COMMUNICATION PACKAGE
October 2011
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TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

From: Staff

Date: October 21, 2011 Council Meeting

Subject: Plan Amendment Status Report

Plan Amendments Received/Reviewed

Since the last regular Treasure Coast Regional Planning Council meeting held on September 16, 2011, Council has reviewed three text amendments and three Future Land Use Map amendments to local government comprehensive plans. The amendments are from three different local governments.

<table>
<thead>
<tr>
<th>Local Government</th>
<th>DCA Ref No.</th>
<th>Receipt</th>
<th>Review Expiration</th>
<th>Council Meeting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Martin County</td>
<td>11-2ESR</td>
<td>9/14/11</td>
<td>10/13/11</td>
<td>10/21/11</td>
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<tr>
<td>Royal Palm Beach</td>
<td>11-1ESR</td>
<td>9/21/11</td>
<td>10/21/11</td>
<td>10/21/11</td>
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<tr>
<td>Jupiter</td>
<td>11-1ESR</td>
<td>10/3/11</td>
<td>11/1/11</td>
<td>10/21/11</td>
</tr>
</tbody>
</table>
TREASURE COAST REGIONAL PLANNING COUNCIL

DEVELOPMENT OF REGIONAL IMPACT
STATUS REPORT
October 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: 3,100 Dwelling Units (DU)
- Retail: 200,000 SF
- Office: 200,000 SF

PROJECT NAME: Harmony

APPLICANT: Harmony Ranch Development Company

JURISDICTION: Martin County

SIZE: 2,701 acres

LOCATION: Located at the intersection of Pratt-Whitney Road (CR 711) and Bridge Road (CR 708)

POPULATION: 8,128

EMPLOYMENT: 7,149

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


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 (SF)</th>
<th>Community Retail Center (SF)</th>
<th>Service Commercial (SF)</th>
</tr>
</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>
</tr>
<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>
</tr>
<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>
</tr>
<tr>
<td>4</td>
<td>2029-2033</td>
<td>700</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<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>
</tbody>
</table>
PROJECT NAME: **Hobe Grove**

APPLICANT: Becker B-14 Grove, Ltd.

JURISDICTION: Martin County

SIZE: 2,823 acres

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

POPULATION: 9,604

EMPLOYMENT: 10,500

USES:

- Residential
- Town Center
- Mixed Use Research, Office, Education
- Hotel

<table>
<thead>
<tr>
<th>Uses</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>Residential</td>
<td>4,300 DU</td>
<td>650,000 SF</td>
<td>3,900,000 SF</td>
<td>180 Rooms</td>
</tr>
</tbody>
</table>

STATUS: Preapplication meeting held on February 16, 2011. Application for Development Approval submitted on May 27, 2011 and found insufficient on June 24, 2011. Submittal of the sufficiency response was received on August 19, 2011 and found insufficient on September 15, 2011.

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>
</tr>
<tr>
<td>2</td>
<td>2017-2021</td>
<td>1,100</td>
<td>225,000</td>
<td>975,000</td>
<td>0</td>
</tr>
<tr>
<td>3</td>
<td>2022-2026</td>
<td>1,050</td>
<td>125,000</td>
<td>975,000</td>
<td>80</td>
</tr>
<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:

USES:
- Commercial Retail 3,675,075 SF
- Office 2,430,728 SF
- Research & Development 2,498,602 SF
- Industrial 4,583,338 SF
- Hotel Rooms 791
- Hospital Beds 300

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.

Submittal of the sufficiency response was received on June 30, 2011 and found insufficient on July 29, 2011.

Submittal of the sufficiency response was received on September 23, 2011 and is currently under review.
PROJECT NAME: Visions at Indrio

LOCATION: SE Corner of I-95 and Indrio Road

JURISDICTION: St. Lucie County

SIZE: 780 acres

USES:
- Residential 2,605 DU
- Retail, Service 750,000 SF
- Office 250,000 SF
- Hotel 240 Rooms

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.
From: Snyder, William [mailto:William.Snyder@myfloridahouse.gov]
Sent: Tuesday, October 04, 2011 9:58 AM
To: Mike Busha
Subject: RE: Resolution Encouraging the State of Florida to Adopt a Renewable Portfolio Standard

Michael,

It is good to hear from you, and thank you for copying me on your Resolution regarding a Renewable Portfolio Standard. This is on all of our radars and I will work to see that Florida is in the best position possible in this theater.

Enjoy the lovely fall weather we are having.

William

Representative William D. Snyder - District 82
2400 S. Federal Hwy., Suite 250
Stuart, FL 34994
(772)221-4904
(772)221-4906 fax

Please note: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.
Mr. Michael J. Busha, AICP  
Executive Director  
Treasure Coast Regional Planning Council  
421 SW Camden Avenue  
Stuart, Florida  34994

Dear Mr. Busha:

Thank you for sharing the views of the Treasure Coast Regional Planning Council in the Resolution Encouraging the State of Florida to Adopt a Renewable Portfolio Standard. The facts and opinions of customers, civic groups and the business community are a valued part of the process.

I'm sure the resolution will be fully considered as the Legislature continues to develop a comprehensive energy plan for the State of Florida.

Again, thank you for your input.

Sincerely,

Art Graham  
Chairman

AG/jvl

Enclosures

cc:  Commissioner Lisa Polak Edgar  
Commissioner Eduardo E. Balbis  
Mr. J. R. Kelly  
Mr. Curt Kiser

Commissioner Ronald A. Brisé  
Commissioner Julie I. Brown  
Mr. Chuck Hill  
Ms. Katherine Pennington