COMMUNICATION PACKAGE
May 2010
Contents

Plan Amendment Status Report 1

DRI Status Report – May 2010
- Briger/Scripps Florida Phase II 3
- Capron Lakes (formerly known as Indrio) 4
- Southern Grove Substantial Deviation 5
- Visions at Indrio 6

Letter dated April 15, 2010 from Bevin Beaudet, Palm Beach County Water Utilities Department – Funding for the Glades Utility Authority 7

Letter dated April 21, 2010 from Mayor Lois Frankel – Support and Sponsorship of the e4 Sustainability 8

Letter dated April 28, 2010 addressed to Mark B. Williams, Oregon Health and Science University and Gene Therapy Institute Florida Corporation and Jerry Bentrott, City of Port St. Lucie, from H. Philip Paradise, Jr., United States Department of Commerce – Financial Assistance Award 9

Article: Fort Pierce Gets $600,000 in Grants to Clean up Former Power Plant Site – Scripps Newspaper, April 21, 2010 10
TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members
From: Staff
Date: May 21, 2010 Regional Planning Council Meeting
Subject: Plan Amendment Status Report

Plan Amendments Received/Reviewed

Since the last regular Treasure Coast Regional Planning Council meeting held on April 16, 2010, Council has reviewed the following amendments to local government comprehensive plans:

- 16 Future Land Use Map amendments.
- 50 text amendments.

The amendments are from 5 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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<td>10-1</td>
<td>April 16, 2010</td>
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<td>Palm Beach Gardens</td>
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<td>Stuart</td>
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<td>May 11, 2010</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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<th>Notice of Intent Scheduled/Issued</th>
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TREASURE COAST REGIONAL PLANNING COUNCIL

DEVELOPMENT OF REGIONAL IMPACT
STATUS REPORT
May 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.
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.
Assessment Report adopted by Council on September 18, 2009 and submitted to the City of Palm Beach Gardens on September 28, 2009.
Palm Beach Gardens rendered the Development of Regional Impact Development Order on April 9, 2010.
Comments are due to the Florida Department of Community Affairs on May 24, 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.

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.
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.
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.
April 15, 2010

Michael J. Busha, AICP
Executive Director
Treasure Coast Regional Planning Council
421 SW Camden Avenue
Stuart, FL 34994

Dear Mr. Busha:

It is my pleasure and with heartfelt appreciation that I bring to your attention the outstanding achievement of Mr. Greg Vaday. Together with Palm Beach County Water Utilities Department staff, he successfully guided us to obtain funding for the Glades Utility Authority (GUA) from the Economic Development Administration, addressing long-term deficiencies in the Belle Glade and South Bay wastewater collection systems. The funding that he largely achieved is significant because it will guarantee another year of successful operation of the infant GUA, which for the next several years remains tenuous until the business plan can be fully implemented.

It is no small tribute to Mr. Vaday that because of his professional and courteous attitude, expert knowledge, and patience in handling our specific needs, we were successful in obtaining nearly $4.0 Million. The outstanding customer service provided by Mr. Vaday through the Treasure Coast Regional Planning Council is commendable. I am pleased to continue to work with the Council going into the future with continuing administration and reporting for this project as described in the grant request. I look forward to signing, in grateful thanks, our pending agreement subject to Commission approval.

Very sincerely,

Bevin Beaudet, P.E., Director
Palm Beach County Water Utilities Department

cc: Members of the Board of County Commissioners, P.B.C.
Robert Weisman, P.E., Administrator, P.B.C.
Shannon LaRocque-Baas, P.E., Assistant County Administrator, P.B.C.
Thomas H. Miller, Legislative Affairs Manager, P.B.C. Water Utilities
April 21, 2010

Michael J. Busha
Treasure Coast Regional Planning Council
421 SW Camden Avenue
Stuart, Florida 34994

Dear Mr. Busha:

On behalf of the City of West Palm Beach I would like to thank you for your support and sponsorship of the e4 Sustainability Summit. Close to 500 stakeholders came together to learn and network. And the feedback from attendees has been overwhelmingly positive.

I personally was encouraged by the large number of citizens who came together with the over riding agenda of saving our earth for future generations.

We’re pleased to have partners who share our values and who are creating opportunities to help green our City.

Sincerely,

Lois J. Frankel
Mayor

CC: Penni Redford, Sustainability Manager
    Neil Melick, Assistant to the City Administrator

"An Equal Opportunity Employer"
April 28, 2010

In reply refer to:
Investment No. 04-79-06294

Mr. Mark B. Williams
Chief Operating Officer
Oregon Health and Science University
and Gene Therapy Institute Florida Corporation
11350 SW Village Parkway, 3rd Floor
Port St. Lucie, Florida 34987

and

Mr. Jerry A. Bentrott
City Manager
The City of Port Saint Lucie
121 SW Port Saint Lucie Boulevard
Port St. Lucie, Florida 34984

Dear Mr. Williams and Mr. Bentrott:

This is to acknowledge receipt of your acceptance of our Financial Assistance Award in the amount of $3,577,500 for construction of 40,000 square feet of shell space to be used as a biomedical laboratory. Your particular attention is invited to the time schedule in Special Condition No. 1. If it becomes apparent that you cannot meet any element of the time schedule, you should immediately advise this office in writing as to the reasons for the delay and request a project amendment to revise the time schedule. You should be aware that violation of any element of the time schedule, without justifiable cause, will be considered grounds for termination of your Financial Assistance Award.

In order that the Economic Development Administration (EDA) may be of maximum assistance in the post-approval phase, please contact Mr. Asa Williams, who is in charge of this activity for the State of Florida. His address is 401 West Peachtree Street, N.W., Suite 1820, Atlanta, Georgia 30308-3510, telephone (404) 730-3821.

Sincerely,

/s/ H. Philip Paradice, Jr.

H. Philip Paradice, Jr.
Director, Atlanta Region

cc: Michael Busha, Treasure Coast Regional Planning Council
Fort Pierce gets $600,000 in grants to clean up former power plant site

By Allen Hawke

Wednesday, April 21, 2010

FORT PIERCE — The U.S. Environmental Protection Agency awarded the Fort Pierce Redevelopment Agency with $600,000 in grants as part of an effort to help communities revitalize contaminated properties.

FPRA Director Jon Ward said the money would be used to clean up the former H.D. King Power Plant site on Indian River Drive.

The grants will cover the entire cost of the cleanup, Ward said. The Redevelopment Agency already has spent $100,000 on the cleanup with a grant it received from the Treasure Coast Regional Planning Council.

City officials want to see a hotel built on the property.

In all, the EPA awarded eight communities in Florida with $3 million in Brownfield grants.

Fort Pierce was the only government agency on the Treasure Coast to receive grant money.

Brownfields are parcels of land where their reuse may be complicated by the presence or potential presence of a hazardous substance.