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December 2010
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TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

From: Staff

Date: December 10, 2010 Council Meeting

Subject: Plan Amendment Status Report

Plan Amendments Received/Reviewed

Since the last regular Treasure Coast Regional Planning Council meeting held on October 15, 2010, Council has reviewed the following amendments to local government comprehensive plans:

- 18 Future Land Use Map amendments.
- 123 text amendments.
- EAR-Related amendments to the City of Stuart, City of South Bay, St. Lucie County and Indian River County Comprehensive Plans. EAR amendments are generally to all elements of the comprehensive plan.
- Water Supply Facility Work Plan amendments to the City of South Bay Comprehensive Plan.

The amendments are from 10 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>
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<tr>
<td>Martin County</td>
<td>10-1</td>
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<tr>
<td>Royal Palm Beach</td>
<td>10-1</td>
<td>November 18, 2010</td>
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<td>Port St. Lucie</td>
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<td>Riviera Beach</td>
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Adopted Amendments

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

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TREASURE COAST REGIONAL PLANNING COUNCIL

DEVELOPMENT OF REGIONAL IMPACT
STATUS REPORT
December 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.

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, 2,164,61 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 was received on July 7, 2010 and found insufficient on August 4, 2010.
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.
November 9, 2010

Michael Busha, Executive Director
Treasure Coast Regional Planning Council
421 Southwest Camden Avenue
Stuart, Florida 34994

Dear Mr. Busha:

Congratulations on your Sustainable Communities Regional Planning Grant award for the Southeast Florida Regional Partnership, received in conjunction with the South Florida Regional Planning Council. Hopefully, this will usher in a new era in regional planning which is needed in Florida. If the Department can be of any assistance in this exciting new venture, please let us know.

Sincerely yours,

Thomas G. Pelham
Secretary

TGP/sc
2010 Commissioner’s Agricultural-Environmental Leadership Award

The Florida Department of Agriculture and Consumer Services recently announced the winners of the Commissioner’s Agricultural-Environmental Leadership Award. For the past 17 years, nominees for the awards are submitted from different parts of Florida’s agricultural industry. Winners are selected by an independent committee made up of representatives from environmental groups, agricultural groups and government agencies.

This year Peter Spyke of Arapaho Citrus Management, Inc. was one of three recipients of this award. Mr. Spyke is a past member of the Treasure Coast Regional Planning Council (1993-1998), serving as Secretary/Treasurer in 1995; Vice Chairman in 1996; and Chairman in 1997.

Attached is a brief overview of Mr. Spyke’s achievements as presented in a recent publication from Commissioner Bronson’s office.
Involved in citrus production all his life, Pete Spyke started Arapaho Citrus Management, Inc., in 1986 specializing in grove management, tree planting and irrigation installation.

Florida's citrus industry continually faces serious challenges and Spyke has sought solutions on all fronts. After citrus greening was found, Spyke traveled to South Africa to see how producers were combating it and within six months he was using the same principles. He has long been on the cutting edge of developing methods to conserve resources and protect the environment while increasing fruit yield and quality. He was the first grower in Florida to use the open hydroponic system, which causes citrus trees to produce earlier and faster.

Spyke serves on numerous boards and committees where his talents as grower, scientist and land-use planner have offered a unique perspective. He chaired the committee that drafted the Indian River Citrus Best Management Practices manual to improve water quality in the Indian River Lagoon. While on the Treasure Coast Regional Planning Council, Spyke chaired the Strategic Policy Plan Development Committee that developed an internationally acclaimed plan for sustainable development policies. He helped develop St. Lucie County's Towns, Villages and Countryside Plan that integrates agricultural land use and new communities, providing a model for development in Florida.
With the Treasure Coast Regional Planning Council, Spyke worked diligently to balance urban growth and property owners' rights in developing the plan that enabled the restoration and renewal of the riverfront in Fort Pierce.

Meeting with other members of the Treasure Coast Regional Planning Council, Spyke discusses a new compact, mixed-use community designed to limit urban sprawl.

Pete Spyke, left, and Lee Jones of Gardiner Florida Citrus examine the root structure of a young citrus tree planted in the St. Lucie County grove that utilizes the open hydroponic system.
Arapaho installed the open hydroponic system and planted this young citrus grove in St. Lucie County as part of a project for Gardiner Florida Citrus.

The open hydroponic system delivers precisely the amount of water and nutrients needed for one day. This saves water and prevents fertilizer leaching while promoting rapid growth and early fruit production.

Spyke designed and installed the open hydroponic system at the University of Florida’s experimental grove at Water Conserv II near Winter Garden. The project provides a comparative study of drip, microjet and open hydroponic systems.
Previous Winners

2009
Dairy Production Systems - High Springs
Loop's Nursery and Greenhouses Inc. - Jacksonville

2008
Carroll Brothers Nursery - Clearwater
Brock Family Farm - Monticello

2007
Butler Oaks Farm - Lorida
Gwinn Brothers Farm - McAlpin
Buck Island Ranch - Lake Placid
Fraleigh Nursery - Madison

2006
Tampa Wholesale Nursery - Dover
Riverview Flower Farm - Riverview
Lightsey Cattle Company - Lake Wales

2005
Kerry's Bromeliad Nursery - Homestead
Larson Dairy, Inc. - Okeechobee
Richard N. Raid, Ph.D. - Royal Palm Beach

2004
Blue Heron Groves - Lakeland
M&B Products, Inc. - Tampa
McArthur Farms, Inc. - Port St. Lucie

2003
Williamson Cattle Company - Okeechobee
Sun City Tree Farm - Ruskin
Aquatica Tropicals, Inc. - Plant City

2002
Holloway Irrigation Systems - Leesburg
Daniel A. Botts - Orlando
Sanwa Growers, Inc. - Wimauma

2001
Carlton 2x4 Ranch - Arcadia
Barthle Brothers Ranch - San Antonio

Owned by Pete and his wife, Cindy, since 2001, The Orange Shop in Citra has been growing, hand-packing, selling and delivering premium fruit since 1936.