	05-1	01/31/05	03/09/05	03/18/05	04/18/05			
South Bay	05-1	04/13/05	05/15/05	05/20/05	Waived			
Lake Worth	06-1	11/14/05	12/14/05	12/16/05	01/13/06			
Lake Worth	06-2	02/23/06	04/07/06	03/17/06	05/05/06			
Palm Beach County	06D-1	06/05/06	07/06/06	08/18/06	08/04/06			
Fort Pierce	06PTF1	06/21/06	07/21/06	08/18/06	08/18/06			
Boca Raton	06-2	09/05/06	10/06/06	11/17/06	11/03/06			
Martin County	07D2	03/30/07	05/05/07	05/18/07	05/24/07			
Briny Breezes	07-1	04/30/07	06/01/07	06/22/07	06/29/07			
Martin County	07E2	05/25/07	06/24/07	06/22/07	07/24/07			
St. Lucie County	07-2	09/04/07	10/06/07	10/19/07	11/05/07	12/18/07	05/16/08	
Port St. Lucie	07D-1	09/10/07	10/10/07	10/19/07	11/09/07			
Jupiter	08-1ER	01/14/08	02/16/08	03/21/08	03/17/08			
Jupiter Inlet Colony	08-1ER	02/13/08	03/19/08	03/21/08	04/18/08			
Fort Pierce	08-1	03/07/08	04/10/08	04/18/08	05/09/08			
Indian River Shores	08-PEFE1	03/10/08	04/11/08	04/18/08	05/09/08	05/29/08	07/02/08	
Greenacres	08-1ER	03/26/08	04/30/08	04/18/08	05/30/08			
Fellsmere	08-PEFE1	04/03/08	05/03/08	05/16/08	06/06/08			
Martin County	08-PEFE1	3/31/08	05/14/08	05/16/08	06/13/08			
Martin County	08-D2	04/15/08	05/16/08	05/16/08	06/13/08			
Fellsmere	08-1	04/18/08	05/17/08	05/16/08	06/20/08			
Boynton Beach	08-1ER	05/01/08	05/30/08	06/20/08	06/27/08			
North Palm Beach	08-1	05/01/08	06/04/08	06/20/08	07/03/08			
Martin County	08-1	05/08/08	06/08/08	06/20/08				
Ocean Breeze Park	08-1	05/08/08	06/08/08	06/20/08				
Jupiter	08RWSP-1	05/12/08	06/13/08	06/20/08				
Palm Beach County	08-1	05/13/08	06/13/08	06/20/08				
West Palm Beach	08-1	05/15/08	06/15/08	06/20/08				
Port St. Lucie	08-PEFE1	05/13/08	06/13/08	06/20/08				
Indian River County	08-1	05/16/08	06/19/08	06/20/08				
Stuart	08PEFE1	05/21/08	06/21/08	06/20/08				
Lake Park	08-1ER	05/08/08	07/11/08	07/18/08				
Boynton Beach	08RWSP-1	06/30/08	08/02/08	07/18/08				
Wellington	08-1	07/07/08	08/02/08	08/15/08				

TREASURE COAST REGIONAL PLANNING COUNCIL

DEVELOPMENT OF REGIONAL IMPACT

STATUS REPORT

July 2008

PROJECT NAME: Capron Lakes (formerly known as Indrio)

LOCATION: Located northwest of the intersection of I-95 and Indrio Road in St. Lucie County

JURISDICTION: St. Lucie County

SIZE: 1,938 acres

USES:

Residential	3,100 Dwelling Units
Retail	200,000 sq. ft.
Office	200,000 sq. ft.

STATUS: Preapplication meeting held on March 30, 2005.
Application for Development for Approval submitted on November 18, 2005 and found insufficient on January 11, 2006.
Letter received on April 29, 2006 asking for an extension to August 9, 2006.
Supplemental information to the Application for Development Approval submitted on August 3, 2006 and found insufficient on September 12, 2006.
Supplemental information to the Application for Development Approval submitted on January 8, 2007 and found insufficient on February 7, 2007.
Supplemental information to the Application for Development Approval submitted on May 25, 2007.
Council's DRI Assessment Report scheduled for consideration at the September 21, 2007 Council meeting.
Assessment Report adopted by Council on September 21, 2007 and submitted to St. Lucie County on October 10, 2007.

PROJECT NAME: **Cloud Grove**

LOCATION: Located in unincorporated St. Lucie County, Florida, west of I-95 and north of and adjacent to the Florida Turnpike at Minute Maid Road

JURISDICTION: St. Lucie County

SIZE: 5,944 acres

USES:

Residential	12,000 Dwelling Units
Office (sq. ft.)	1,000,000 sq. ft.
Retail/Service (sq. ft.)	950,000 sq. ft.
Light Industrial (sq. ft.)	1,000,000 sq. ft.

STATUS: Preapplication meeting held on December 19, 2005.
Application for Development Approval submitted on October 12, 2006 and found insufficient on November 17, 2006.
Letter received on March 2, 2007 from David L. Powell, Hopping, Green & Sams requesting a 4-month extension (July 18, 2007) to provide supplemental information to the ADA.
Supplemental information to the Application for Development Approval submitted on June 1, 2007 and found insufficient on July 6, 2007.
Supplemental information to the Application for Development Approval submitted on December 7, 2007 and found insufficient on February 8, 2008.
Letter dated June 5, 2008 from David L. Powell, Hopping, Green & Sams withdrawing the Application for Development Approval.

PROJECT NAME: **Indian Trails Grove**

LOCATION: Located west of Seminole Pratt Whitney Road, and south of Northlake Boulevard

JURISDICTION: Unincorporated Palm Beach County

SIZE: 4,930 acres

USES:

Residential	12,325 Dwelling Units
Retail	207,500 sq. ft.
Office	42,500 sq. ft.

STATUS: Preapplication meeting held on August 21, 2006.
Application for Development Approval submitted on February 16, 2007 and found insufficient on April 12, 2007.
Letter received from the applicant dated January 11, 2008 requesting that the application status be stayed until such a time as a Comprehensive Plan overlay for the western communities has been formally acted upon by Palm Beach County. Council agreed to a 6-month extension to the review process from February 14, 2008 in order to evaluate the County's progress in approving the overlay.

PROJECT NAME: **Indiantown**

LOCATION: Located east of Allapattah Road (State Road 609) in Indiantown, Martin County

JURISDICTION: Martin County

SIZE: 804 acres

USES:

Residential	1,650 Dwelling Units
Commercial	10,000 sq. ft.
Office	20,000 sq. ft.

STATUS: Preapplication meeting held on March 21, 2005.
Application for Development Approval was submitted on September 23, 2005 and found insufficient on November 11, 2005.
Supplemental information to the Application for Development Approval submitted on March 3, 2006 and found insufficient on May 1, 2006.
Supplemental information to the Application for Development Approval submitted on July 11, 2006.
Application for Development Approval was found to have completed the required sufficiency process on August 25, 2006.
Letter received on November 3, 2006 requesting that consideration of Council's draft DRI assessment report be rescheduled to the December 15, 2006 Council meeting.
Council's DRI Assessment Report scheduled for consideration at the December 15, 2006 Council meeting.
Assessment Report adopted by Council on December 15, 2006 and submitted to Martin County on January 5, 2007.
The DO was rendered to Council and the Department of Community Affairs on April 17, 2008. The DCA determined that the DO was not rendered properly because it did not include a copy of Map H, the master development plan

PROJECT NAME: Provinces

LOCATION: Located within the unincorporated boundaries of St. Lucie County, generally to the northwest of the I-95/Midway Road Interchange.

JURISDICTION: Unincorporated St. Lucie County

SIZE: 735 acres

USES:

Residential	4,443 Dwelling Units
Retail	1,435,706 sq. ft.
Office	1,000,000 sq. ft.

STATUS: Preapplication meeting held on January 11, 2005.
Application for Development Approval was submitted on January 27, 2006 and found insufficient on March 2, 2006.
Supplemental information to the Application for Development Approval submitted on June 23, 2006 and found insufficient on July 26, 2006.
Application for Development Approval was found to have completed the required sufficiency process on September 26, 2006.
Letter received on October 4, 2006 requesting the public hearing be delayed until the first week in April 2007.
Supplemental information to the Application for Development Approval submitted January 3, 2007.
Assessment Report adopted by Council on March 16, 2007 and submitted to St. Lucie County on April 2, 2007

PROJECT NAME: **Quillen**

LOCATION: Located in the northwest quadrant of the intersection of Warfield Boulevard (SR 710) and Allapattah Road (CR 609) in Indiantown, Martin County, Florida

JURISDICTION: Martin County

SIZE: 582 acres

USES: Residential 2,250 Dwelling Units
Retail 150,000 sq. ft.

STATUS: Preapplication meeting held on January 4, 2006.
Application for Development Approval was submitted on April 5, 2006 and found insufficient on May 5, 2006.
Letter received on September 5, 2006 asking for an additional 60-day extension to respond to the May 5, 2006 sufficiency.
Application for Development Approval was found to have completed the required sufficiency process on November 3, 2006.
Council's DRI Assessment Report scheduled for consideration at the December 15, 2006 Council meeting.
Assessment Report adopted by Council on December 15, 2006 and submitted to Martin County on January 5, 2007.

PROJECT NAME: **Stewart Mining Industries**

LOCATION: State Road 98. The property is located in the Everglades Agricultural Area.

JURISDICTION: Palm Beach County

SIZE: 5,420 acres

USES: Storage reservoirs as part of the surface water management system for the surrounding sugar cane farms owned by U.S. Sugar Corporation

STATUS: Preapplication meeting held on January 23, 2007.

PROJECT NAME: Verde

LOCATION: Northeast corner of Clint Moore Road and State Road 7 in Boca Raton, Florida

JURISDICTION: Unincorporated Palm Beach County

SIZE: 37.39 acres

USES: The proposed development is intended to include retail, office, residential, theatre and hotel uses.

STATUS: Preapplication meeting held on July 16, 2007.

PROJECT NAME: Visions at Indrio

LOCATION: SE Corner of I-95 and Indrio Road

JURISDICTION: St. Lucie County

SIZE: 780 acres

USES:

Residential	2605 Dwelling Units
Retail, Service	750,000 sq. ft.
Office	250,000 sq. ft.
Hotel	240 Rooms
School	K-8

STATUS: Preapplication meeting held on June 16, 2004.
Application for Development Approval was submitted on August 20, 2004 and found insufficient on October 18, 2004
Supplemental information to the Application for Development Approval submitted on December 28, 2004 and found insufficient on January 21, 2005.
Letter received on May 19, 2005 asking for an extension to the 120 day sufficiency response period.
Letter received on November 14, 2005 asking for an extension to December 16, 2005.
Letter received on November 7, 2005 asking for an extension to May 19, 2006.
Letter received on May 3, 2006 asking for an extension to July 19, 2006
Application for Development Approval was found to have completed the required sufficiency process on August 25, 2006.
Letter received on October 17, 2006 requesting an extension to the 90-day public hearing.
Letter received on May 30, 2007 requesting the 90-day public hearing requirement be waived until such time as the related comprehensive plan amendment issues are resolved and the developer and the County can agree to public hearing dates.



June 17, 2008

Mike Busha
Executive Director
Treasure Coast Regional Planning Council
301 East Ocean Boulevard, Suite 300
Stuart, FL 34994

Dear Mr. Busha:

Thank you for participating in Orange County's recent Transit-Oriented Development (TOD) Developers Focus Group. The Focus Group is part of a market study that will help the County develop strategies that promote transit-oriented development around the Central Florida Commuter Rail stations.

Attached is a copy of the meeting summary for your records. Regardless of whether or not you were able to attend, we are still open to ideas, comments and recommendations, or questions. Please forward them to Alissa Torres, Chief Planner, of the Planning Division at Alissa.Torres@ocfl.net or at 407.836.5600.

We hope that you will join the County in making a commitment to remain engaged until success is achieved with commuter rail as well as TOD around the station areas. We thank you again for your participation.

Sincerely,

A handwritten signature in cursive script that reads "Susan Caswell".

Susan E. Caswell, AICP
Planning Manager



CHARLIE CRIST
GOVERNOR

STATE OF FLORIDA

Office of the Governor

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JUL 08 2008

TREASURE COAST
REGIONAL PLANNING COUNCIL

July 1, 2008

Mr. Peter Merritt
Regional Ecologist
Treasure Coast Regional Planning Council
301 East Ocean Boulevard
Suite 300
Stuart, FL 34994

Dear Mr. Peter Merritt:

The second annual Serve to Preserve Summit on Global Climate Change was another success. I was particularly pleased with the quality of the panel discussions.

Your willingness to lead an important discussion is appreciated. You were able to direct and engage the panelists on the things that matter. Our overall theme of responsibility and economic development came through time and again. Because of you and your colleagues, Serve to Preserve is helping Florida and our nation move further down the path to sustainability.

Thank you for working with our staff, event organizers, and panel members to provide our attendees with both facts and ideas about tackling the many issues surrounding global climate change.

Sincerely,

A handwritten signature in black ink that reads "Charlie Crist".

Charlie Crist

Upcoming Meetings

July 18 2:00 p.m.	Palm Beach – Martin County Metropolitan Planning Organizations Joint Meeting	Jupiter Community Center Jupiter
July 31	State Regional Evacuation Study Work Group	Bob Crawford Center Bartow
August 6 2:00 p.m.	St. Lucie Transportation Planning Organization Board	St. Lucie County Administration Building BOCC Chambers Fort Pierce
August 7 10:00 a.m.	District 10 Local Emergency Planning Committee	Wolf High-Technology Center IRCC Chastain Campus Stuart
August 12 1:00 p.m.	St. John’s River Water Management District – Governing Board	Headquarters Reid Street Palatka
August 13 2:00 p.m.	Regional Business Alliance	Sun Sentinel South Congress Avenue Delray Beach
August 13 10:00 a.m.	Indian River County Metropolitan Planning Organization Board	Indian River County Administration Bldg Conference Room B1-501 Vero Beach
August 13 – 14	South Florida Water Management District – Governing Board	SFWMD Headquarters Building B-1 West Palm Beach
August 14 2:00 p.m.	Comprehensive Economic Development Strategy Committee	TBD
August 14-15	Florida Regional Councils Association – Policy Board (In conjunction with the League of Cities Annual Conference)	Tampa
August 15 9:30 a.m.	Treasure Coast Regional Planning Council Board	Wolf High-Technology Center IRCC Chastain Campus Stuart

* Meeting dates, times and/or locations are subject to change