COMMUNICATION PACKAGE
December 2008
Contents

Plan Amendment Status Report .................................................. 1

DRI Status Report – December 2008
- Briger/Scripps Florida Phase II .............................................. 5
- Capron Lakes (formerly known as Indrio) ......................... 6
- Cloud Grove ........................................................................ 7
- Indian Trails Grove ............................................................. 8
- Indiantown ......................................................................... 9
- Provences ........................................................................ 10
- Quillen .............................................................................. 11
- Stewart Mining Industries ................................................... 12
- Verde ................................................................................ 13
- Visions at Indrio ................................................................. 14

Letter dated October 6, 2008 from Scott Manis, St. Mary’s Medical Center – Transit Passenger Railroad Plan for Southeast Florida ........................................................... 15

Article: Oakland Park Almost Done with Park Named for Late Jazz Great – South Florida Sun-Sentinel, October 12, 2008 ................................................................. 17

Article: Start Planning Now for Transit-Based Town Centers – MinnPost, October 13, 2008 ................................................................. 19

Email dated October 16, 2008 from Roxanne Smith Parks, West Central Texas Council of Governments – Brownfield Assessment Programming .................................................. 20

Letter dated October 27, 2008 addressed to Nancy Gribble – Treasure Coast Regional Planning Council Staff Report on Palm Beach County Comprehensive Plan Amendments .................................................. 21

Letter dated November 3, 2008 from Robert Weisman, Palm Beach County – EPA – Brownfield Coalition Assessment Grant 2009 Application .................................................. 23


Memorandum dated November 18, 2008 from Senate President Jeff Atwater and House Speaker Ray Sansom – Community Budget Issue Request System .................................................. 25

Article: The Implementation of House Bill 697 – Florida Department of Community Affairs, November 21, 2008 ................................................................. 26
To: Council Members

From: Staff

Date: December 12, 2008 Council Meeting

Subject: Plan Amendment Status Report

Plan Amendments Received/Reviewed

Since the last regular Treasure Coast Regional Planning Council (TCRPC) meeting on October 17, 2008, Council has reviewed the following amendments to local government comprehensive plans:

- 13 Future Land Use Map amendments.
- 158 text amendments.
- Evaluation and Appraisal Report (EAR) amendments from Greenacres, Royal Palm Beach, West Palm Beach, Jupiter Inlet Colony, Tequesta, and Lake Worth. These EAR amendments generally include revisions to all elements of the local government’s comprehensive plan.
- Water Supply Facility amendments to the Wellington, Manalapan, and Golf Comprehensive Plans.

In addition, Council reviewed the initial comprehensive plan for the new Town of Loxahatchee Groves. The amendments are from 13 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.

<table>
<thead>
<tr>
<th>Local Government</th>
<th>DCA Reference No.</th>
<th>Notice Date</th>
<th>Finding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boynton Beach</td>
<td>08-1ER</td>
<td>October 9, 2008</td>
<td>In Compliance</td>
</tr>
<tr>
<td>Palm Beach County</td>
<td>08-1</td>
<td>October 16, 2008</td>
<td>In Compliance</td>
</tr>
<tr>
<td>Port St. Lucie</td>
<td>08-D1</td>
<td>October 17, 2008</td>
<td>In Compliance</td>
</tr>
<tr>
<td>Stuart</td>
<td>08-PEFE1</td>
<td>October 17, 2008</td>
<td>In Compliance</td>
</tr>
<tr>
<td>Ocean Breeze Park</td>
<td>08-1</td>
<td>October 27, 2008</td>
<td>In Compliance</td>
</tr>
<tr>
<td>St. Lucie County</td>
<td>07-2</td>
<td>October 29, 2008</td>
<td>In Compliance</td>
</tr>
<tr>
<td>North Palm Beach</td>
<td>08-1</td>
<td>November 3, 2008</td>
<td>In Compliance</td>
</tr>
<tr>
<td>Jupiter</td>
<td>08-CIE1</td>
<td>November 7, 2008</td>
<td>In Compliance</td>
</tr>
<tr>
<td>Wellington</td>
<td>08-1</td>
<td>November 7, 2008</td>
<td>In Compliance</td>
</tr>
<tr>
<td>Indian River County</td>
<td>08-1</td>
<td>November 7, 2008</td>
<td>In Compliance</td>
</tr>
<tr>
<td>Greenacres</td>
<td>08-1ER</td>
<td>November 10, 2008</td>
<td>In Compliance</td>
</tr>
<tr>
<td>West Palm Beach</td>
<td>08-1</td>
<td>November 25, 2008</td>
<td>In Compliance</td>
</tr>
</tbody>
</table>
**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:

<table>
<thead>
<tr>
<th>Local Government</th>
<th>DCA Reference No.</th>
<th>Notice of Intent Scheduled/Issued</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jupiter</td>
<td>08CIE-1</td>
<td>November 10, 2008</td>
</tr>
<tr>
<td>Indian River County</td>
<td>08-1</td>
<td>November 11, 2008</td>
</tr>
<tr>
<td>Greenacres</td>
<td>08-1ER</td>
<td>November 11, 2008</td>
</tr>
<tr>
<td>Wellington</td>
<td>08-1</td>
<td>November 11, 2008</td>
</tr>
<tr>
<td>West Palm Beach</td>
<td>08-1</td>
<td>November 26, 2008</td>
</tr>
<tr>
<td>Jupiter Inlet Colony</td>
<td>08-1ER</td>
<td>December 8, 2008</td>
</tr>
<tr>
<td>Boynton Beach</td>
<td>08-RWSP1</td>
<td>December 11, 2008</td>
</tr>
<tr>
<td>Local Government</td>
<td>DCA No.</td>
<td>Receipt</td>
</tr>
<tr>
<td>-------------------------</td>
<td>---------</td>
<td>---------</td>
</tr>
<tr>
<td>Jupiter</td>
<td>04-D1</td>
<td>10/17/03</td>
</tr>
<tr>
<td>West Palm Beach</td>
<td>04-2</td>
<td>09/17/04</td>
</tr>
<tr>
<td>Lake Worth</td>
<td>05-1</td>
<td>11/19/04</td>
</tr>
<tr>
<td>South Bay</td>
<td>05-1</td>
<td>04/13/05</td>
</tr>
<tr>
<td>Lake Worth</td>
<td>06-1</td>
<td>11/14/05</td>
</tr>
<tr>
<td>Lake Worth</td>
<td>06-2</td>
<td>02/23/06</td>
</tr>
<tr>
<td>Palm Beach County</td>
<td>06D-1</td>
<td>06/05/06</td>
</tr>
<tr>
<td>Fort Pierce</td>
<td>06PTF1</td>
<td>06/21/06</td>
</tr>
<tr>
<td>Boca Raton</td>
<td>06-2</td>
<td>09/05/06</td>
</tr>
<tr>
<td>Martin County</td>
<td>07D2</td>
<td>03/30/07</td>
</tr>
<tr>
<td>Briny Breezes</td>
<td>07-1</td>
<td>04/30/07</td>
</tr>
<tr>
<td>Martin County</td>
<td>07E2</td>
<td>05/25/07</td>
</tr>
<tr>
<td>Jupiter Inlet Colony</td>
<td>08-1ER</td>
<td>02/13/08</td>
</tr>
<tr>
<td>Fort Pierce</td>
<td>08-1</td>
<td>03/07/08</td>
</tr>
<tr>
<td>Martin County</td>
<td>08-D2</td>
<td>04/15/08</td>
</tr>
<tr>
<td>Jupiter</td>
<td>08RWS-1</td>
<td>05/12/08</td>
</tr>
<tr>
<td>Port St. Lucie</td>
<td>08-PEFE1</td>
<td>05/13/08</td>
</tr>
<tr>
<td>Lake Park</td>
<td>08-1ER</td>
<td>05/08/08</td>
</tr>
<tr>
<td>Boynton Beach</td>
<td>08RWS-1</td>
<td>06/30/08</td>
</tr>
<tr>
<td>St. Lucie County</td>
<td>08RWS-1</td>
<td>07/11/08</td>
</tr>
<tr>
<td>Atlantis</td>
<td>08RWS-1</td>
<td>07/22/08</td>
</tr>
<tr>
<td>Delray Beach</td>
<td>08-1ER</td>
<td>07/25/08</td>
</tr>
<tr>
<td>Boynton Beach</td>
<td>08-2</td>
<td>07/23/08</td>
</tr>
<tr>
<td>South Palm Beach</td>
<td>08-1ER</td>
<td>08/01/08</td>
</tr>
<tr>
<td>Palm Springs</td>
<td>08RWS-1</td>
<td>08/04/08</td>
</tr>
<tr>
<td>Palm Beach County</td>
<td>08-2</td>
<td>08/07/08</td>
</tr>
<tr>
<td>Stuart</td>
<td>08-1</td>
<td>08/07/08</td>
</tr>
<tr>
<td>Highland Beach</td>
<td>08RWS-1</td>
<td>08/15/08</td>
</tr>
<tr>
<td>St. Lucie County</td>
<td>08PEFE1</td>
<td>08/22/08</td>
</tr>
<tr>
<td>Lantana</td>
<td>08RWS-1</td>
<td>08/25/08</td>
</tr>
<tr>
<td>Greenacres</td>
<td>08-2</td>
<td>08/27/08</td>
</tr>
<tr>
<td>Fellsmere</td>
<td>08-2</td>
<td>08/27/08</td>
</tr>
<tr>
<td>Palm Beach Gardens</td>
<td>08-2</td>
<td>08/29/08</td>
</tr>
<tr>
<td>Palm Beach Gardens</td>
<td>08-1ER</td>
<td>09/02/08</td>
</tr>
<tr>
<td>Stuart</td>
<td>08RWS-1</td>
<td>09/04/08</td>
</tr>
<tr>
<td>Hypoluxo</td>
<td>08-1ER</td>
<td>09/02/08</td>
</tr>
<tr>
<td>Glen Ridge</td>
<td>08-1ER</td>
<td>09/09/08</td>
</tr>
<tr>
<td>Stuart</td>
<td>08-2</td>
<td>09/12/08</td>
</tr>
<tr>
<td>Martin County</td>
<td>08-2</td>
<td>09/15/08</td>
</tr>
<tr>
<td>Local Government</td>
<td>DCA No.</td>
<td>Receipt</td>
</tr>
<tr>
<td>------------------------</td>
<td>-----------</td>
<td>---------</td>
</tr>
<tr>
<td>Delray Beach</td>
<td>08RWSP-1</td>
<td>09/12/08</td>
</tr>
<tr>
<td>Palm Beach</td>
<td>08-1ER</td>
<td>09/18/08</td>
</tr>
<tr>
<td>Loxahatchee Groves</td>
<td>Comp Plan</td>
<td>09/24/08</td>
</tr>
<tr>
<td>Wellington</td>
<td>08-RWSP1</td>
<td>10/01/08</td>
</tr>
<tr>
<td>Manalapan</td>
<td>08RWSP1</td>
<td>10/01/08</td>
</tr>
<tr>
<td>Golf</td>
<td>08RWSP1</td>
<td>10/06/08</td>
</tr>
<tr>
<td>Royal Palm Beach</td>
<td>08-2ER</td>
<td>10/06/08</td>
</tr>
<tr>
<td>West Palm Beach</td>
<td>08-2ER</td>
<td>10/09/08</td>
</tr>
<tr>
<td>Palm Springs</td>
<td>09-1</td>
<td>10/24/08</td>
</tr>
<tr>
<td>St. Lucie County</td>
<td>09-1</td>
<td>10/31/08</td>
</tr>
<tr>
<td>Tequesta</td>
<td>09-1ER</td>
<td>10/30/08</td>
</tr>
<tr>
<td>Lake Worth</td>
<td>09-1ER</td>
<td>11/12/08</td>
</tr>
</tbody>
</table>
**TREASURE COAST REGIONAL PLANNING COUNCIL**

**DEVELOPMENT OF REGIONAL IMPACT**

**STATUS REPORT**

December 2008

**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:** 683 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
- Retail Space 500,000 sq. ft.

**STATUS:** Preapplication meeting held on June 24, 2008. Expedited Permitting meeting held on October 29, 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.
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.
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: Provences

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.
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.

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

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. Letter received on July 8, 2008 asking for an extension to submit the Application for Development Approval. The extension was extended until January 30, 2009.
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

         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.
October 6, 2008

Ms. Kim DeLaney Ph.D.
Treasure Coast Regional Planning Council
301 East Ocean Blvd. Suite 300
Stuart, FL 34994

Dear Ms. Delaney,

It was a pleasure to meet with you, City of West Palm Beach officials, a representative of the Florida Department of Transportation and the consultants responsible for developing recommendations for the new mass transit passenger railroad plan for Southeast Florida. As we have mentioned in previous meetings, St. Mary's Medical Center is a supporter of mass transit as an option for employees to have a cost-effective and convenient method to commute to and from work. St. Mary's location on 45th Street, along with the significant number of proximate health-care and consumer businesses, make this area a good location for a train station.

I understand, from the explanation at the meeting on September 16th, that connecting the CSX tracks to the FEC tracks is challenging. At the meeting you explained that there was a need to have 3 interconnecting points (Miami-Dade, Broward, and Palm Beach) between the existing CSX and FEC lines. Within Palm Beach, you identified 7 potential locations for the proposed interconnections with one of those being either through or adjacent to the St. Mary's campus. We have reviewed the three proposed routes, which I referred to as East, Central and West, through St. Mary's property with members of our staff. Our conclusion is that St. Mary's would be significantly negatively impacted by all of the proposals for the following reasons:

- St. Mary's Medical Center and the Children's Hospital at St. Mary's is the largest and one of the busiest medical complexes in Palm Beach County. Our Trauma Center is the fifth busiest in Florida, the Neonatal Intensive Care Unit and Children's Hospital is the largest between Fort Lauderdale and Orlando, we deliver more babies (over 4,000) than any other hospital in Palm Beach County and provide additional services that are both local and regional in scope. Constant delays by ambulances and private automobiles to reach these vital services is unacceptable as is the limitations placed on future campus development and the general noise that is not conducive to the atmosphere of sick and injured patients.

- The East route would block the main entrances to the Medical Center and the Children's Hospital. It would also take land from the campus that could have an impact on future development.
The Central route would bisect the campus blocking access to our inpatient Institute for Mental Health and Quantum House which is a “home away from home” for families whose children are hospitalized at St. Mary’s. The route would also impact the Hanley Center (chemical dependency treatment) which has an easement, for access to their new main entrance, essentially in the same location as the Central proposal. This route would also have a serious negative impact on our ability to develop land on the west side of our campus.

The West route goes through the middle of Hanley Center property and is too close to our Institute for Mental Health and Quantum House. We also believe it would have a negative impact on Hospice of Palm Beach County, the Comprehensive Alcohol Rehabilitation Program facility, the building owned by the Catholic Diocese of Palm Beach County and the former nursing home located between St. Mary's and the cemetery.

Again, I wish to reiterate that St. Mary's is a supporter of improving public mass transit. We continue to be interested in further discussions regarding a train station at the Greenwood Avenue/45th Street location.

We strongly oppose a connection point for the two rail lines at or near the St. Mary’s campus. We believe this would be a potential public health concern and not in the best interest of our patients or other local health care provider organizations. The crossover at one of the other six locations would be much preferred and would still benefit businesses along the 45th Street corridor. It is hoped that one of the other six options being evaluated will be found more appropriate.

Please keep in contact with us as you consider other options.

Sincerely,

[Signature]

Scott Manis
Chief Operating Officer

Cc: Davide Carbone, CEO
    Don Chester, Assistant Administrator
Oakland Park almost done with park named for late jazz great

By Jonathan Del Marcus | South Florida Sun-Sentinel

October 12, 2008

A new city park in Oakland Park intended to serve as a cultural hub is nearing its planned official opening Dec. 1.

Named after the late influential jazz musician with strong ties to the city, Jaco Pastorius Park near the northeast corner of Dixie Highway and Northeast 38th Street will feature a Central Park-type appearance and a musical theme specifically chosen in his memory, said Ray Lubomski, an assistant to the city manager.

"He pretty much grew up most of his life here in Oakland Park — played in the local bands until he became pretty famous as a bass guitarist, traveled with Weather Report and a couple of other bands and went on the international circuit," Lubomski said. "He had, and I think still does, a tremendous international following."

The project is being planned in two phases. The first includes an entryway sign, sidewalks, a walking trail, native landscaping and plantings, irrigation, electrical fixtures, lighting and a sculpture art feature that can be seen throughout the park, said Jenna LaFleur, director of the city’s Parks and Leisure Services Department. These features are expected to cost about $1.1 million and be completed by the end of November.

Although the city’s Oktoberfest celebration was recently held at the park, landscaping and key structural features have yet to be installed. City officials are planning the ribbon-cutting ceremony to coincide with the completion of the first phase and what would have been Pastorius’ 57th birthday.

The signature art feature will be an innovative piece created from pipes designed by the Fort Lauderdale office of EDSA, a firm that designs landscape architecture throughout the world. When trains along Dixie Highway pass, the pipes will vibrate in musical tones, Lubomski said.

"The train he used to hear at night rolls by the park," said Oakland Park resident Robert Rutherford, who noted Pastorius' fascination with the trains that pass through the city along Dixie Highway. "It's perfect."

In addition, Oakland Park Main Street will pay an artist to create a mural for the park with a musical theme honoring Pastorius, said Siegi Constantine, executive director of the organization that works with city officials and the business community to enhance the city's quality of life.

Pastorius, who died in 1987, "holds a unique place in the music world. His contribution has really changed jazz, and it is important to recognize someone who has been a part of the fabric of the city to have a place of honor," Constantine said.

Although plans for the second phase haven’t been finalized, ideas include a parking area, a courtyard with brick pavers and shaded space for board games, exercise classes and public readings, LaFleur said.

The second phase is projected to cost the city about $1 million, Lubomski said.

The city has successfully navigated a number of challenges to make the project the focal point of the northern area of its redevelopment of Northeast 12th Avenue and surrounding areas, said Pat Himelberger, an assistant to the city manager.

The genesis for the park began when the Treasure Coast Regional Planning Council had a design-planning workshop in 1999. The public meeting solicited community input, and the idea was brought up to purchase land to designate as a park, Himelberger said.
In three separate transactions that cost about $6 million, the city purchased 7 acres of contiguous land with funds from the Broward County Safe Parks and Land Preservation Bond Program, Himelberger said.

Last year, the City Commission, after much urging from the community, decided to name the park after Pastorius. Community members, including Rutherford and Anne Sallee, helped persuade the city and Pastorius' family to agree to name the park after the jazz legend. These efforts included petition drives and writing a proposal.

According to the guidelines of the county's bond program, the city is required to maintain 70 percent of the park for open green space and passive recreation, LaFleur said. Because of this restriction, it will add recreational and cultural possibilities not currently available in the city's parks.

"We have a great athletic complex. We have a nature preserve. I think one thing we are missing is a passive place in the center of town, in the downtown area, that people can come to at their leisure and do whatever they want to do — read a book, fly a kite," she said.

City officials and community leaders are hoping the park becomes a cultural arts magnet that hosts a variety of events.

"I'd love to do some sort of concert in the park ... or movies in the park. I think that is a perfect venue for those types of events. And maybe an arts and crafts festival," LaFleur said.
Smart Growth News

National

Start Planning Now for Transit-Based Town Centers, Says Brookings Scholar

Although the current "economic meltdown is generally blamed on lax regulation of the financial sector's real-estate dealings," reports MinnPost.com Citiscape column writer Steve Berg, University of Michigan and Brookings scholar Christopher Leinberger, a developer himself, also blames the whole real-estate industry, especially his fellow developers, for ignoring an increasingly evident residential-market shift throughout the 1990s, from single-family homes on the suburban fringe toward smaller and denser units near metropolitan cores.

"We built too much of the wrong product in the wrong place," he told the writer before addressing an overflow crowd of developers and local officials at an Urban Land Institute (ULI) Minnesota Chapter forum in Minneapolis, describing the market's structural change as "sprawl's last gasp."

To position themselves for long-term success when the economy finally recovers, Christopher Leinberger said metro regions and local communities should build rail and other transit systems, change zoning to benefit from compact, walkable, mixed-use development, and reinvigorate downtowns and town centers by creating business improvement districts (BIDs).

All this will greatly depend on the new federal transportation bill, which must be "mode neutral" and ensure equal funds for transit and other alternatives to driving, he observed, glad that the bill's primary author will be Minnesota Democratic Representative James Oberstar, chairman of the House transportation committee.

During his presentation at the ULI forum, the writer reports, Christopher Leinberger advised Minneapolis and St. Paul to follow Denver, Colorado.

Along with construction of its extensive light-rail system, he noted, Denver rezoned transit corridors and promoted 53 stations for town-center development, especially favored by young knowledge workers -- a generation choosing urban lifestyles over suburban auto-dependency.

Calling the abrupt 1950s-era American departure from civilizations' practices of building cities on a walkable scale, and the simultaneous national subsidies for wasteful, inefficient and socially unfair sprawl, "the biggest social engineering project in history," he predicted that now town centers built around rail stations will increasingly become the best real-estate investments.

"There are two kinds of metro areas," he said, "those that offer walkable alternatives and those that don't -- and those that don't will be left behind." -- MinnPost.com 10/13/2008
Dear Mr. Vaday,

The West Central Council of Governments is interested in submitting a grant application for a Brownsfield site assessment. We have been collecting the necessary information for quite some time. Our COG covers 19 counties in West Texas, some that are very rural in nature.

I had reviewed the EPA Assessment recipients from former years and noted that you have successfully procured EPA funding at least twice. Congratulations! I reviewed your website and realized that your organization is very concise and clear regarding your EPA work. It's one of the best sites I have seen.

In Texas, to date, the only successful applicants are our cities. Since, like you, we are regional, I was wondering if you might have any helpful tips for our application. We are just beginning and have no current EPA funding. Any information is appreciated.

I hope I haven't bothered you in my request. We simply hope that we can procure some funding to address some significant concerns for our region.

Thanks for your consideration,
Roxanne Smith Parks
West Central Texas Council of Governments
October 27, 2008

Nancy Gribble
1525 Gallop Drive
Loxahatchee, FL 33470

Subject: Treasure Coast Regional Planning Council Staff Report on Palm Beach County Comprehensive Plan Amendment

Dear Ms. Gribble:

In response to your letter of October 16, 2008, you are correct that page 5 of the narrative section of the staff report (Agenda Item 8A) relative to the Seminole/Southern Commercial (LGA 2008-023) Future Land Use Map (FLUM) Amendment contained errors. Relative to the location of the subject property, I believe some narrative was omitted from the final version of the report, because staff would not have concluded that the property was in the west central portion of the Urban-Suburban Tier. More accurately, it should have indicated that the property was in the west central portion of the County, outside the Urban-Suburban Tier. Relative to the surrounding designations, the report should have indicated that the FLUM designation was RR-5 to the east and west, rather than RR-2.5. We took the Residential B designation for lands lying to the south directly from the table that appeared on page 1 of the County staff report. We now understand that the Village of Wellington has not yet assigned a Village FLUM designation and the property retains the County designation of Conservation.

We share your disappointment with the appearance of these errors/omissions and regret that they occurred. We strive to provide the Treasure Coast Regional Planning Council with accurate information in our staff reports. Unfortunately, errors/omissions do occur, especially when we must review hundreds of amendments (and thousands of pages of amendment support material) in a very short period of time. Nonetheless, we will strive to do better. In retrospect, I do not believe that these errors/omissions had any impact on the action taken by Council at the September 19, 2008 meeting.

I will include your letter and my response in the correspondence package for the next Council meeting. Again, we will do our best to provide the Council and members of the public with accurate and error-free staff reports.

Sincerely,

Terry L Hess, AICP
Deputy Director

TLH:sh

cc: Michael Busha, Executive Director, TCRPC
October 16, 2008

VIA FACSIMILE (772) 221-4087

Mr. Michael J. Busha, Executive Director
Mr. Terry L. Hess, Deputy Director
Treasure Coast Regional Planning Council
421 S.W. Camden Avenue
Stuart, Florida 34994

Re: September 19, 2008 Council Meeting
   Agenda Item S.A. – Palm Beach County DCA Ref#08-2
   Staff Report Item A.3. –Seminole/Southern Commercial (LGA 2008-023)

Mr. Busha,

At the September 19, 2008 meeting TCRPC members unanimously approved the staff recommendation for the proposed amendments re Palm Beach County DCA Ref # 08-2. that consisted of eight Future Land Use Amendments and five Text Amendments.

I would like to bring to your attention Staff Report Item A.3-Seminole/Southern Commercial (LGA 2008-023). The Staff Report states the following, "This 64.5 acre parcel is located in the west central portion of the Urban/Suburban Tier." and "The FLUM designations on surrounding lands are RR 2.5 to the north, east and west and Residential B Village of Wellington to the south, across Southern Boulevard."

I have enclosed two maps that negate the above referenced statements. This parcel resides in the RURAL TIER of Palm Beach County. The FLUM designations on surrounding lands are as follows: to the north-RR-2.5; to the east-RR-5; to the west-RR-5 and to the south is the STA-1E, which encompasses some 6,000 acres. The Village of Wellington residential boundaries do not begin for approximately one mile east of this parcel.

It is unacceptable that the Treasure Coast Regional Planning Council puts forth inaccurate data and information to council members and the public. It is the utmost responsibility of the Treasure Coast Regional Planning Council to provide accurate Staff Reports to Council Members to consider in their decision-making process.

Palm Beach County is at a crossroads. Urban development efforts continue to push westward. Residents of the Rural Tier of Palm Beach County continue to be ignored in their efforts to maintain their quality of life. The Treasure Coast Regional Planning Council would be wise to recognize and respect the Rural Tier and its residents in any future discussions.

I look forward to your reply.

Regards,

[Signature]
Nancy Gribble
November 3, 2008

Mr. Gregory Vaday, AICP
Economic Development Coordinator
Treasure Coast Regional Planning Council
421 SW Camden Avenue
Stuart, FL 34994

Re: EPA - Brownfield Coalition Assessment Grant 2009 Application

Dear Mr. Vaday:

Palm Beach County understands the Treasure Coast Regional Planning Council intends to submit a grant application under the U.S. Environmental Protection Agency’s Brownfield Program during the 2009 application cycle.

Palm Beach County is pleased to participate in the regional coalition, in support of this application for up to $1 million in brownfield assessment funds. The Regional Planning Council’s coordination of this funding opportunity on behalf of the Treasure Coast area is appreciated.

Sincerely,

Robert Weisman
County Administrator

CC: Shannon LaRocque Baas, Assistant County Administrator
    Kevin Johns AICP, Director Economic Development
    Maggie Smith, EDO Senior Planner
November 18, 2008

Mr. Michael Busha
Executive Director
Treasure Coast Regional Planning Council
301 Ocean Boulevard, Suite 300
Stuart, Florida 34994

Dear Mr. Busha:

The purpose of this letter is to advise you of our findings following review of your Comprehensive Economic Development Strategy (CEDS) Performance Report for the period ending September 30, 2008. The Economic Development Administration's (EDA) Atlanta Region accepts the CEDS Performance Report as submitted.

The work of the Treasure Coast Regional Planning Council and CEDS Committee in this important planning process is appreciated. We wish you success with CEDS implementation activities and look forward to receiving measurable results to demonstrate the effective and efficient use of taxpayer dollars to create jobs and bring private sector investment to the region.

Sincerely,

[Signature]
Lola B. Smith
Area Director

cc: Philip Trader, EDA
    Greg Vaday, Treasure Coast RPC
TO: All Legislators

FROM: Senate President Jeff Atwater and House Speaker Ray Sansom

SUBJECT: Community Budget Issue Request System (CBIRS)

DATE: November 18, 2008

In light of the fiscal challenges our state is facing and our need to focus efforts on solutions to balance the state’s budget, we will not be opening the Community Budget Issue Request System (CBIRS) this year. We also hope to avoid creating unrealistic funding expectations in our communities given the further declining state revenues.

We look forward to working together with you during this biennium in seizing the opportunities and tackling the great challenges that lie ahead.

JA/RS/Ksm
Office of the Secretary

The Implementation of House Bill 697

Printable version (pdf)

The Florida Legislature enacted HB 697 in the 2008 session. HB 697 establishes new local planning requirements relating to energy efficient land use patterns, transportation strategies to address greenhouse gas reductions, energy conservation, and energy efficient housing. These new requirements became effective on July 1, 2008. Implementation of these requirements presents the Department and local governments with new challenges and opportunities.

In the next couple of weeks, the Department will publish a Notice of Rule Development to amend Chapter 9J-5 to address the new requirements in HB 697. The Notice will announce the date of an initial rule development workshop to be held in Tallahassee.

In the meantime, local governments should be aware that there is already a substantial body of literature addressing the connection among land use, transportation, energy, and the reduction of greenhouse gas emissions. Some examples include the following:

- Growing Cooler: The Evidence on Urban Development and Climate Change, Reid Ewing, Keith Bartholomew, Steve Winkelman, Jerry Walters, and Don Chen. (Urban Lard Institute)

- The Broader Connection Between Public Transportation, Energy Conservation and Greenhouse Gas Reduction, American Public Transportation Association

- Public Transportation’s Contribution to Greenhouse Gas Reduction, American Public Transportation Association

- Policy Guide on Planning and Climate Change, American Planning Association

- Shrinking the Carbon Footprint of Metropolitan America, Metropolitan Policy Program, Brookings

- The Role of Land Use in Meeting California’s Energy and Climate Change Goals, Draft Staff Paper, California Energy Commission


- The Sustainable Future, On Common Ground, Summer 2008 Issue

- The Governor's Action Team on Energy and Climate Change Final Report

In addition, there are several "Smart Growth" related websites, which may offer additional guidance, including:

- Smart Growth America

- Smart Growth Online

- Smart Growth/U.S. Environmental Protection Agency

As discussed in this literature, transportation is a major source of greenhouse gas emissions. In Florida, over 40% of greenhouse gas emissions are produced by the transportation sector. Of these emissions, over 80%
come from vehicular travel. Therefore, in order to reduce greenhouse emissions from the transportation sector, we must reduce vehicle miles traveled.

The above-referenced sources suggest that reduction of vehicle miles traveled will require new or enhanced transportation and land use planning strategies, including planning for alternative modes of travel, more compact mixed-use development, greater jobs-housing balance, and higher densities in appropriate places. The Department recommends that local governments consult these and other related sources in developing appropriate planning strategies for their comprehensive plans.

In the near future, the Department will be posting on its website additional documents with guidance on the implementation of HB 697. We also welcome your comments, suggestions, and recommendations.

If you have any questions, please contact Charlie Gauthier at charles.gauthier@dca.state.fl.us or Sheri Coven at sheri.coven@dca.state.fl.us.

Tom Pelham, AICP
Secretary

Customer Service Survey

Florida Department of Community Affairs
2555 Shumard Oak Boulevard, Tallahassee, FL 32399-2100 (Map)
(850) 488-8466 | Toll-Free 1-877-352-3222 | TDD 1-800-226-4329