## COMMUNICATION PACKAGE  
**June 2011**

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TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members
From: Staff
Date: June 17, 2011 Council Meeting
Subject: Plan Amendment Status Report

Plan Amendments Received/Reviewed

Since the last regular Treasure Coast Regional Planning Council meeting held on May 20, 2011, Council has reviewed 60 text amendments to local government comprehensive plans. The amendments are from two different local governments.

<table>
<thead>
<tr>
<th>Pending Amendment Status</th>
<th>Key Dates</th>
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<tbody>
<tr>
<td>Local Government</td>
<td>DCA Ref No.</td>
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<tr>
<td>South Bay</td>
<td>05-1</td>
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<tr>
<td>Martin County</td>
<td>08-D2</td>
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<tr>
<td>Stuart</td>
<td>08-1</td>
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<td>Boynton Beach</td>
<td>09-1</td>
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<tr>
<td>Lake Worth</td>
<td>09RWSP-1</td>
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<tr>
<td>Jupiter Island</td>
<td>09RWSP-1</td>
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<tr>
<td>St. Lucie Village</td>
<td>10-1</td>
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<tr>
<td>St. Lucie Village</td>
<td>10RWSP-1</td>
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<tr>
<td>Belle Glade</td>
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<tr>
<td>South Bay</td>
<td>11-1ER</td>
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<tr>
<td>Loxahatchee Groves</td>
<td>11-1</td>
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<tr>
<td>Indian River County</td>
<td>11-1</td>
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<td>Palm Beach County</td>
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<td>Port St. Lucie</td>
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<td>Martin County</td>
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<td>Jupiter Island</td>
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<td>Port St. Lucie</td>
<td>11D1</td>
</tr>
<tr>
<td>Palm Beach</td>
<td>11-1</td>
</tr>
</tbody>
</table>

* No ORC issued. Amendments processed under Expedited State Review Process.
TREASURE COAST REGIONAL PLANNING COUNCIL

DEVELOPMENT OF REGIONAL IMPACT
STATUS REPORT
June 2011

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
- Retail
- Office

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: Harmony

APPLICANT: Harmony Ranch Development Company

JURISDICTION: Martin County

SIZE: 2,701 acres

LOCATION: Located at the intersection of Pratt-Whitney Road and Bridge Road

POPULATION: 8,128

EMPLOYMENT: 7,149

USES:
- Residential 4,000
- Corporate Headquarter Space 1,390,000 SF
- Economic Opportunity Space 500,000 SF
- Community Retail Center 100,000 SF
- Service Commercial 75,000 SF

STATUS: Preapplication meeting scheduled for May 17, 2011.
Application for Development Approval submitted on June 3, 2011.

BUILDOUT DATE: 2033

PHASES: 4 phases as described in the following table:

<table>
<thead>
<tr>
<th>Phase</th>
<th>Years</th>
<th>Residential (DU)</th>
<th>Corporate Headquarter Space (SF)</th>
<th>Economic Opportunity Space</th>
<th>Community Retail Center</th>
<th>Service Commercial</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>2014-2018</td>
<td>1,200</td>
<td>690,000</td>
<td>200,000</td>
<td>50,000</td>
<td>25,000</td>
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<tr>
<td>2</td>
<td>2019-2023</td>
<td>1,400</td>
<td>700,000</td>
<td>200,000</td>
<td>50,000</td>
<td>25,000</td>
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<tr>
<td>3</td>
<td>2024-2028</td>
<td>700</td>
<td>0</td>
<td>100,000</td>
<td>0</td>
<td>25,000</td>
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<tr>
<td>4</td>
<td>2029-2033</td>
<td>700</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Total</td>
<td>2014-2033</td>
<td>4,000</td>
<td>1,390,000</td>
<td>500,000</td>
<td>100,000</td>
<td>75,000</td>
</tr>
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</table>
PROJECT NAME: Hobe Grove

APPLICANT: Becker B-14 Grove, Ltd.

JURISDICTION: Martin County

SIZE: 2823 acres

LOCATION: Adjacent to the west side of the Florida Turnpike south of Bridge Road (CR 708)

POPULATION: Not defined at this time

EMPLOYMENT: Not defined at this time

USES:
- 650,000 SF Residential Dwelling Units (DU)
- 3,900,000 SF Mixed Use Research, Office, Education
- 180 Rooms Hotel
- Open Space & Parks
- Community Facilities & Amenities


BUILDOUT DATE: 2031

PHASES:
- 4 phases as described in the following table:

<table>
<thead>
<tr>
<th>Phase</th>
<th>Years</th>
<th>Residential (DU)</th>
<th>Town Center (SF)</th>
<th>Mixed Use Research, Office, Education (SF)</th>
<th>Hotel (Rooms)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2012-2016</td>
<td>1,100</td>
<td>300,000</td>
<td>1,290,000</td>
<td>100</td>
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<tr>
<td>2</td>
<td>2017-2021</td>
<td>1,100</td>
<td>225,000</td>
<td>975,000</td>
<td>0</td>
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<tr>
<td>3</td>
<td>2022-2026</td>
<td>1,050</td>
<td>125,000</td>
<td>975,000</td>
<td>80</td>
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<tr>
<td>4</td>
<td>2027-2031</td>
<td>1,050</td>
<td>0</td>
<td>660,000</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>2012-2031</td>
<td>4,300</td>
<td>650,000</td>
<td>3,900,000</td>
<td>180</td>
</tr>
</tbody>
</table>
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.
Plan in works to make U.S. 441 in southern Palm Beach County less suburban, more urban

By ANGEL STREETER
Sun-Sentinel Staff Writer

Updated: 9:01 p.m. Wednesday, May 25, 2011
Posted: 8:56 p.m. Wednesday, May 25, 2011

West Boca Raton U.S. 441 needs an extreme makeover.

The corridor between Glades Road and the Broward County line is tailor-made for cars and hostile to pedestrians and bicyclists. With that environment, pumped-up public transportation in the area has no chance.

That's the conclusion of the Treasure Coast Regional Planning Council, which has laid out a blueprint of how to transform 441 from suburban sprawl to urban efficiency.

The council has created a master plan, offering the first glimpse of how U.S. 441 in southern Palm Beach County could evolve into an area that supports mass transit.

Imagine a shaded boulevard with wide sidewalks for pedestrians and bicyclists. Shopping centers redeveloped with buildings close to the street, parking in the rear and a mix of housing, retail and office space.

"It's not going to be Clematis Street," said Randy Whitfield, executive director of the Palm Beach Metropolitan Planning Organization. "But there are a lot of things that can be done for people to walk and ride bikes and hang out."

Palm Beach County is set on revamping 441 as part of a regional effort to make the major north-south route prime for mass transit. That means taking urban designs - say, a Mizner Park or City Place - and planting them in western suburbs.

Broward County cities that surround 441 have spent the last 10 years changing land-use regulations to allow dense development with a mix of retail, housing and offices on old shopping-center parking lots. They're building bus shelters and providing express bus service.

"We're in the mode of sprawl repair," said Gary Rogers, executive director of the Lauderdale Lakes Community Redevelopment Agency and vice chairman of the State Road 7 Collaborative.

Now that effort is moving north to Palm Beach County, as part of an agreement reached between Broward and Palm Beach after Palm Beach County blocked extension of University Drive north into west Boca Raton neighborhoods.

University Drive was envisioned as a regional north-south corridor providing congestion relief. Without its extension into Palm Beach County, the Florida Department of Community Affairs required the county to figure out what to do with all the traffic that would land on 441.

As a result, all sides agreed to make 441 a "transit-oriented" corridor, focused on providing mass transit, having development that supports that transit and widening the road to eight lanes, with two lanes dedicated to public transportation.
There are many skeptics who wonder if the transition from suburban to urban can be done.

"I don't see it happening," said Sheri Scarborough, president of the West Boca Community Council, which participated in public workshops to develop the 441 master plan. "That's a whole different way of life. I don't see a lot of people giving up their cars."

She called the vision outlined for the corridor "beautiful" and would even like to see it implemented.

But she's skeptical about shopping center owners' willingness to redevelop, the availability of state and federal funds to transform the area and, the largest hurdle, changing the area's car-dominated culture.

But Dana Little, urban planner for Treasure Coast, said it's not about changing how people use the corridor as much as providing some balance for people who don't want to depend on cars to get around.

As it is now, the area with its numerous multi-family homes and large job center with the West Boca Medical Center is ideal for mass transit.

But the environment is set up for automobiles and is hostile to pedestrians and bike riders, the groups likely to use public transportation.

"There are many barriers separating potential riders from getting to State Road 7 and riding the bus," Little said. "Walk on State Road 7 now, you feel like a target. There's nothing but asphalt. The corridor has been gold plated for the automobile."

More than 50,000 cars a day travel the corridor. Much of the eastern side of the road has limited sidewalks. So pedestrians walk in the swales on the side of the road.

A large Lake Worth Drainage District canal separates residences and commercial areas from the road, offering only a few places to cross it.

Bicyclists ride on sidewalks, not feeling secure enough to ride in the bike lanes on the road.

Billie Jean Nanin, who lives west of Boca Raton, agonizes over the ordeal of catching a bus on 441.

"I have to walk on the grass and the side of the street" to get to a bus stop, she said. "The buses only run once an hour. This road is no good."

So planners have begun to imagine a different 441.

The master plan suggests redeveloping seven properties along the corridor: Mission Bay Plaza, Shadowood Square, Westwinds of Boca Shopping Center, West Boca Medical Center, Wal-Mart/Lowe's shopping centers, Sandalfoot Square and the Publix shopping center.

It envisions those centers becoming transit hubs, connected by pedestrian-friendly side streets parallel to 441. One could develop into a destination with waterfront dining.

For pedestrians, it recommends pedestrian bridges that cross the canal and wider sidewalks along the canal and throughout the corridor.

And it makes a strong argument for not widening 441, even for public transportation. The extra lanes would make the area less attractive for pedestrians who would have to cross an eight-lane road. Plus, even with additional lanes 441 is projected to be overcapacity.

But Whitfield notes that a lot of commuter traffic travels through the area, not stopping at any locations along the way. Getting them through the area would require additional lanes.

Ultimately, a Florida Department of Transportation study looking at transportation improvements on the corridor will determine if the road is widened.

The transformation of 441 isn't expected to happen overnight.
"It's step-by-step," said Lois Bush, an FDOT mobility manager. "It is going to take time and it is going to take additional resources. But there are efforts to get it moving."

Find this article at:
Inland port developers taking project to St. Lucie County

By Eric Pfahler

Thursday, May 26, 2011

RIVIERA BEACH — Project officials will take a second swing at getting approval for a cargo distribution center in western St. Lucie County.

And the officials believe this time they could hit a home run.

A month ago, Port St. Lucie City Council voted 3-2 against annexing the Treasure Coast Intermodal Campus and allowing heavy industrial activity on the 7,139 acres west and south of Glades Cutoff Road.

Project officials have said the center, formerly known as the inland port, could create between 12,000 and 36,000 jobs during the next 30 years. Detractors, meanwhile, have said the job promises are bogus.

After regrouping from the city’s denial, project attorney Johnathan Ferguson said project officials plan to apply with the county in the next two months to allow the property to be used for heavy industry.

"We think we’ll have a very good working relationship with the county," Ferguson said.

The comments came Thursday during a meeting with the Port of Palm Beach Commissioners, the original group interested in creating a cargo distribution center.

Project officials originally designed plans as part of a bid process with the Port of Palm Beach. The bid was awarded to Florida Crystals in Palm Beach County, but fell apart because of environmental and legal concerns.

Florida Crystals also made a brief presentation Thursday, though both presentations suggested Florida Crystals and the St. Lucie County project could coexist.

Ferguson said some issues must be resolved with St. Lucie County commissioners, but early one-on-one meetings have been productive.

Plans to expand the Panama Canal in 2014 is expected to increase the amount of cargo entering eastern U.S. ports. The state budget includes $55 million to dredge the Port of Miami. With the dredging, Miami will be one of only two ports on the eastern seaboard capable of taking in the large ships, Ferguson said.
But if an inland cargo distribution center does not exist, the cargo will go elsewhere, Ferguson said.

Port of Palm Beach Commissioners and project officials are working to determine if an agreement can be struck. Ferguson said the port can be as much or as little involved as desired. But Ferguson said the project must get going soon in order to be successful.

Ferguson said he hoped to have construction started in early 2013 and completed by early 2015.

"The shippers have to plan ahead," Ferguson said. "It's not done on a monthly basis. That's done 12-18 months ahead of time."
Scott's $2.5 million veto kneecaps regional planning councils

Bruce Ritchie, 06/01/2011 - 05:29 PM

Lobbytools | The Current

Gov. Rick Scott's veto last week of $2.5 million for regional planning councils is raising concerns about the future role of those 11 councils.

Scott gave no explanation last week for why he vetoed the $2.5 million in general revenue for "grants and aid" from the $69 million budget. But Scott told his audience at a budget-signing ceremony in Sumter County that he was cutting government spending as promised to create jobs.

"The Florida Constitution gives me the authority to hold special interests accountable with the line item veto," Scott said. "Today I'm exercising that authority to remove $615 million ... in special interest spending projects from this budget."

But the Florida Regional Councils Association says the money pays for planning councils to carry out tasks required by state law for the councils and local governments. The association has created a list of more than 40 mandated tasks.

Those tasks include assisting local governments with comprehensive planning, developing regional disaster plans and assisting local governments with economic development, said Ron Book, executive director of the Florida Regional Councils Association.

"I don't know how the state expects people to do that work for free," Book said. "The legislature believed it was important to continue to fund those functions."

Likewise, some planners and growth management advocates say the responsibility of regional planning councils could increase under the sweeping growth management reforms passed by the Legislature.

HB 7207, which places more planning responsibility on local governments by removing most state oversight, is awaiting action by the governor by June 9. State oversight would be limited to issues of regional or state importance.

The veto calls into question how much assistance the councils can provide under the growth management law changes, said Charles Pattison, president of 1000 Friends of Florida.

"And doesn't it call into question, where state or regional resources are at issue, who is going to be identifying the regional resources if the regional planning councils are not in play?" Pattison asked.

A spokesman for the governor declined to comment.
<table>
<thead>
<tr>
<th>STATUTORY MANDATE</th>
<th>PRIMARY SPECIFIED TASKS</th>
<th>WORKING TASKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>186.006 (7), F.S.; Executive Order 83-150 and 95-339; President’s Executive Order 82-2372</td>
<td>Serve as the regional data clearinghouse.</td>
<td>• Review and comment on federal, state, and regional plans and permits that may impact the region for consistency with the Strategic Regional Policy Plan and in accordance with the National Environmental Policy Act, Federal Coastal Zone Management Act, and National Historic Preservation Act. • Review Environmental Resource Permits and provide comments to the Department of Environmental Protection. • Review applications to the Florida Communities Trust Program and provide comments.</td>
</tr>
<tr>
<td>186.007 (8) &amp; (9), F.S.</td>
<td>Assist the Executive Office of the Governor in its biennial review of the State Comprehensive Plan; and serve on a Committee appointed by the Governor to review and make recommendations to the Administration Commission as to appropriate revisions to the State Comprehensive Plan.</td>
<td>• Serve on technical committees established by the Governor’s Office. • Provide support, information, and technical assistance to the Regional Planning Council designated to serve on the State Comprehensive Plan review committee. • Conduct the necessary reviews and evaluations to identify regional priorities and needs that may influence changes to the State Comprehensive Plan.</td>
</tr>
<tr>
<td>186.0201, F.S.</td>
<td>Include electric utility substation planning information in the regional planning council’s annual report.</td>
<td>• Annually collect the electric utilities’ current plans over a 5-year period to site electric substations within the local governments contained within each region. • Include the information provided by the electric utilities in the regional planning council’s annual report prepared pursuant to s. 186.513.</td>
</tr>
<tr>
<td>186.502, and 186.505 (10) &amp; (20), F.S.</td>
<td>Assist local governments; engage in regional areawide planning; administer federal and state grants; provide a regional focus for multiple programs; address problems and plan solutions that are of greater-than-local concern; provide input into state policy development; advise constituent local governments, and provide technical assistance to local governments on growth management matters.</td>
<td>• Serve as the planning staff for rural local governments who do not have the resources for full-time staff support. • Prepare land development regulations. • Prepare comprehensive plans. • Prepare comprehensive plan amendments. • Prepare Evaluation and Appraisal Reports. • Respond to citizens’ requests for information and technical assistance. • Facilitate the resolution of Objections, Recommendations, and Comments Report issues. • Conduct planning analyses (e.g., traffic, level of service). • Provide grant writing assistance. • Locate state and federal funding sources for specific local projects. • Provide mapping, census, and other forms of demographic/digital data. • Provide guidance on state rules and requirements.</td>
</tr>
</tbody>
</table>
| 186.502 (5), F.S.; 288.0656, F.S. | Assist local governments with activities designed to promote and facilitate economic development in the geographic area; use personnel, consultants, or technical or professional assistance of the council to help local governments conduct economic development activities; and serve on the Rural Economic Development Initiative. | - Provide technical assistance (e.g., economic analyses, leadership training and development, research, federal grant and loan preparation, business plans, revolving loan funds, downtown redevelopment, town planning and urban design).
- Participate in state and regional rural initiatives.
- Provide support, information, and technical assistance to the Regional Planning Council designated to serve on the Rural Economic Development Initiative.
- Apply for federal Economic Development Administration designation as an Economic Development District, where appropriate.
- Become involved in international cultural exchanges. |
| 186.505 (11), F.S. | Work with federal and state agencies in planning for emergency management. | - Participate on a team to review local comprehensive emergency management plans and local post-disaster mitigation and redevelopment plans in accordance with rules of the Department of Community Affairs.
- Provide staff support to the Local Emergency Planning Committee.
- Coordinate the activities of the Local Emergency Planning Committee with the State Emergency Response Commission and the Department's Division of Emergency Management.
- Prepare and update the Local Emergency Planning Committee Plan.
- Biennially assist the Local Emergency Planning Committee in conducting an exercise of its hazardous materials emergency plan.
- Assist in county hazards analyses.
- Distribute the materials of the State Emergency Response Commission related to training courses and workshops. |
| 186.505 (22), F.S. | Establish and conduct a cross-acceptance negotiation process with local governments intended to resolve inconsistencies between applicable local and regional plans. | - Compare plans of adjacent local governments to promote consistency and help ensure the protection and management of shared resources. |
| 186.505 (23), F.S. | Coordinate land development and transportation policies in a manner that fosters regionwide transportation systems. | - Serve on local transportation related committees and provide input as appropriate (i.e., metropolitan planning organizations, metropolitan planning organization technical advisory committees, bicycle pedestrian committees, etc.).
- Provide support, information and technical assistance to the Regional Planning Council designated to serve on the Transportation and Land Use Study Committee (FS). |
<p>| 186.505 (24), F.S. | Review plans of independent transportation authorities and metropolitan planning organizations to identify inconsistencies between those agencies’ plans and applicable local government plans. | - Coordinate with transportation authorities and metropolitan planning organization to provide input as early as possible to avoid inconsistencies among plans. |</p>
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Requirements</th>
</tr>
</thead>
</table>
| 186.505 (21) and 186.507, F.S. | Prepare and adopt a Strategic Regional Policy Plan to address regional resources and facilities; coordinate other regional entities in the regular review of the Strategic Regional Policy Plan. | • Comply with the provisions of Rule Chapter 27E-5, F.A.C.  
• Review annually to determine if updates are necessary.  
• Coordinate with local governments to determine if amendments are needed to better address regional needs.  
• Incorporate provisions addressing Everglades Ecosystem Restoration, if regionally applicable.  
• Facilitate further understanding and use of the Strategic Regional Policy Plan. |
| 186.507 (10), 511, F.S., and 408.033 (1)(d), F.S. | Enter into a memorandum of agreement with local health councils to ensure the coordination of health planning, if health planning issues are addressed in the Strategic Regional Policy Plan. | • Ensure that appropriate portions of the Health Council plans are incorporated into the Strategic Regional Policy Plan. |
| 186.507 (9), F.S. | Disseminate and facilitate the sharing of consistent growth management data. | • Provide Geographic Information System technical assistance to local governments.  
• Provide digitized copies of maps of natural resources of regional significance to the Department of Community Affairs. |
| 186.509, F.S. | Establish by Rule a Dispute Resolution Process to reconcile differences on planning and growth management issues between local governments, regional agencies, and private interests. | • Publicize availability and encourage use as an alternative to legal remedies.  
• Encourage its identification as a tool in comprehensive plan intergovernmental coordination elements.  
• Utilize to reconcile inconsistencies between port master plans and local comprehensive plans.  
• Undergo conflict resolution training. |
| 186.511, F.S. | Prepare an Evaluation and Appraisal Report of the Council’s Strategic Regional Policy Plan at least once every five years. | • Assess successes and failures.  
• Evaluate to determine progress achieved.  
• Review and update if necessary.  
• Coordinate with local, state, and regional governmental and private sector entities to determine if amendments are needed to best address regional needs.  
• Address changes to the State Comprehensive Plan.  
• Conduct workshops and obtain public input.  
• Prepare and adopt amendments in accordance with the schedule set by the Executive Office of the Governor. |
| 186.513, F.S. | Provide an annual report of activities to interested parties; make a joint report and recommendations to appropriate legislative committees. | • Annually review and update the Council’s work program and incorporate those changes into the annual report of activities.  
• Disseminate completed report to state, regional and local governments, and other interested parties and citizens.  
• Provide input into the annual effort to update and publish the Joint Report of Florida’s Regional Planning Councils. |
<p>| 186.803, F.S. | Consider the accuracy and reliability of geographic information maps and other graphic materials and the related data. | • Stamp all maps prepared by the Council in association with the Strategic Regional Policy Plan with a statement that the maps are to be used for planning purposes only. |
| 163.3167 (3) &amp; (4), F.S. | Prepare a missing element or amendment to a local comprehensive plan when a local government does not do so; prepare and adopt a comprehensive plan for a municipality which within three years of incorporation, has not adopted a comprehensive plan. | • Assume all responsibilities in preparing, submitting and revising a comprehensive plan or plan amendment in accordance with Rule Chapter 9J-5, F.A.C. |</p>
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<tr>
<td>163.3177 (2)(h), F.S., &amp; 253.193 (3)(h), F.S.</td>
<td>Make available the RPCs' dispute resolution process for resolving disputes between the district school board and local governments.</td>
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<td>163.3177 (6)(h) 6 &amp; 7, F.S.</td>
<td>Assist the Florida Department of Community Affairs to coordinate a meeting of all local governments within each regional planning area to discuss the findings of the interlocal service delivery reports and identify potential strategies.</td>
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<td>163.3184 (4) &amp; (5), F.S.</td>
<td>Provide comments to the State Land Planning Agency within 30 days after receipt of a proposed plan amendment. Limit review to the effects on regional resources or facilities identified in the Strategic Regional Policy Plan and extrajurisdictional impacts which would be inconsistent with the comprehensive plan of the affected local government.</td>
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<td>163.3191 (1)(c), (3), &amp; (8), F.S.</td>
<td>Provide input, as applicable, in the Evaluation and Appraisal Report process; participate in Scoping meetings; if delegated, assume State Land Planning Agency responsibilities for review of Evaluation and Appraisal Reports.</td>
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<td>163.3191 (13), F.S.</td>
<td>Serve on the Florida Department of Community Affairs Technical Committee to assess the effectiveness of the evaluation and appraisal report process.</td>
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<td>163.3245 (2) &amp; (4), F.S.</td>
<td>Conduct a Scoping meeting with affected local governments and appropriate agencies prior to execution of an Option Sector Plan Agreement; make written recommendations to the State Land Planning Agency and affected local governments as to whether a sector plan would be appropriate.</td>
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<td>163.568 (2)(i), F.S.</td>
<td>Review and approve the transportation plans of transportation authorities.</td>
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<td>• Encourage the stated use of RPC dispute resolution processes in public schools interlocal agreements as a procedure to resolve disputes between the district school board and local governments.</td>
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<td>• Provide appropriate data and other assistance to the appropriate local governments in their efforts to identify the deficits and duplication in the provision of services within their jurisdiction.</td>
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<td>• Coordinate regional meetings of the local governments to address the findings and facilitate remedies or solutions.</td>
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<td>• Review the proposed plan amendment for consistency with the Strategic Regional Policy Plan.</td>
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<td>• Provide an Objections, Recommendations, and Comments Report to the Department of Community Affairs.</td>
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<td>• Work with the Department and the local government to resolve concerns expressed in the Council’s review and to help the local government respond to the Department’s Objections, Recommendations, and Comments report.</td>
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<td>• Participate in compliance/settlement negotiations.</td>
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<td>• Participate in workshops held by the Department for the purpose of improving the implementation of the local government comprehensive planning requirements of Chapter 163, F.S.</td>
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<td>• Conduct all activities in accordance with Rule Chapters 9J-5 and 9J-11, F.A.C.</td>
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<td>• Assess consistency of an Evaluation and Appraisal Report with the Strategic Regional Policy Plan.</td>
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<td>• Assess the effectiveness of the evaluation and appraisal report process as a representative of a technical committee to be appointed by the Florida Department of Community Affairs approximately nine months prior to December 31, 2004, the date that the first assessment report is due to the Legislature.</td>
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<td>• Schedule and facilitate Scoping meetings, ensuring all interested parties are in attendance.</td>
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<td>• Prepare written report based on the outcome of that meeting.</td>
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<td>• Review host government monitoring report.</td>
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<td>• Review for consistency with the Strategic Regional Policy Plan and provide a written report.</td>
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| 253.7828, 260.018, F.S.; & 260.0142, F.S. | Recognize the special character of the lands and waters designated by the state as the Cross Florida Greenways State Recreation and Conservation Area and take no action to impair its use and conservation; recognize through the Strategic Regional Policy Plan the special character of lands and waters designated as greenways and trails; serve on the Florida Greenways and Trails Council. | - Incorporate policies to promote greenways and trails in the Strategic Regional Policy Plan as a way to meet regional and local goals for the protection of natural resources and economic development.  
- Provide support, information and technical assistance to the Regional Planning Council designated to serve on the Florida Greenways and Trails Council. |
| 288.975, F.S. | Participate in developing and reviewing Military Base Reuse Plans. | - Coordinate closely with local governments to ensure efficient reviews.  
- Review plans for consistency with the Strategic Regional Policy Plan.  
- Prepare a written report of comments for the local government.  
- Participate in presubmission workshops and other related meetings.  
- Make available the Council's dispute resolution process to resolve disputed issues. |
| 335.188, F.S. | Provide input to the Florida Department of Transportation's access control classification system. | - Provide the cooperation necessary to assist the Florida Department of Transportation, in partnership with counties, municipalities, the Florida Department of Community Affairs, metropolitan planning organizations and other local governmental entities, to develop, adopt and maintain an access control classification system for all routes on the State Highway System. |
| 339.155 (5)(b) & (9)(a)2, F.S. | Develop transportation goals and policies as part of the Strategic Regional Policy Plan consistent with the goals and policies of the Metropolitan Planning Organization and the Florida Transportation Plan; review urbanized area transportation plans and other planning products and provide the Department of Transportation and respective Metropolitan Planning Organization with written recommendations; enter into agreements with Metropolitan Planning Organizations to ensure coordination of activities. | - Coordinate closely with the Florida Department of Transportation and its District Offices, and the metropolitan planning organization to provide or solicit input, as appropriate, as early as possible to avoid inconsistencies among plans.  
- Ensure the plans of adjacent Metropolitan Planning Organizations are compatible with one another and compatible with surrounding rural areas.  
- Protect rural connectors.  
- Coordinate transportation planning activities as part of local comprehensive planning. |
| 373.0395, F.S. | Review appropriate Water Management District’s Groundwater Basin Resource Availability Inventory for consistency with local government comprehensive plans. | - Ensure that future growth and development planning reflect the limitations of the available groundwater or other available water supplies. |
| 378.205 (2) | Provide comments upon request regarding phosphate mine reclamation; and provide consultation to the Florida Department of Environmental Protection on granting notice of intent to mine certification to a local government. | - Assist in establishing rules related to phosphate mine reclamation and review reclamation applications.  
- Assist the Secretary of the Florida Department of Environmental Protection in determining whether to grant certification to receive notices of intent to mine to a local government. |
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<td>380.045 (2), F.S.</td>
<td>Serve on Resource Planning and Management Committees as designated by the Governor prior to an area being recommended as an Area of Critical State Concern.</td>
<td>• Provide assistance to the Department of Community Affairs in implementing this program. • Provide input to the committees’ activities based on the impact to regional resources and facilities and the application of the Strategic Regional Policy Plan.</td>
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<td>380.05 (3) &amp; (7), F.S.</td>
<td>Solicit local government’s suggestions for areas designated as Areas of Critical State Concern; provide technical assistance to local governments in growth management matters related to Areas of Critical State Concern.</td>
<td>• Conduct workshops if it is deemed by local governments in the Region that a particular area should be designated. • Prepare a report and recommendations. • Provide assistance to the Department of Community Affairs in implementing this program. • Provide assistance to local governments in preparing land development regulations, growth management agreements or other technical assistance activities.</td>
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<td>380.06 (7), (10), (12), (18), (19), (21), (23), and (25); 380.061, &amp; 380.065, F.S.</td>
<td>Arrange and conduct preapplication conference for Developments of Regional Impact (DRIs); review application for development approval of a DRI to determine sufficiency; review notices of proposed change; review Areawide DRIs in accordance with statutory criteria; participate in and review Florida Quality Developments; participate in the Comprehensive Application process; and resume DRI reviews upon revocation of local government certification.</td>
<td>• Comply with all aspects of Rule Chapters 9J-2, 9J-3, 9J-28, and 28-24, F.A.C. • Provide information related to the DRI process. • Ensure all affected state and regional agencies participate in the preapplication conference. • Coordinate the proper review of the DRI. • Enter into binding agreements with the Developer to eliminate unnecessary questions from the review process. • Establish binding letter agreements rules. • Conduct thorough technical review of the application and provide findings in writing. • Request additional information if application is incomplete. • Identify project impacts on state and regional resources and recommend mitigation of those impacts.</td>
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<td>380.06 (7), (10), (12), (18), (19), (21), (23), and (25); 380.061, &amp; 380.065, F.S.</td>
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<td>• Issue report and recommendations on the regional impact of the proposed development. • Notify local government to proceed to set hearing date. • Prepare development order conditions. • Enter into Master Plan development order when applicable. • Assess and collect fees related to the program. • Report annual reports violations. • Develop a single, consolidated report addressing all DRI annual reports. • Assist the Department of Community Affairs with periodic monitoring of pre-August 1980, approved projects. • Review and provide comments on DRI substantial deviations. • Attend workshops scheduled by the Department of Community Affairs for the purpose of improving implementation of DRI programs. • Hold regional workshops to promote widespread understanding of the statutory requirements of DRI programs. • Provide copies of all reports and correspondence related to DRI programs to the Department of Community Affairs. • Disseminate information on DRI programs as requested. • Assist the Department of Community Affairs in the conversion of DRI applications and related files to microfiche.</td>
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| 403.0752 (6), F.S. | Serve on Ecosystem Management Advisory Teams. | • Attend Ecosystem Management Advisory Team meetings.  
• Provide input and conduct tasks as appropriate. |
| 403.507 (2)(a)(6), 403.508 (4)(a), F.S., & 403.526(2)(a)(6); | Present a report to the Department of Environmental Protection that addresses the impact of proposed transmission lines or corridors based on the degree to which it is consistent with the Strategic Regional Policy Plan; participate in land use and certification proceedings. | • Review and provide comments to the Departments of Community Affairs and Environmental Protection, and the Public Service Commission on ten-year site plans, power plan site and transmission line corridors, and natural gas transmission pipeline certification applications, based on consistency with the Regional Plan.  
• Function as a clearinghouse by soliciting, discussing, and integrating comments from local governments and other interested parties. |
| 403.7225 (3), F.S.; 403.704 (25) | Coordinate the Local Hazardous Waste Management Assessments for counties within the Council's jurisdiction that decline to perform this task; and assist the Department of Environmental Protection to coordinate the development of these assessments. | • Provide the technical expertise needed by the counties in developing the assessments. |
| 403.723 (2), F.S. | Designate one or more sites within the Region at which a regional hazardous waste storage or treatment facility could be constructed. | • Pre-addressed planning issues to prevent NIMBYs (not-in-my-back-yard) issues.  
• Coordinated input for all agencies and interested parties. |
| 403.973, F.S. | Participate in the Expedited Permitting Process and serve on Regional Permit Action Team. | • Participate in the preapplication review process and subsequent interagency meetings.  
• Assist in developing a coordinated project description and checklist.  
• Determine ways to reduce the burden on the applicant by expediting the project review. |
| 419.001 (5), F.S. | Provide dispute resolution process, if requested, for conflicts arising over site selection of community residential homes. | • Undertake site surveys for areas that need assistance.  
• Serve as a coordinator to bring all interested parties together to address disputed issues. |
| 420.609 (1)(j), F.S. | Serve on the Affordable Housing Study Commission. | • Provide support, information, and technical assistance to the Regional Planning Council designated to serve on the Affordable Housing Study Commission. |
| 427.015, F.S. | Serve as the Designated Official Planning Agency for the Transportation Disadvantaged Program in areas outside of the purview of a Metropolitan Planning Organization. | • Staff local coordinating board meetings.  
• Provide program support and administration.  
• Select, monitor and evaluate the Community Transportation Coordinator.  
• Prepare the county transportation disadvantaged service plan.  
• Train new local coordinating board members to aid them in performing their duties pursuant to Chapter 427, F.S., and Rule 41-2, F.A.C.  
• Appoint local coordinating board members.  
• Prepare annual budget estimates and actual expenditure reports.  
• Assist in preparing the Community Transportation Coordinator's Annual Operating Report.  
• Provide technical assistance to the Community. |
| 985.41 (8), F.S. | Provide dispute resolution services to reconcile differences on the siting of correctional facilities between the Department of Juvenile Justice and local governments. | • Serve as a coordinator to bring all interested parties together to address disputed issues. |
EPA Brownfields Program

EPA's Brownfields Program empowers states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield site is real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. In 2002, the Small Business Liability Relief and Brownfields Revitalization Act was passed to help states and communities around the country cleanup and revitalize brownfields sites. Under this law, EPA provides financial assistance to eligible applicants through four competitive grant programs: assessment grants, revolving loan fund grants, cleanup grants, and job training grants. Additionally, funding support is provided to state and tribal response programs through a separate mechanism.

Community Description

The Treasure Coast Regional Planning Council was selected to receive a brownfields assessment coalition grant. The Council's coalition partners are Palm Beach County and the Cities of West Palm Beach and Fort Pierce. Located on the eastern coast of Florida, the Council estimates that there are approximately 1,300 brownfields in its four-county region (population 1,821,413). Decades of community and economic development activities have not resulted in the types or number of jobs necessary to bring economic stability and growth to the area. Setbacks in the agricultural industry over the last decade have contributed to the area's economic downturn and resulted in high unemployment, low median household incomes, and increased poverty. The primary focus areas for assessments are the Gifford neighborhood in unincorporated Indian River County, the Westgate/Belvedere Community Redevelopment Area, and the Cities of Pahokee, South Bay, Belle Glade, and Fort Pierce. Brownfield assessments are expected to enable informed cleanup decisions and help expedite redevelopment of priority areas.

Assessment Grant

$500,000 for hazardous substances
$500,000 for petroleum

EPA has selected the Treasure Coast Regional Planning Council for a brownfields assessment coalition grant. Hazardous substances and petroleum grant funds will be used to conduct 50 Phase I and 17 Phase II environmental site assessments. Grant funds also will be used to develop cleanup and public health monitoring plans, and conduct community outreach activities.

Contacts

For further information, including specific grant contacts, additional grant information, brownfields news and events, and publications and links, visit the EPA Brownfields Web site (http://www.epa.gov/brownfields).

EPA Region 4 Brownfields Team
(404) 562-8792
EPA Region 4 Brownfields Web site
(http://www.epa.gov/region4/waste/bf)
Grant Recipient: Treasure Coast Regional Planning Council, FL
(772) 221-4060

The information presented in this fact sheet comes from the grant proposal; EPA cannot attest to the accuracy of this information. The cooperative agreement for the grant has not yet been negotiated. Therefore, activities described in this fact sheet are subject to change.
United States Environmental Protection Agency
Washington, D.C. 20460

P.O. Box 7577
Cincinnati, OH 45201-7577

Ms. Ana Mallory
Chief, Brownfields Revitalization
421 SW Camden Avenue
Stuart, FL 34994

Dear Ms. Mallory:

On behalf of the United States Environmental Protection Agency (EPA), I am pleased to congratulate you and confirm that the Treasure Coast Regional Planning Council was selected as one of the entities EPA will begin negotiations with to award a cooperative agreement for an assessment grant. The Treasure Coast Regional Planning Council submitted an outstanding grant proposal, and we deeply appreciate the tremendous commitment of time and energy that went into its preparation.

Through the Small Business Liability Relief and Brownfields Revitalization Act of 2002, EPA is working to help states and communities around the country clean up and revitalize brownfield sites. We fully expect that these brownfield projects will provide benefits to the environment and economy of local communities. Phil Vorsatz, your Regional Brownfields Coordinator (404-562-8789), will work closely with the Treasure Coast Regional Planning Council to negotiate the cooperative agreement prior to the grant award.

We look forward to working with your staff on the Brownfields program in continued Federal, state, and local government cooperation.

Sincerely,

[Signature]

David R. Lloyd, Director
Office of Brownfields and Land Revitalization

cc: Phil Vorsatz
Treasure Coast Regional Planning Council to get $1 million Brownfield grant

By staff report

Tuesday, June 7, 2011

STUART — The U.S. Environmental Protection Agency plans to award $7 million in Brownfields grants to 10 Florida communities for the assessment and cleanup of brownfields properties, including abandoned gas stations, old textile mills, closed smelters, and other abandoned industrial and commercial properties.

Among the recipients is the Treasure Coast Regional Planning Council, which will get a $1 million assessment grant for Assessment Coalition. The council is based in Stuart and serves Indian River, St. Lucie, Martin and Palm Beach counties.

Brownfields are sites where expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.

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