

COMMUNICATION PACKAGE

February 2010

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TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members
 From: Staff
 Date: February 19, 2010 Council Meeting
 Subject: Plan Amendment Status Report

Plan Amendments Received/Reviewed

Since the last regular Treasure Coast Regional Planning Council meeting held on December 11, 2009, Council has reviewed the following amendments to local government comprehensive plans:

- 43 Future Land Use Map amendments.
- 154 text amendments.
- Evaluation and Appraisal Report (EAR) amendments from Martin County. EAR amendments generally include revisions to all elements of the local government's comprehensive plan.
- Water Supply Facility amendments to the Fort Pierce Comprehensive Plan.

The amendments are from 20 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
Jupiter	09-2	December 11, 2009	In Compliance
Haverhill	09-2	December 16, 2009	In Compliance
South Palm Beach	09-1	December 23, 2009	In Compliance
St. Lucie County	09-CIE1	December 24, 2009	In Compliance
Lake Worth	09-1ER	December 30, 2009	In Compliance
Palm Springs	09-2ER	December 31, 2009	In Compliance
Palm Beach County	09-2	January 8, 2010	In Compliance
Gulf Stream	09-1ER	January 11, 2010	In Compliance
Indian River County	09-CIE1	January 12, 2010	In Compliance
Fellsmere	09-CIE1	January 13, 2010	In Compliance
Boynton Beach	09-CIE1	January 28, 2010	In Compliance
Boynton Beach	09-RSW1	January 28, 2010	In Compliance
West Palm Beach	09-1	January 29, 2010	In Compliance
Cloud Lake	09-CIE1	February 1, 2010	In Compliance
Palm Beach Gardens	09-2	February 4, 2010	In Compliance
Jupiter	09-CIE1	February 5, 2010	In Compliance
Jupiter	09-1	February 8, 2010	In Compliance
Martin County	09-2ER	February 9, 2010	Partial - In Compliance
Martin County	09-2ER	February 9, 2010	Partial - Not 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
Gulf Stream	09-1ER	January 12, 2010
Boynton Beach	09-RWS1	January 29, 2010
West Palm Beach	09-1	February 1, 2010
Palm Beach Gardens	09-2	February 5, 2010
Jupiter	09-1	February 9, 2010
Martin County	09-2ER	February 10, 2010
Vero Beach	09PEFE1	February 15, 2010
Greenacres	09-1	February 25, 2010
Vero Beach	10-1 (formerly 09-1)	March 20, 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
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			
South Bay	05-1	04/13/05	05/15/05	05/20/05	Waived			
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			
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			
Fort Pierce	09PEFE1	03/12/09	04/16/09	04/17/09	05/15/09			
Palm Beach Gardens	09D-1	04/28/09	05/29/09	06/19/09	06/26/09			
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			
Palm Beach Shores	09-1ER	07/02/09	07/25/09	07/17/09	08/24/09			
Vero Beach	09PEFE1	07/31/09	09/02/09	09/18/09	10/02/09	11/17/09	12/09/09	02/15/10
Greenacres	09-1	09/30/09	11/1/09	12/11/09	12/1/09	12/21/09	01/12/10	02/25/10
Vero Beach	10-1	09/29/09	11/1/09	12/11/09	12/01/09	01/05/10	01/14/10	03/10/10
Riviera Beach	09-1ER	10/02/09	11/06/09	12/11/09	12/04/09			
North Palm Beach	09-1ER	10/12/09	11/15/09	12/11/09	12/16/09			
Lantana	10-1	11/17/09	12/23/09	12/11/09	01/22/10			
Port St. Lucie	10-1	11/30/09	01/11/10	02/19/10	01/29/10			
Indian River County	10-1	12/16/09	01/14/10	02/19/10				
Stuart	10-1	12/31/09	01/23/10	02/19/10				
Fort Pierce	10RWSP-1	01/08/10	02/12/10	02/19/10				

TREASURE COAST REGIONAL PLANNING COUNCIL

**DEVELOPMENT OF REGIONAL IMPACT
STATUS REPORT
February 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.
Council's DRI Assessment Report scheduled for consideration at the September 18, 2009 Council meeting.
Assessment Report adopted by Council on September 18, 2009 and submitted to the City of Palm Beach Gardens on September 28, 2009.

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.
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: **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.

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.

Fort Pierce Named GAMSА Semifinalist

November 21, 2009 by St. Lucie Times Staff

Downtown Fort Pierce has been named as one of ten Great American Main Street Award Semifinalists.

Main Street Fort Pierce's (<http://www.mainstreetfortpierce.org>) revitalization efforts, spearheaded by the rebirth of the renovated Sunrise theater, have earned the community bragging rights as one of the best towns in Florida, as well as the 2005 City of Excellence Award from the Florida League of Cities. Fort Pierce's recovery and continued success after back-to-back hurricanes shows its strong commitment to community revitalization.

A national jury composed of former award winners, community development professionals, representatives from government and foundations, and journalists who are active in community economic development and historic preservation will evaluate the semifinalists and select five winners. The winners will be announced on May 4, 2010, during the National Main Street Conference in Oklahoma City.

Source: <http://www.preservationnation.org/main-street/awards/gamsa/2010-gamsa-semifinalists/>



Florida House of Representatives
 Representative Mark S. Pafford
Minority Deputy Whip
 District 88

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TREASURE COAST
 REGIONAL PLANNING COUNCIL

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COMMITTEES:

Elder and Family Services
 Policy Committee

Natural Resources
 Appropriations Committee

Military and Local Affairs
 Policy Committee

House Democratic Policy
 Committee

STAFF:

Audrey Piedra
 Chief Legislative Aide

Stephanie Carta
 District Aide

December 18, 2009

Treasure Coast Regional Planning Council
 421 Southwest Camden Avenue
 Stuart, FL 34994

Dear Friends:

Thank you so much for the desktop calendar. I appreciate your thoughtfulness.

Unfortunately, due to lobbying laws and House Rules I will not be able to accept it. I look forward to working with you and your organization throughout the year. If I can be of any assistance, please do not hesitate to contact me.

Thank you once again. Please keep me in mind for future events.

With kind regards, I am,

MARK S. PAFFORD
 State Representative
 District 88

*Thank you for
 thinking of me!
 Mark*



CHARLIE CRIST
GOVERNOR

STATE OF FLORIDA
Office of the Governor

THE CAPITOL
TALLAHASSEE, FLORIDA 32399-0001

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December 24, 2009

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DEC 28 2009

TREASURE COAST
REGIONAL PLANNING COUNCIL

Treasure Coast Regional Planning Council
421 Southwest Camden Avenue
Stuart, Florida 34994

Dear Friends:

Thank you for sending me the 2010 Calendar. It is my pleasure to accept this on behalf of myself and the people of Florida.

Serving the people of Florida is a great honor, and I am pleased to have the opportunity of leading the state. Your kind thoughts are appreciated.

Thank you again for taking the time to contact my office.

Sincerely,

A handwritten signature in black ink that reads "Charlie Crist".

Charlie Crist

CC/cas/wd

Officials to tour Indian River County's potentially polluted sites

By Henry A. Stephens

Originally published 01:00 a.m., January 20, 2010

Updated 07:18 p.m., January 20, 2010

GIFFORD — More than 30 years after Indian River County bought the community's utility system, longtime resident Victor Hart Sr. said Wednesday he still has questions lingering about the former Urban Development Utilities sewage plant on 47th Street.

The company built the plant in 1970 and ran it until the county bought it in 1977, records show. And in that time, Hart said, there were reports of sewage spills.

"I want to find out if anything is down there (under the soil)," he said.

And Thursday he will be joining a busload of other community leaders and officials on a visit to six Gifford locations that residents say might harbor pollution and be worthy of redevelopment as "brownfields."

Greg Vaday, economic development coordinator with the Treasure Coast Regional Planning Council, said he has applied to the U.S. Environmental Protection Agency for a \$200,000 grant to assess another location, the former South Gifford Road Landfill, and a \$400,000 grant to address overall Gifford among various Treasure Coast communities.

The EPA started its Brownfields Program in 1995 to identify, clean up and manage an estimated 450,000 contaminated sites across the country, agency records show.

Vaday said brownfield status brings various incentives to the community, such as tax breaks for voluntary cleanup and the creation of new jobs once the land is redeveloped. He said he should know in March if he gets the grants.

Nandra Weeks, president of the Florida Brownfield Association, has said pollution, whether actual or perceived, tends to prevent owners of such lands from being able to reuse them.

So the program helps land owners and communities find new uses based on how badly a parcel was polluted and whether it can be cleaned.

Vaday said the tour will show him sites, such as the old sewage plant, that could merit treatment as a brownfield.

Julianne Price, with the county Environmental Health Division, is calling it the "Toxic Treasure Tour."

She said she is concerned with some of the salvage yards that line the canal on 45th Street, even though they have been there since before the county's zoning and stormwater-management laws.

"We're told they are 'grandfathered,' but you can see pipes leading out into the canal," Price said. "What are they draining?"

Toxic Treasures

Julianne Price, an Indian River County environmental health specialist, is taking other community leaders on a tour of various possible pollution sites in Gifford to see if they might qualify for federal redevelopment grants. The sites are:

Former Gifford sewage-treatment plant

Smith's Grocery and Julia Brown's old gas station on 45th Street

Former South Gifford Road Landfill

Grandfathered salvage yards along 45th Street

The 45th Street canal for pollution observation

Proposed Prestige AB Ready Mix Concrete plant



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