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TREASURE COAST REGIONAL PLANNING COUNCIL
DEVELOPMENT OF REGIONAL IMPACT
STATUS REPORT
June 2012

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: **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 4,300 DU
      Town Center 650,000 SF
      Mixed Use Research, Office, Education 3,900,000 SF
      Hotel 180 Rooms

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.
        Letter received from the applicant on January 5, 2012 requesting a time extension to submit a response to questions contained in Council’s Determination of Informational Sufficiency dated September 15, 2011.
        Letter sent to the applicant on January 10, 2012 agreeing to extend the time for response to December 1, 2012.

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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<td>4</td>
<td>2027-2031</td>
<td>1,050</td>
<td>0</td>
<td>660,000</td>
<td>0</td>
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<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:

<table>
<thead>
<tr>
<th>USES</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Retail</td>
<td>3,675,075</td>
</tr>
<tr>
<td>Office</td>
<td>2,430,728</td>
</tr>
<tr>
<td>Research &amp; Development</td>
<td>2,498,602</td>
</tr>
<tr>
<td>Industrial</td>
<td>4,583,338</td>
</tr>
<tr>
<td>Hotel Rooms</td>
<td>791</td>
</tr>
<tr>
<td>Hospital Beds</td>
<td>300</td>
</tr>
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</table>

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 was found to have completed the sufficiency process on October 21, 2011. Assessment Report adopted by Council on December 9, 2011 and submitted to the City of Port St. Lucie on December 15, 2011. A certified copy of the amended DO (12-R34) was rendered to Council and the Department of Economic Opportunity on April 12, 2012. In a letter dated May 31, 2012, Council did not recommend appeal of DO Amendment 12-R34. However, Council recommended that the City amend their DO as a non-substantive modification pursuant to Section 380.06(19)(e)2.k to address several deficiencies in their adopted DO.
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.
May 2, 2012

Kim Delaney
Treasure Coast Regional Planning Council
421 SW Camden Avenue
Stuart FL 34994

Dear Kim,

Thank you for being one of our featured speakers at the April 19 luncheon hosted by the Economic Council of Palm Beach County, Inc.

Our audience found your remarks to be both informative and entertaining. We were so very fortunate to have you address our organization and guests. We can’t thank you enough for your time and we are honored that you graciously volunteered to speak to our group.

Best wishes.

Sincerely,

Nathaniel Roberts
2012 Chairman of the Board
May 14, 2012

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

Re: Congress for the New Urbanism 20, West Palm Beach, May 9 – 12, 2012

Dear Michael:

I want to thank you and Council staff for the outstanding job during the national Congress for the New Urbanism 20, held in West Palm Beach, from May 9 through May 12, 2012.

The Congress for the New Urbanism is the most prestigious and well-attended town planning conference in the United States. Council staff provided local support to the conference, from the planning stages through the sessions held in the West Palm Beach Convention Center and elsewhere in the region, including Stuart, Fort Pierce and Windsor in Indian River County.

The success of the Congress was a direct result of your support and assistance and the work of Council staff, during many months prior to the Congress, and during the event.

Please convey my appreciation to Council staff.

Sincerely,

Ramon Trias, AIA AICP LEED AP CNU-A
Council Member, TCRPC
May 18, 2012

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

Dear Mike:

Thank you for being a part of the Envisioning South Florida’s Future: Mobility – Goods and People program. Our District Council aims to create programs that truly deliver value to our attendees. The May 4th program certainly attained that goal, and we appreciate your participation as a moderator.

District Council Chair Eric Swanson and Executive Director Carla Coleman add their special appreciation for your outstanding efforts on our behalf. 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 future programs even stronger. Infrastructure, including transportation, is a critical subject when planning for South Florida’s future and we certainly want to continue the dialogue. Your thoughts on how to give future programs more value to attendees is important to us, so don’t hesitate to drop me an email at davidorshefsky@me.com 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,

David Orshefsky
Chair
Infrastructure Committee
ULI SE Florida/Caribbean
May 29, 2012

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

Dear Michael:

The New Urbanism 101 seminar was an invaluable experience for the members of the Village of Royal Palm Beach Planning & Zoning Commission who attended this past May 9th. They each agreed that they learned much from the seminar and the opportunity to meet and discuss urban planning with attendees as well as the presenters. Thank you for your assistance in arranging for their registration to be participants of the CNU20 Conference held in West Palm Beach, and in doing so, recognizing the value of offering relevant education for municipal volunteer board members.

It is a true testament to the Treasure Coast Regional Planning Council that you continue to be more than just a regional review board but a true resource in the urban planning environment. Royal Palm Beach will encourage our volunteer board members to take advantage of many high quality educational resources that you have available for them.

Sincere regards,

[Signature]

Martha Webster, Councilwoman
Village of Royal Palm Beach
May 30, 2012

TCRPC
Council Members
421 SW Camden Avenue
Stuart, FL 34994

Dear Council Members,

In July of 2000 the MacArthur Foundation awarded a grant to the City of Delray Beach for the creation of a Downtown Master Plan for the City's urban core. The plan was to represent the citizen's vision for the unification and future growth and development of the City's oldest business districts and surrounding neighborhoods. A Steering Committee of 31 residents, business owners and other stakeholders was established to oversee the planning process and disseminate information to the community. The City turned to the Treasure Coast Regional Planning Council to conduct the design charrette, solicit public input and produce the plan.

The design charrette took place April 27-28, 2001 with more than 200 citizens participating. TCRPC staff and consultants led ten teams that worked on designs for the area, with each team presenting their ideas at the end of the second day. Following the charrette, the TCRPC design professionals remained in the study area for a week, working night and day in the former CRA office. The building was open to the public almost the entire time so that people could visit and comment on what was being produced. A draft of the plan was presented to a gymnasium full of excited participants on May 4, 2001.

In the months that followed, the TCRPC staff remained involved in finalizing the various elements of the plan, meeting with technical consultants, FDOT representatives, property owners, etc. and refining the projects included in the document. The Downtown Delray Beach Master Plan was officially adopted by the City Commission on March 19, 2002.

By incorporating solid planning principles and architectural design with the dreams and aspirations of the community, the Downtown Master Plan includes physical improvements such as beautification, traffic calming, a significant gateway feature off of I-95, the placement of parks and plazas, and the adoption of design guidelines. Social issues such as racism and gentrification, and the fears of the community regarding both the positive and negative aspects of growth and redevelopment were also addressed. Ten years after its adoption, most of the elements of the plan have been implemented and two major projects will be starting construction this summer. Downtown Delray Beach is thriving as a result, even during these trying economic times.
The plan was the result of the efforts of hundreds of people, but the TCRPC team really led the way in making it all come together. They worked tirelessly during the design process, and stayed involved afterwards to champion the ideas in the plan and produce a document that truly represents the community’s vision and aspirations.

Ambitious plans often get thwarted by a lack of commitment or funding, but fortunately that was not the case in Delray Beach. Former Delray Beach Mayor Jeff Perlman and I would like to take a few moments of your time during the June board meeting to present an overview of the results of your organization’s assistance and leadership more than a decade ago.

Sincerely,

Diane Colonna
Executive Director
Planners: New urbanism is trumping the suburbs

By JEFF OSTROWSKI
Palm Beach Post Staff Writer

Posted: 7:21 p.m. Thursday, May 10, 2012

Hundreds of planners from around the country converged on the Congress for the New Urbanism conference here this week, and they’re hearing a familiar refrain: Americans would be happier and healthier if we traded suburban sprawl for old-fashioned neighborhoods.

Proponents of new urbanism long have preached the benefits of walking, public transit and hip boutiques. And homebuyers have responded by snapping up mini-manses in gated communities, then firing up the SUV for a long commute.

But new urbanism devotees, who gathered for the planning movement’s 20th annual conference, say the tide is turning. One speaker, Shyam Kannan of real estate financing firm RCLCO, said consumer research shows Americans now prefer smaller homes in walkable neighborhoods.

“We were shocked,” said Kannan.

Builders have subscribed to the theory that twentysomethings and empty nesters want urban condos, while couples move to the ‘burbs as soon as the first baby arrives. Kannan calls that a "myth."

“This is actually about all households across all demographics,” Kannan said. Everyone wants neighborhoods where they can walk to work, stores and restaurants.

“The demand for other environments is certainly on the wane,” Kannan said.

He cited builders’ decisions to do infill communities and research by the National Association of Realtors. However, the association’s findings show a significant number of homebuyers still like suburbs.

“After hearing detailed descriptions of two different types of communities, 56 percent of Americans select the smart-growth community and 43 percent select the sprawl community,” said a report published last year.

Kennedy Smith of Community Land Use and Economics Group said the millennial generation will drive the move toward new urbanism. In contrast to their parents, they are less materialistic and not as keen on shopping malls, Smith said.

The Congress for the New Urbanism continues through Saturday at the Palm Beach County Convention Center.

jeff_ostrowski@pbpost.com
WALKING isn’t just good for you. It has become an indicator of your socioeconomic status.

Until the 1990s, exclusive suburban homes that were accessible only by car cost more, per square foot, than other kinds of American housing. Now, however, these suburbs have become overbuilt, and housing values have fallen. Today, the most valuable real estate lies in walkable urban locations. Many of these now pricey places were slums just 30 years ago.

Mariela Afonso and I just released a Brookings Institution study that measures values of commercial and residential real estate in the Washington, D.C., metropolitan area, which includes the surrounding suburbs in Virginia and Maryland. Our research shows that real estate values increase as neighborhoods become more walkable, where everyday needs, including working, can be met by walking, transit or biking. There is a five-step “ladder” of walkability, from least to most walkable. On average, each step up the walkability ladder adds $9 per square foot to annual office rents, $7 per square foot to retail rents, more than $300 per month to apartment rents and nearly $82 per square foot to home values.

As a neighborhood moves up each step of the five-step walkability ladder, the average household income of those who live there increases some $10,000. People who live in more walkable places tend to earn more, but they also tend to pay a higher percentage of their income for housing.

Although we have not studied all urban areas to the same degree, these findings appear to apply to much of the rest of the country. In metropolitan Seattle in 1996, the suburban Redmond area, home to Microsoft, had the same price per square foot as Capitol Hill, a walkable area adjacent to downtown, based on data from Zillow. Today, Capitol Hill is valued nearly 50 percent above Redmond.

In Columbus, Ohio, the highest housing values recorded by Zillow in 1996 were in the suburb of Worthington, where prices were 135 percent higher than in the struggling neighborhood of Short North, adjacent to the city’s center. Today, Short North housing values are 30 percent higher than those of Worthington, and downtown Columbus has the highest housing values in that metropolitan area.

In the Denver area, Highlands Ranch, an upscale, master-planned community 20 miles south of downtown, had housing in 1996 that cost on average 21 percent more than housing in Highlands, a troubled neighborhood adjacent to downtown Denver. Today, Highlands has a 67 percent price premium over Highlands Ranch.

People are clearly willing to pay more for homes that allow them to walk rather than drive. Biking is part of the picture, too. Biking and walking are part of a “complete streets” strategy that public rights of way should be for all of society — not just cars.

The rise in bike-sharing systems in Minneapolis, metropolitan Washington, and soon New York City makes it possible to imagine a future in which a third of a city’s population gets around primarily by bicycle. The popular Web site Walk Score has just added Bike Score to let people know which neighborhoods are most bikeable.

Demand for walkable urban space extends beyond city centers to suburbs; in metropolitan Washington, more than half of the walkable places are in the suburbs, like Reston Town Center, 22 miles from downtown Washington; Ballston, in Arlington County; and Silver Spring, in suburban Maryland. Residents can easily get to grocery stores, cafés, libraries and work by rail transit, biking and walking.

Why is there an urbanization of the suburbs? Some baby boomers want to sell their large suburban houses and move to a walkable urban place but stay close to friends and family. Young families want the advantages of walkable urban life but also high-quality suburban schools. This trend is about both the revitalization of center cities and the urbanization of the suburbs.

To address the affordability challenge, a sensible strategy would include changes like zoning that allows homes with units in the back or over the garage. But the long-term solution is encouraging the building of more walkable places, which will reduce the price premiums by creating more supply.

(Disclosure: I am the president of Locus, a coalition of real estate developers and investors, and a project of Smart Growth America, which supports walkable neighborhoods and transit-oriented development.)

Different infrastructure needs to be built, including rail transit and paths for walking and biking. Some research has shown that walkable urban infrastructure is substantially cheaper on a usable square foot basis than spread-out drivable suburban infrastructure; the infrastructure is used much more extensively in a small area, resulting in much lower costs per usable square foot.

It’s important that developers and their investors learn how to build places that integrate many different uses within walking distance. Building walkable urban places is more complex and riskier than following decades-long patterns of suburban construction. But the market gets what it wants, and the market signals are flashing pretty brightly: build more walkable, and bikeable, places.

A professor at the George Washington University School of Business and a senior fellow at the Brookings Institution.
Suit to force Everglades cleansing appears near resolution

By CHRISTINE STAPLETON
Palm Beach Post Staff Writer

Updated: 9:07 p.m. Monday, June 4, 2012
Posted: 4:41 p.m. Monday, June 4, 2012

A proposed settlement to a 24-year-old lawsuit that has cost taxpayers hundreds of millions of dollars in failed efforts to restore the Everglades was unveiled on Monday after months of private negotiations.

Melissa Meeker, the Executive Director of the South Florida Water Management District, said the draft settlement calls for an $850 million series of projects to filter out nutrient contamination and increase water flow. The projects come in addition to the more than $2 billion the district has already spent on land and other construction projects -- including $300 million spent on a reservoir before scrapping the project.

According to Meeker, the proposed settlement calls for adding two stormwater treatment areas and flow-equalization basins, which would ensure a constant flow of water to the stormwater treatment areas. The district currently manages five such treatment areas, man-made wetlands that use plants to cleanse water headed to the Everglades.

The proposed settlement sets the completion date for Everglades restoration at 2025.

"We're trying to move forward to some closure with this plan," said Governing Board Chairman Joe Collins. "I for one would rather see us spending money on construction than lawyers."

The settlement proposal contains time lines that will be enforced by incorporating them in district regulations, Meeker said.

The lawsuit that spawned the epic lawsuit began in 1988, when the federal government sued the water district and other state agencies for failing to enforce water quality standards in the Everglades.

In 1992 a federal judge approved a settlement agreement, called a consent decree, in which the District agreed to build stormwater treatment areas and meet water quality standards by 2002. When the district was unable to meet that deadline, others were set and missed. Nutrient levels in certain areas continued to exceed maximum limits -- driving the lawsuit on.

Most recently, the U.S. Environmental Protection Agency set a deadline of June 6 for Florida to submit permits on behalf of the district to ensure that water quality standards are met in the five stormwater treatment areas the district currently operates. Officials of the Florida Department of Environmental Protection say that deadline will be met.

At a special meeting of the governing board on Monday, Meeker she wanted to the board to hear details about the proposed settlement from her rather than read them in the paper.

However, David Guest, attorney for EarthJustice, which represents environmental groups in the lawsuit, was guarded about his opinion of the draft settlement.

But Guest did say he was not aware that Meeker was going public with the settlement proposal on Monday. In fact, Guest -- who has been involved in the lawsuit since it was filed in 1988 -- said he was not certain that the settlement had been finalized by all parties.

"What worries me is, what the state is doing doesn't feel like collaboration," Guest said after learning of Monday's meeting.

In her 30-minute presentation, Meeker explained that the district would use some of the land it purchased from U.S. Sugar in 2010 and more than 2,000 acres of Mecca Farms that the District hopes to acquire in a land swap with the county.

The plan would also put to use two reservoirs: the L-8 Reservoir, a 15 billion gallon reservoir with a $217 million price tag and water unfit for drinking, and the A1 Reservoir, which the district stopped building after spending $300 million.

As for money, Meeker said the district has $220 million set aside in reserves and would rely on money raised through property taxes and state appropriations for the remainder.

Despite the optimism at Monday’s board meeting, the proposed settlement faces many hurdles. It must be approved by the EPA, the district’s Governing Board, a federal judge and environmental groups.

christine_stapleton@pbpost.com

Find this article at:
