# COMMUNICATION PACKAGE
## September 2011
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TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

From: Staff

Date: September 16, 2011 Council Meeting

Subject: Plan Amendment Status Report

Plan Amendments Received/Reviewed

Since the last regular Treasure Coast Regional Planning Council meeting held on June 17, 2011, Council has reviewed 131 text amendments and 4 Future Land Use Map amendments to local government comprehensive plans. The amendments are from four 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>Fellsmere</td>
<td>11-IESR</td>
<td>06/13/11</td>
<td>07/13/11</td>
<td>09/16/11</td>
</tr>
<tr>
<td>Vero Beach</td>
<td>11-IESR</td>
<td>06/16/11</td>
<td>07/16/11</td>
<td>09/16/11</td>
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<td>Palm Beach County</td>
<td>11-2IESR</td>
<td>07/29/11</td>
<td>08/28/11</td>
<td>09/16/11</td>
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<tr>
<td>Delray Beach</td>
<td>11-IESR</td>
<td>08/08/11</td>
<td>09/07/11</td>
<td>09/16/11</td>
</tr>
</tbody>
</table>
TREASURE COAST REGIONAL PLANNING COUNCIL

DEVELOPMENT OF REGIONAL IMPACT
STATUS REPORT
September 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
Retail 200,000 sq. ft.
Office 200,000 sq. ft.

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


BUILDCOUT 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>
</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>
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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: 9,604

EMPLOYMENT: 10,500

USES:
- 4,300 Residential Dwelling Units (DU)
- 650,000 SF Town Center
- 3,900,000 SF Mixed Use Research, Office, Education
- 180 Rooms Hotel
- Open Space & Parks
- Community Facilities & Amenities

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.

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>
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<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.
Submittal of the sufficiency response was received on June 30, 2011 and found insufficient on July 29, 2011.
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
        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.
TO: 2011 GHC Presenters

FROM: John Wilson
Vice President and Program Committee Chairman

DATE: June 2011

On behalf of the Directors, Officers, and attendees, please accept our sincerest thanks for your participation as a presenter in the 2011 Governor's Hurricane Conference®. This year's event was well attended and received by the more than 2000 persons present. Your excellent presentation to this audience contributed greatly to an overall outstanding program.

The goal for this year was to address the challenges Floridians face as we head into the 2011 Hurricane Season and to maintain our readiness for the eventual inevitability of another major storm. Your presentation supported this objective and is greatly appreciated by the Directors, Officers, the Program Committee and myself.

Thank you again for your participation.
June 23, 2011

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

Dear Michael,

The ULI Southeast Florida/Caribbean District Council, together with Akerman and the Florida Redevelopment Association, is more than appreciative of the part you played in making the Florida Growth Management in the New Era: A Guide to Understanding Florida's New Legislation program an unqualified success. Every time, we hope to build a conference that truly delivers value to our attendees, and this program certainly attained that goal. We thank you so much for your participation as a panelist.

Attendee feedback following this year's program was very positive, and we hope you also found your time well-spent. Moving forward, we welcome your thoughts and ideas on how to make next year's program even stronger. This market continues to slowly improve, and with it, we hope to offer the latest information coupled with the best ideas from around the country. Your thoughts on how to give the program more value to attendees is important to us, so don't hesitate to drop me an email at carla.coleman@uli.org with your ideas.

Again, thank you for your participation. Please do not hesitate to contact me if the District Council may be of assistance to you.

Sincerely,

Carla Coleman  
Executive Director
August 2, 2011

Ms. Kim DeLaney, PH.D
421 SW Camden Ave
Stuart, Florida 34994

Dear Ms. DeLaney,

Thank you for taking the time to attend the MPOAC meetings on July 28, 2011 to present an overview on Transit Oriented Developments. The members were very appreciative of your attendance and are confident they will benefit from the information you shared with them.

We look forward to seeing you at future MPOAC meetings.

Sincerely,

Howard Glassman
Executive Director

HG/bm
Shared priorities: Our region must work together

By Ralph Marrinson

July 31, 2011

The South Florida Regional Business Alliance is a group of CEOs working collaboratively across jurisdictional boundaries to support increased innovation, economies of scale, and a collaborative framework for advancing Southeast Florida's shared priorities in the areas of economic development, transportation, housing, education, and innovation.

Why is this important? In order to compete successfully in the global marketplace, firms must have access to the human, physical, institutional and financial assets that support innovation. Evidence from high-performing regions like Greater Austin, Tampa Bay and Orlando (which are linking to become an economic "super region"), the Research Triangle in North Carolina and others indicates that the ability to link regional assets by thinking, planning and acting regionally is the key to accelerating a region's economy.

Southeast Florida, consisting of Monroe, Miami-Dade, Broward, Palm Beach, Martin, St. Lucie, and Indian River counties, with more than 6 million residents and a population greater than 33 states, is a region in rapid transition. How that transition occurs and how the region capitalizes on its assets and opportunities, and addresses challenges, will determine the future prosperity and quality of life in the region.

The current economic downturn has made it clear Southeast Florida cannot continue to rely primarily on population growth and new development as an economic engine. Further, due to historic growth patterns, most of the region's public, private and civic institutions are aligned locally, not regionally.

That fragmentation creates waste and inefficiencies and limits Southeast Florida's ability to compete as a unified force in today's global marketplace where metropolitan regions are the unit of economic competition. When making a business-investment decision, companies look at the resources of a region, not an individual community.

By identifying our shared priorities and advocating for them with one voice, every community stands to benefit from the resources that will flow to the region because we are working together.

The most recent example of this regional dynamic is the 2010 designation of the Southeast Florida Region as a U.S. HUD "Sustainable Community." Spearheaded by the South Florida and Treasure Coast Regional Planning Councils, a regional partnership of more than 200 public, private and nonprofit organizations secured a $4.25 million grant to develop the region's long-term "Regional Vision and Blueprint for Economic Prosperity," which includes an articulation of our region's infrastructure needs looking to the future.
<b>Shared priorities:</b> Our region must work together - South Florida S...  Page 2 of 2

This designation brings with it additional resources and value to individual communities, including added "Preferred Sustainability Status" for certain grant applications emanating from the region. Because of their commitment to work collaboratively as the "Southeast Florida Regional Partnership" for the betterment of the region, individual organizations and local governments can secure bonus points on their grant proposals that will benefit their local constituencies while contributing to the betterment of the region as a whole.

It's our choice. We can march boldly into the future and make Southeast Florida a premiere region by working together to maximize our opportunities, or we can waste time and limited resources competing with each other.

Simply put, regions that work together win together. And regions that do not, lose out to regions that do. It is past time for Southeast Florida to build on the ties that bind us and work together to create "win, win" situations for the region's stakeholders.

We must articulate our shared priorities, make our plans for the future, and pull together with one voice to make our priorities realities.

Ralph A. Marrinson is the chair of the South Florida Regional Business Alliance. He can be reached at rmarrinson@marrinson.com.

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Port of Palm Beach now considering two sites for future inland distribution centers

By SUSAN SALISBURY
Palm Beach Post Staff Writer

Posted: 6:09 p.m. Tuesday, Aug. 2, 2011

With the completion of the Panama Canal's expansion scheduled for 2014 and an expected increase in cargo, the race is on for a South Florida inland port, a landlocked distribution center linked to its seaports.

Two inland port projects, touted as economic engines that will lead to the creation of thousands of jobs, are in the planning stages. After several years of considering such projects, the Port of Palm Beach, Riviera Beach, is now working with both.

The sites for these two facilities that would move the sorting and processing of shipping containers inland are about 70 miles apart.

Manuel Almira, the port's executive director, said today that the port is working with Florida Crystals Corp. on its western Palm Beach County Intermodal Logistics Center and with the Treasure Coast Intermodal Campus' principals in St. Lucie County to help bring one or both to fruition.

Almira said port officials signed an agreement Thursday to collaborate on the development, construction and operation of the Treasure Coast Intermodal Campus planned for 4,000 acres in southwestern St. Lucie County.

"They are just as eager as Florida Crystals to have us as a partner," Almira said.

The week before, on July 21, the commission signed a similar agreement with Florida Crystals which plans to build a major distribution center on 850 acres off U.S. 27 just north of South Bay.

"There is a possibility of establishing one but maybe both," Almira said today.

Almira said he thinks it's possible there might be enough business for two inland ports if both light manufacturing and distribution are included.

The St. Lucie site, west of the Florida Turnpike and Interstate 95 and on Rangeline Road at the Martin County line, is on agricultural land owned by the Kennedy and Caruso families, said project manager Preston Perrone. "We just happen to have a great location with railroad access and excellent highway infrastructure," Perrone said.

He thinks there's room for both inland ports.

"Right now I feel we are all in this together," Perrone said. "We have to attract the business to Florida, and the more, the merrier."

Florida Crystals spokesman/vice president Gaston Cantens said today, "It is almost too soon to know exactly how these things are going to develop. A lot of it depends on how much of that cargo is captured here in South Florida."

Danny Martell, Florida Crystals vice president/real estate, said the Palm Beach County location is better situated to receive trucks from Miami and Fort Lauderdale's ports.
"The closer you get to the Port of Miami, the more likely you are going to absorb that Asian import trade that Miami and the East Coast is already starting to experience coming in through the Panama Canal," Martell said. "The farther away you are, the more likely you are to absorb U.S. trade."

Port of Palm Beach officials first considered an inland port project more than five years ago, and in 2009, selected Florida Crystals from among four contenders. The St. Lucie project, then planned for 7,128 acres, was ranked second.

Last year, the port stepped away from any involvement in the Florida Crystals project after environmentalists objected to the site then being considered, which was adjacent to its Okeelanta sugar mill south of South Bay. Since then, Florida Crystals chose a different site to the north and received approval from the state's Department of Community Affairs.
Gifford, other Indian River communities may benefit from $1 million brownfield grant

By Steven Smith

Monday, July 4, 2011

INDIAN RIVER COUNTY — The Treasure Coast Regional Planning Council will form an advisory committee to determine how best to use a $1 million U.S. Environmental Protection Agency brownfield grant for environmental assessments and related activities at Gifford and several other communities.

"We have not made a determination as to where specifically the grant money will be used," said Greg Vaday, the council's economic development coordinator. "It can be used for environmental site assessments, community inventories of brownfield sites and things related to community awareness."

The EPA announced $76 million in grants in June, including $7 million for Florida projects. The council, a coalition of county and city governments, is receiving $1 million, the largest grant yet received by the local planning council for environmental assessments and improvements. The council received $450,000 from the Recovery Act of 2009 and used it for projects in Palm Beach County. The council also has an ongoing project to clean up a former junkyard site on 43rd Street in Gifford.

The rules of the federal grant require formation of a committee to determine how to spend the money. "I suspect it will pay for a couple dozen large and small projects," Vaday said. He mentioned the council has been discussing the creation of a community park for Gifford with leaders in that community, and that will likely be considered now.

"We're able to basically expand the scope and breadth of what we have been doing," Vaday said. "We try to be efficient, try to be effective and make sure we spend the money wisely."

Brownfields are properties where development may be complicated by pollution or a belief that pollution may be present. The Florida Department of Environmental Protection's brownfield redevelopment program began in 1998, and today the DEP has 110 brownfield projects underway, and 269 designated brownfield areas. Fellsmere City Council recently asked DEP to declare a large section of that community a brownfield area for purposes of generating economic development.

EPA officials say site assessments enable informed decisions on any required cleanup, and make it more likely that private investment will redevelop a site. Vaday
said potential developers need to know that a site is not contaminated, or is only slightly contaminated, and that insurance companies and lenders require at least a phase 1 assessment. "Every site is different," Vaday said. Sometimes a phase 1 assessment "comes back totally clean," and in other cases a phase 2 assessment, involving soil and ground water samples, is required.

An EPA fact sheet says the Treasure Coast does not have "the types or numbers of jobs necessary to bring economic stability and growth," and mentions "setbacks in the agricultural industry" as the reason for high unemployment and increased poverty.
From: Miles Ballogg [Miles.Ballogg@cardno.com]
Sent: Wednesday, July 06, 2011 3:05 PM
To: gvaday@tcrpc.org
Cc: Joseph Ullo; Becky Buice (becky@nstephens.com); Lorna Alston (Lorna.Alston@sarasotagov.com); Harry B. James (hjames@ci.miami.fl.us)
Subject: FW: Thank you for your participation in the Improving Access to Healthcare through Brownfields Redevelopment Workshop

Greg - The Florida Brownfields Association’s Environmental Justice Committee and the organizing committee would like to thank you for your participation in the Improving Access to Health and Healthcare through Brownfields Redevelopment Workshop. The workshop could not have been the success that it was without your commitment.

This is the beginning of something big and moving an active agenda forward is the first step. We will be posting the presentations and other pertinent information on the FBA website under Environment Justice.

Again, thank you for participating and watch for future developments.

Sincerely,

F. Joseph Ullo, Jr.
President FBA

Miles Ballogg
FBA Environmental Justice Committee

P.S. Greg - thanks for your attendance at the meeting and your assistance in facilitating the draft Action Agenda, we appreciate your continued interest and support of Improving Access to Healthcare through Brownfields Redevelopment.