

# COMMUNICATION PACKAGE

## May 2008

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TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members  
From: Staff  
Date: May 16, 2008 Council Meeting  
Subject: Plan Amendment Status Report

Plan Amendments Received/Reviewed

Since the last regular Council meeting on April 18, 2008, Council has received two Future Land Use Map Amendments and 138 text amendments to review, as well as three new Public School Facility Elements and Evaluation and Appraisal Report related amendments from the Town of Manalapan. These latter amendments include revisions to all elements of the comprehensive plan. The amendments are from four different local government.

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.

<b>Local Government</b>	<b>DCA Reference No.</b>	<b>Notice Date</b>	<b>Finding</b>
Cloud Lake	08-1ER	April 22, 2008	In Compliance
Jupiter	07-CIE1	April 15, 2008	In Compliance
Palm Springs	08-1	May 1, 2008	In Compliance
Palm Beach County	07-R6	May 2, 2008	In Compliance

Adopted Amendments

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

<b>Local Government</b>	<b>DCA Reference No.</b>	<b>Notice of Intent Scheduled/Issued</b>
Indian River County	07-PEFE1	May 19, 2008
Manalapan	08-1ER	

<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			
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	04/18/08			
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				
Fellsmere	08-PEFE1	04/03/08	05/03/08	05/16/08				
Indian River County	07-PEFE1	N/A	N/A	N/A	N/A	10/23/07	04/07/08	05/19/08
Martin County	08-PEFE1	3/31/08	05/14/08	05/16/08				
Martin County	08-D2	04/15/08	05/16/08	05/16/08				
Fellsmere	08-1	04/18/08	05/17/08	05/16/08				
Boynton Beach	08-1ER	05/01/08	05/30/08	06/20/08				
North Palm Beach	08-1	05/01/08	06/04/08	06/20/08				

**TREASURE COAST REGIONAL PLANNING COUNCIL**

**DEVELOPMENT OF REGIONAL IMPACT  
STATUS REPORT  
May 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.

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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.

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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.

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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.

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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

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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.

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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.

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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.

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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.

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**UNITED STATES DEPARTMENT OF COMMERCE**  
**The Deputy Assistant Secretary for Economic Development**  
Washington, D.C. 20230

April 10, 2008

RECEIVED

APR 14 2008

TREASURE COAST  
REGIONAL PLANNING COUNCIL

Terry L. Hess  
Deputy Director  
Treasure Coast Regional Planning Council  
301 E. Ocean Blvd, Suite 300  
Stuart, FL 34994

Dear Terry:

It was a pleasure to visit with you during my recent visit to Florida. I appreciated the opportunity to discuss the current direction of the Economic Development Administration and to gain insight into the challenges facing Florida's Regional Planning Councils in today's dynamic economy.

I understand the critical importance of effective planning in order to advance economic development. Your work is important and Regional Planning Directors are part of the broader EDA family. I look forward to continuing our dialogue and keeping the lines of communication open.

Sincerely,

Benjamin Erulkar  
Deputy Assistant Secretary for  
Economic Development  
and Chief Operating Officer



**U.S. Small Business Administration**  
**South Florida District Office**  
100 South Biscayne Boulevard, 7<sup>th</sup> Floor  
Miami, Florida 33131-2011

305-536-5521 telephone  
305-536-5058 facsimile  
[www.sba.gov/fl/south](http://www.sba.gov/fl/south)

April 15, 2008

Mr. Greg Vaday  
Economic Development Coordinator  
Treasure Coast Regional Planning Council  
301 East Ocean Boulevard, Suite 300  
Stuart, Florida 34994

Dear Mr. Vaday:

Congratulations! It is with great pleasure I inform you of your selection as the winner of the U.S. Small Business Administration's South Florida District 2008 Financial Services Champion of the Year Award.

This award acknowledges your personal efforts and achievements in advocating for and advancing business ownership opportunities through financial services. Thank you for your support of small businesses in South Florida and for participating in our awards program.

The SBA's National Small Business Week Awards Celebration will be held April 21-25, 2008 in Washington, DC. Our office will celebrate your achievements at a breakfast ceremony on April 29<sup>th</sup> in Melbourne. The breakfast starts at 8 am at the Melbourne Beach Hilton located at 3003 North Highway A1A, Melbourne, Florida, 32903-2133. Please contact Sandy Pfrimmer at the Florida Small Business Development Center at Brevard Community College on 772-433-5570 for details.

Thank you in advance for all your efforts this year on behalf of South Florida's small business owners.

Sincerely,

Francisco "Pancho" A. Marrero  
District Director

cc: Kenneth Stephanz, FAU SBDC  
Tom Gallman, SBA Ft. Pierce



# Florida Department of Environmental Protection

Marjory Stoneman Douglas Building  
3900 Commonwealth Boulevard  
Tallahassee, Florida 32399-3000

Charlie Crist  
Governor

Jeff Kottkamp  
Lt. Governor

Michael W. Sole  
Secretary

April 23, 2008

RECEIVED

APR 30 2008

TREASURE COAST  
REGIONAL PLANNING COUNCIL

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

Dear Mr. Merritt:

I am pleased to provide this notice of your appointment to the Adaptation Technical Working Group charged with providing policy suggestions to the Governor's Action Team on Energy and Climate Change.

In Phase 2 of its charge, as laid out in the Governor's Executive Order 07-128, the Governor's Action Team will make policy recommendations that form the basis for a comprehensive Florida Energy and Climate Change Action Plan. That second and final report is due October 1, 2008, and builds on the first report issued by the Governor's Action Team on November 1, 2007. The Phase 1 report, the three Executive Orders and materials relating to Phase 1 of this process are available online and can be accessed at [www.dep.state.fl.us/climatechange](http://www.dep.state.fl.us/climatechange). Also at this web address is a free listserv that is available to subscribe to for DEP e-alerts when new items are posted to that DEP web site regarding this issue.

Your contribution to this Technical Working Group will be crucial to the larger, current effort to complete the framework and provide a greater level of detail to tailor Florida's plan accordingly. Thank you for your willingness to invest your time in improving Florida's future!

Sincerely,

Michael W. Sole  
Secretary

## Upcoming Meetings

May 23 9:00 a.m.	Martin Metropolitan Planning Organization Board	Martin County Commission Chambers Monterey Road Stuart
May 28 2:00 p.m.	Martin/St. Lucie Metropolitan/Transportation Planning Organization Joint Meeting	St. Lucie County Administration Building BOCC Chambers Fort Pierce
June 4 2:00 p.m.	St. Lucie Transportation Planning Organization Board	Port St. Lucie Council Chambers Port St. Lucie Blvd. Port St. Lucie
June 10 1:00 p.m.	St. John's River Water Management District – Governing Board	Headquarters Reid Street Palatka
June 11 -12	Florida Planning and Zoning Association Annual Conference	Casa Monica Hotel St. Augustine
June 11 2:00 p.m.	Regional Business Alliance	Sun Sentinel South Congress Avenue Delray Beach
June 11 10:00 a.m.	Indian River County Metropolitan Planning Organization Board	Indian River County Administration Bldg Conference Room B1-501 Vero Beach
June 11 – 1:00 pm June 12 – 9:00 am	South Florida Water Management District – Governing Board	Lee County
June 12 2:00 p.m.	Comprehensive Economic Development Strategy Committee	TBD
June 16 -17	DCA Growth Management Workshop	Rosen Plaza Hotel Orlando
June 19 9:00 a.m.	Palm Beach Metropolitan Planning Organization Board	County Governmental Center Twelfth Floor Conference Room West Palm Beach
June 20 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