

COMMUNICATION PACKAGE

September 2010

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TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members
From: Staff
Date: September 17, 2010 Council Meeting
Subject: Plan Amendment Status Report

Plan Amendments Received/Reviewed

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

- 279 Future Land Use Map amendments.
- 379 text amendments.
- Evaluation and Appraisal Report amendments from the City of Boca Raton, City of Fort Pierce and Town of Highland Beach. (EAR amendments are generally to all elements of a local government comprehensive plan)
- Water Supply Planning amendments from the City of Fort Pierce.

The amendments are from 7 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
Riviera Beach	10-1ER	July 27, 2010	In Compliance
Wellington	10-CIE1	July 30, 2010	In Compliance
Lake Clarke Shores	10-CIE1	August 11, 2010	In Compliance
Fort Pierce	10-CIE1	August 16, 2010	In Compliance
Fort Pierce	10-RWSP1	August 16, 2010	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
Riviera Beach	10-1ER	July 27, 2010
Fort Pierce	10-RWSP1	August 16, 2010
Fort Pierce	10-1	October 1, 2010
Fort Pierce	08-1	October 4, 2010
Martin County	10-1	October 7, 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
South Bay	05-1	04/13/05	05/15/05	05/20/05	Waived			
Fort Pierce	06PTF1	06/21/06	07/21/06	08/18/06	08/18/06			
Fort Pierce	08-1	03/07/08	04/10/08	04/18/08	05/09/08	07/21/08	08/23/10	10/04/10
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			
Jupiter Island	09RWSP-1	05/12/09	06/18/09	06/19/09	07/17/09			
Palm Beach Shores	09-1ER	07/02/09	07/25/09	07/17/09	08/24/09			
Fort Pierce	10-1	03/15/10	04/18/10	04/16/10	04/14/10	07/19/10	08/16/10	10/01/10
Wellington	10-1	04/21/10	05/22/10	05/21/10	06/21/10			
Lantana	10-2	04/23/10	05/22/10	05/21/10	06/21/10			
Martin County	10-1	04/28/10	05/27/10	05/21/10	06/25/10	08/10/10	08/24/10	10/07/10
Palm Beach	10RWSP-1	04/27/10	06/02/10	06/18/10	07/02/10	08/11/10	09/02/10	
Palm Beach County	10-1	05/05/10	06/06/10	06/18/10	07/02/10			
Stuart	10-2ER	06/01/10	07/03/10	07/16/10	08/02/10			
Port St. Lucie	10-2	06/07/10	07/07/10	07/16/10	08/06/10			
St. Lucie County	10-1ER	06/15/10	07/14/10	07/16/10	08/13/10			
Jupiter	10-1	06/10/10	07/16/10	07/16/10	08/13/10			
St. Lucie Village	10-1	06/21/10	07/22/10	07/16/10	08/20/10			
Indian River County	10-2ER	06/23/10	07/25/10	07/16/10	08/24/10			
St. Lucie Village	10RWSP-1	06/23/10	07/25/10	07/16/10	08/24/10			
Palm Beach Gardens	10-1	06/24/10	07/25/10	09/17/10	08/24/10			
Riviera Beach*	10-2	06/23/10	N/A	N/A	08/27/10			
Fellsmere	10-1	07/01/10	08/05/10	09/17/10	09/03/10			
Belle Glade	10-1	07/20/10	08/19/10	09/17/10				
Royal Palm Beach	10-1	07/26/10	08/27/10	09/17/10				
Palm Beach County	10-2	07/28/10	09/02/10	09/17/10				
Highland Beach	10-1ER	08/02/10	09/03/10	09/17/10				
Greenacres	10-1	08/09/10	09/11/10	09/17/10				
West Palm Beach	10-1	08/16/10	09/18/10	09/17/10				
Boca Raton	10-1ER	08/16/10	09/17/10	09/17/10				
Fort Pierce	10-2ER	08/23/10	09/18/10	09/17/10				
Vero Beach	10-2	08/30/10	10/01/10	09/17/10				

* Prepared by TCRPC staff under contract with City. Council may not review, pursuant to Section 163.3184(5), Florida Statutes.

TREASURE COAST REGIONAL PLANNING COUNCIL

**DEVELOPMENT OF REGIONAL IMPACT
STATUS REPORT
September 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.
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.
Council comments were sent to the Florida Department of Community Affairs on May 21, 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.
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. 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.



DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
P.O. BOX 4970
JACKSONVILLE, FLORIDA 32232-0019

AUG 27 2010

REPLY TO
ATTENTION OF

Executive Office

Mr. Michael J. Busha, AICP
Executive Director
Treasure Coast Regional Planning Council
421 South West Camden Avenue
Stuart, Florida 34994

RECEIVED

SEP 02 2010

TREASURE COAST
REGIONAL PLANNING COUNCIL

Dear Mr. Busha:

Thank you for your letter dated June 24, 2010, regarding fresh water releases from Lake Okeechobee.

I understand the concern of the Treasure Coast Regional Planning Council over the effect of water releases from Lake Okeechobee on the St. Lucie Estuary. I sincerely wish that releases were not necessary, but due to an unusually wet dry season, Lake Okeechobee's water level is high compared to where it should be at this point in the rainy season. History has demonstrated that a significant rainfall event in the Lake Okeechobee watershed can drive lake water levels up quickly. Twelve inches of rainfall in the drainage basins that empty into the lake can cause a four-foot water level increase. I must put public health and safety above all other considerations, and that means it is imperative that the Jacksonville District, U.S. Army Corps of Engineers (Corps) protect the Herbert Hoover Dike embankment system.

At this time, options for discharging water from Lake Okeechobee are limited. The Central and Southern Florida Project was constructed with the St. Lucie and Caloosahatchee Rivers as the lake's primary outlets. To change that, the regional water management system must be fundamentally changed to increase water storage capacity.

We know that getting water in the right place, at the right time, and in the right quality and quantity is the way to achieve health and sustainability for the South Florida Ecosystem. I greatly appreciate your long-standing and consistent support of the Comprehensive Everglades Restoration Plan. Through implementation of the plan, we're working to get the water right primarily through the addition of water storage projects, including the Indian River Lagoon-South C-44 reservoir and others. Additionally, we are working as quickly as possible to rehabilitate the Herbert Hoover Dike, and we have completed over 50 percent of the Kissimmee River Restoration Project.

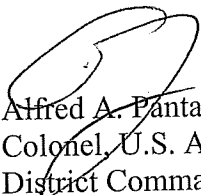
Until we are able to increase water storage capacity, the Corps is striving to mitigate the negative impacts of releases on the estuaries by utilizing the flexibility inherent in the 2008 Lake Okeechobee Regulation Schedule (2008 LORS).

In making our water management decisions, we gather input from an array of experts and use the best available science. In the early part of this year, we released only 30% of the water allowed by the 2008 LORS with the goal of reducing impacts to the estuaries. As the lake continued to rise, however, we made the maximum release to the St. Lucie allowed by the regulation schedule. At this time, however, we are releasing only 200 cubic feet per second through the S-80 structure.

I appreciate your inquiry regarding "additional programs or efforts" the Regional Planning Council might support. As you are probably aware, water storage and treatment in the Everglades Agricultural Area could do much to reduce the need to hold water in Lake Okeechobee and to reduce the amount of water sent to the estuaries. Whether that storage is achieved via Florida's River of Grass initiative or a Federal project, the effort will be benefited by a broad base of support, including that of the Treasure Coast Regional Planning Council. Furthermore, the State of Florida is undertaking both a study of storage opportunities on private lands, as well as, a comprehensive study of storage needs north of Lake Okeechobee. In fact, the recent acquisition of rights by the U.S Department of Agriculture to protect wetlands on 26,000 acres north of Lake Okeechobee is a very positive move in the right directions. Regarding the State initiatives, I'd like to suggest that you speak with Ms. Carol Wehle, Executive Director of the South Florida Water Management District or Mr. Eric Buerman, Chair of the Board of Governors.

Should you desire any further information from the Corps, please feel free to contact me or Mr. Stuart Appelbaum, Deputy for Restoration Program Management, at (904) 232-2584.

Sincerely,



Alfred A. Pantano, Jr.
Colonel, U.S. Army
District Commander