

COMMUNICATION PACKAGE

June 2010

Contents

	Page No.
Plan Amendment Status Report	1
DRI Status Report – June 2010	
– Briger/Scripps Florida Phase II	3
– Capron Lakes (formerly known as Indrio)	4
– Southern Grove Substantial Deviation	5
– Visions at Indrio	6
Letter dated May 21, 2010 from Harold W. Barley, Metroplan Orlando – Amtrak/FEC project	7
Article by Lew Hay, <u>Policy must match energy goals</u> , Palm Beach Post, June 9, 2010	8

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members
From: Staff
Date: June 18, 2010 Council Meeting
Subject: Plan Amendment Status Report

Plan Amendments Received/Reviewed

Since the last regular Treasure Coast Regional Planning Council meeting held on May 21, 2010, Council has reviewed the following amendments to local government comprehensive plans:

- 10 Future Land Use Map amendments.
- 32 text amendments.
- Evaluation and Appraisal Report amendments from the Town of Ocean Ridge. (EAR amendments are generally to all elements of a local government comprehensive plan)

The amendments are from 6 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
Indian River County	10-1	May 27, 2010	In Compliance

Adopted Amendments

Informational reports on the following adopted amendments can be found on the Council website at www.tcrpc.org/departments/comp_planning.html.

Local Government	DCA Reference No.	Notice of Intent Scheduled/Issued
Palm Beach Gardens	10-D1	June 10, 2010

<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
South Bay	05-1	04/13/05	05/15/05	05/20/05	Waived			
Fort Pierce	06PTF1	06/21/06	07/21/06	08/18/06	08/18/06			
Fort Pierce	08-1	03/07/08	04/10/08	04/18/08	05/09/08			
Martin County	08-D2	04/15/08	05/16/08	05/16/08	06/13/08			
Stuart	08-1	08/07/08	09/17/08	09/19/08	10/17/08			
Lantana	08RWSP-1	08/25/08	09/25/08	09/19/08	10/24/08			
Boynton Beach	09-1	01/29/09	03/06/09	03/20/09	04/03/09			
Lake Worth	09RWSP-1	02/10/09	03/14/09	03/20/09	04/13/09			
Jupiter Island	09RWSP-1	05/12/09	06/18/09	06/19/09	07/17/09			
Ocean Ridge	09-1ER	07/01/09	07/25/09	07/17/09	08/25/09	04/05/10	05/21/10	07/02/10
Palm Beach Shores	09-1ER	07/02/09	07/25/09	07/17/09	08/24/09			
Riviera Beach	09-1ER	10/02/09	11/06/09	12/11/09	12/04/09			
Fort Pierce	10RWSP-1	01/08/10	02/12/10	02/19/10	03/12/10			
Fort Pierce	10-1	03/15/10	04/18/10	04/16/10	04/14/10			
Wellington	10-1	04/21/10	05/22/10	05/21/10				
Lantana	10-2	04/23/10	05/22/10	05/21/10				
Martin County	10-1	04/28/10	05/27/10	05/21/10				
Palm Beach	10RWSP-1	04/27/10	06/02/10	06/18/10				
Palm Beach County	10-1	05/05/10	06/06/10	06/18/10				
Stuart	10-2ER	06/01/10	07/03/10	07/16/10				

TREASURE COAST REGIONAL PLANNING COUNCIL

**DEVELOPMENT OF REGIONAL IMPACT
STATUS REPORT
June 2010**

PROJECT NAME: **Briger/Scripps Florida Phase II DRI**

LOCATION: South of Donald Ross Road, north of Hood Road and east and west of Interstate 95 and east of Florida's Turnpike in Palm Beach Gardens, Florida

JURISDICTION: Palm Beach Gardens

SIZE: 682 acres

USES:

Biotech Research and Development	1,600,000 sq. ft.
Biotechnological/biomedical, pharmaceutical, ancillary office space and other related uses	2,400,000 sq. ft.
Dwelling Units	2,700
Commercial Space	500,000 sq. ft.

STATUS: Preapplication meeting held on June 24, 2008.
Expedited Permitting meeting held on October 29, 2008.
Application for Development Approval submitted on January 16, 2009.
First sufficiency review and comments due out by February 27, 2009.
Application for Development Approval found insufficient on February 27, 2009.
Supplemental information to the Application for Development Approval submitted on July 1, 2009.
Assessment Report adopted by Council on September 18, 2009 and submitted to the City of Palm Beach Gardens on September 28, 2009.
Palm Beach Gardens rendered the Development of Regional Impact Development Order on April 9, 2010.
Council comments were sent to the Florida Department of Community Affairs on May 21, 2010.

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 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.
Assessment Report adopted by Council on September 21, 2007 and submitted to St. Lucie County on October 10, 2007.

PROJECT NAME: **Southern Grove Substantial Deviation**

LOCATION: West of Interstate 95, north of the C-23 Canal and south of Tradition Parkway

JURISDICTION: City of Port St. Lucie

SIZE: 3,606 acres

USES: The project is currently approved for 7,388 residential units, 1,999,404 sq. ft. of industrial/warehouse, 2,073,238 sq. ft. of office, 2,164,611 sq. ft. of retail, 500 hotel rooms and ancillary uses, such as schools, recreation and open space and infrastructure.

The proposed modifications will increase the nonresidential land use as follows:

- 3,675,075 sq. ft. – Commercial Retail
- 2,430,728 sq. ft – Office
- 2,498,602 sq. ft. – Research & Development
- 4,583,338 sq. ft. – Industrial
- 791 hotel rooms
- 300 hospital beds

STATUS: Preapplication meeting held on March 24, 2009. Application for Development Approval Substantial Deviation was submitted on September 21, 2009 and found insufficient on October 20, 2009. Letter received on February 19, 2010 from the Applicant asking for a 90-day extension to reply to the sufficiency. The extension was extended until May 21, 2010. Submittal of the sufficiency response is pending.

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.



RECEIVED

MAY 24 2010

TREASURE COAST
REGIONAL PLANNING COUNCIL

May 21, 2010

Mr. Michael J. Busha
Executive Director
Treasure Coast Regional Planning Council
421 SW Camden Avenue
Stuart, Florida 34994

Dear Mr. Busha:

It's always a great feeling when you find one of your staff members doing a really outstanding job. But I think it's even better when someone else catching them in the act and you hear about it. In this spirit, I'm writing to you about Kim Delaney.

I've seen Kim in action a few times in recent months at programs having to do with restoring passenger service in the FEC corridor. She is a superstar . . . and you should be very proud to have her representing your organization.

Kim's knowledge, enthusiasm and her skill in front of a crowd make her a natural for a leadership role on this project. She also impresses me as having the stamina that's needed to see this through. Those of us who believe in rail transit know this change process isn't easy.

Also, I want you to know that we are supporters of the Amtrak/FEC project. It makes good sense to have passenger service in this corridor, as it did back in the late 1800's. In addition, we are grateful for the support we had with getting our SunRail project through the legislature. Now it's time to help our neighbors.

Sincerely,

Harold W. Barley
Executive Director

Policy must match energy goals

By LEW HAY

Last year, for the first time, China built more wind farms than the United States. The year before, China leapfrogged the West to become the world's largest manufacturer of solar panels. And the "nuclear renaissance"



Hay

we've been hearing so much about? It's happening. Elsewhere. More than 50 new nuclear plants are being built around the globe, compared with one here.

The United States hasn't lost the clean energy race, but we're falling further behind. The question is what we're going to do about it.

So far, the answer is not much. For all of the political rhetoric in support of clean and renewable energy, the fact remains that the United States has no price on greenhouse gas emissions, no national renewable energy standard, and no transmission superhighway to carry renewable energy to population centers.

We say we want clean energy, but let's not kid ourselves: The policies we have in place in the United States today are still incredibly pro-carbon. If nothing else, perhaps the gulf oil spill will remind us that fossil fuels can appear cheap but have high social costs that are seldom reflected in the price.

The simple fact is that clean and renewable energy do not compete on a level playing field with fossil fuels, and until we put a policy framework in place to enable them to do so, we will struggle to compete in energy industries that we invented, such as wind and nuclear power. Here's

The U.S. is lagging on clean energy.

what has to happen.

First, we need a price on carbon. Only with the proper economic signals in the marketplace can we build a world class clean energy industry in the United States. Right now, carbon is not priced, which makes fossil fuel generation look artificially cheap. With a gradually escalating price on carbon that reflects the full social costs of burning fossil fuels, low-emissions fuel sources can compete on fair terms with their high-carbon counterparts.

Second, we need a national Renewable Energy Standard. Even if Congress acts to put a price on carbon, it will be many years before the price rises to a level sufficient to enable clean energy to deploy on its own. An RES that requires power producers to get a certain percentage of their electricity from renewable sources is the necessary bridge from our high-carbon electricity system to the low-carbon future.

Third, we need a stronger federal role in ensuring that high-voltage transmission lines get built. We need legislation to give the federal government siting authority for electric transmission, just as it has for other critical national infrastructure such as railroads and natural gas pipelines. And the Federal Energy Regulatory Commission should use the authority it already has to ensure that the cost of building new transmission lines is shared broadly and fairly.

Sens. John Kerry, D-Mass., and Joe Lieberman, I-Conn., have put forward energy and climate legis-

lation that moves us in the right direction on all three of these issues. Clean energy companies are not asking for the kinds of subsidies that have been used in Europe and China to give their renewables industries a boost. We are asking that carbon carry a price equal to its cost to society, that we guarantee a market for renewables until that price phases in, and that we make transporting clean energy at least as high a national priority as moving natural gas.

At the state level, the sooner policymakers allow utilities to build more renewables, the faster we can continue the clean energy revolution our state so desperately needs to strengthen its economic and environmental security. Thirty states already have policies in place to encourage renewable energy. Florida is not one of them. We face the very real risk that the clean-energy economy we hope to build will find a home in California, Arizona, Texas or some other state.

Collectively, we need to decide what we want our energy future to look like. In its recent forecast for the U.S. energy sector, the Energy Information Administration predicted how the world will look 25 years from now if we keep our current energy policies in place: The amount of electricity generated by renewables will be stuck below 20 percent, and carbon dioxide emissions will rise by 9 percent.

In other words, we will have lost the clean energy race for good.

Lew Hay is chairman and CEO of NextEra Energy Inc., parent company of Florida Power & Light Co. and NextEra Energy Resources.