

COMMUNICATION PACKAGE

April 2008

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TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

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

Plan Amendments Received/Reviewed

Since the last regular Council meeting on March 21, 2008, Council has received 221 Future Land Use Map Amendments and 24 text amendments to review. Council also received Evaluation and Appraisal Report related amendments, which generally include revisions to all elements of the comprehensive plan, from the Town of Cloud Lake and City of Greenacres. The amendments are from five 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
Belle Glade	08-1ER	March 21, 2008	In Compliance
Palm Beach Gardens	07-CIE1	March 27, 2008	In Compliance
St. Lucie County	08R1	March 28, 2008	In Compliance
Vero Beach	08-1ER	April 1, 2008	In Compliance
Martin County	08-D1	April 3, 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
Cloud Lake	08-1ER	April 4, 2008
Palm Springs	08-1	May 2, 2008

<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			
Port St. Lucie	07D-1	09/10/07	10/10/07	10/19/07	11/09/07			
Palm Springs	08-1	11/19/07	12/21/07	12/14/07	01/18/08	02/28/08	03/14/08	05/02/08
Cloud Lake	08-1ER	11/20/07	12/21/07	12/14/07	01/18/08	03/18/08	03/25/08	04/07/08
Manalapan	08-1ER	12/06/07	01/06/08	01/18/08	02/05/08			
Port St. Lucie	08-1	12/06/07	01/08/08	01/18/08	02/08/08			
Royal Palm Beach	08-1	12/10/07	01/12/08	01/18/08	02/11/08			
Jupiter	08-1ER	01/14/08	02/16/08	03/21/08	03/17/08			
Loxahatchee Groves	08-1	02/10/08	03/02/08	03/21/08	04/01/08			
Jupiter Inlet Colony	08-1ER	02/13/08	03/19/08	03/21/08				
Fort Pierce	08-1	03/07/08	04/10/08	04/18/08				
Indian River Shores	08-PEFE1	03/10/08	04/11/08	04/18/08				
Greenacres	08-1ER	03/26/08	04/30/08	04/18/08				

TREASURE COAST REGIONAL PLANNING COUNCIL

DEVELOPMENT OF REGIONAL IMPACT

STATUS REPORT

April 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.

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.

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.

Upcoming Meetings

April 18 9:30 am	Treasure Coast Regional Planning Council Board	Wolf High-Technology Center IRCC Chastain Campus Stuart
April 23 11:00 am	Treasure Coast Regional Planning Council Energy Committee	Treasure Coast Regional Planning Council Offices East Ocean Boulevard Stuart
May 1 10:00 am	District 10 Local Emergency Planning Committee	Wolf High-Technology Center IRCC Chastain Campus Stuart
May 5 9:00 a.m.	Martin Metropolitan Planning Organization Board	Martin County Commission Chambers Monterey Road Stuart
May 7 2:00 pm	St. Lucie Transportation Planning Organization Board	Fort Pierce Commission Chambers 100 North U.S.1 Fort Pierce
May 9 9:30 – 4:00	Palm Beach County Intracoastal Waterway Charrette – Opening Presentation	Palm Beach Atlantic University Weyenberg Center Olive Avenue West Palm Beach
May 13 1:00 p.m.	St. John’s River Water Management District – Governing Board	Headquarters Reid Street Palatka
May 14 10:00 a.m.	Indian River County Metropolitan Planning Organization Board	Indian River County Administration Bldg Conference Room B1-501 Vero Beach
May 14 - 1:00 pm May 15 – 9:00 am	South Florida Water Management District – Governing Board	SFWMD Headquarters Building B-1 West Palm Beach
May 15 9:00 a.m.	Palm Beach Metropolitan Planning Organization Board	County Governmental Center Twelfth Floor Conference Room West Palm Beach
May 16 9:30 am	Treasure Coast Regional Planning Council Board	Wolf High-Technology Center IRCC Chastain Campus Stuart

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