# COMMUNICATION PACKAGE
## March 2012
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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

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 (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

STATUS: Preapplication meeting held on May 17, 2011. Application for Development Approval submitted on June 3, 2011 and found insufficient on July 15, 2011. Submittal of the sufficiency response was received on October 14, 2011 and found insufficient on November 10, 2011. Submittal of the sufficiency response was received on February 1, 2012 and was found to have completed the sufficiency process on March 1, 2012. Letter received from the Applicant on March 8, 2012 requesting sufficiency process be reopened.

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>
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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>
</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: 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>
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</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>
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</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 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.
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.
January 17, 2012

Via U.S. Mail & Email:
Negron.joe.web@flsenate.gov  William.snyder@myfloridahouse.gov

The Honorable Joe Negron
The Florida Senate
306 Senate Office Building
404 South Monroe Street
Tallahassee, FL 32399-1100

The Honorable William D. Snyder
The Florida House of Representatives
412 House Office Building
402 South Monroe Street
Tallahassee, FL 32399-1300

Re:  SB 1180 / HB 979

Dear Senator Negron and Representative Snyder:

I write to you on behalf of the Town Commission of the Town of Jupiter Island (the Town). I understand the House of Representatives and the Senate are considering legislation which, from the Town’s perspective, would remove a safeguard which current benefits the Town.

As the Town understands the above-referenced legislation, large scale development projects known as Developments of Regional Impact (DRI) could be exempted from the statutory review process which has been in place since 1972. As you know, a DRI, by definition is a project that is expected to impact more than one county. See Fla. Stat. Section 380.06(1). Given that definition, it is reasonable to assume that a proposed DRI would create impacts upon the municipalities which are within the county where the DRI is located. Of concern is that the legislation would allow counties to unilaterally exempt those projects which meet the threshold to be a DRI from the existing regional and state review processes which have traditionally provided municipalities and adjacent counties with a significant opportunity for intergovernmental coordination, and, more importantly cooperation.

If this legislation remains unchanged, a county may determine that a DRI which may have impacts on those local governments who participate in the Regional Planning Councils of the state, and yet the DRI would not be subject to Regional Planning Council review. Instead, the DRI would only be subject to a review by the state agency formerly known as the State Planning Agency. As a result of last year’s Community Planning Act, this agency’s review is
now limited to impacts on State interests, and not necessarily on the impacts it may create for other local governments. The Town believes that regional planning councils remain a valuable resource, and that the DRI process is important because it provides small communities, such as the Town with a forum to express concerns about large scale development which may not receive adequate review if this legislation is adopted as presented.

In closing, I ask that you both encourage your colleagues in the respective chambers to withdraw this legislation.

Very truly yours,

Harry Charlton, Mayor

cc: Town Commissioners
    Gene Rauth, Town Manager
    John C. Randolph, Town Attorney
    Michael Busha, TCRPC
February 6, 2012

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

Dear Mr. Busha:

I have reviewed your letter of January 17. You express a desire that all agency partners work together in the evaluation of bringing commuter rail to the Florida East Coast tracks in South Florida. We agree that the building of a strong coalition that works together is essential to moving this process forward.

The South Florida Regional Transportation Authority’s “Fast Start” plan has been developed without consultation with the partners that would be expected to carry it out. That process would have made apparent elements of the plan that cannot be achieved and costs that are under-represented. Presentation of the “Fast Start” plan has been very confusing for the public and has set back the formal plan development. We encourage the SFRTA to work with its partners within the South Florida East Coast Corridor (SFECC) Study. The SFECC study has the resources required to properly develop and analyze alternatives with a proper technical basis.

We look forward to continuing to work with the Council and with our other partners towards what you have so accurately expressed “an integrated, coordinated transportation network that improves mobility, expanded economic opportunity, and enhances the sustainability of Southeast Florida”.

Sincerely,

James A. Wolfe, P.E.
District Secretary
District Four

cc: Kevin J. Foley, Chair, TCRPC
    James F. Murley, Executive Director, SFRPC
    Joseph Giulietti, Executive Director, SFRTA
Chairman Kevin Foley
Treasure Coast Regional Planning Council
421 Southwest Camden Avenue
Stuart, FL 34994-2903

Dear Chairman Foley:

Thank you for contacting me regarding the Treasure Coast Regional Planning Council Resolution #12-01, in support of the Resources and Ecosystems Sustainability, Tourist Opportunities, and Revived Economies of the Gulf Coast States Act of 2011 (RESTORE the Gulf Coast Act), H.R. 3096. I appreciate hearing from you and having the benefit of your views.

The RESTORE Act was introduced by Congressman Steve Scalise (R-LA) on October 5, 2011. H.R. 3096 has been referred to House Committee on Transportation and Infrastructure. You will be pleased to know that I am a cosponsor of this legislation.

The RESTORE Act seeks to facilitate the ecological and economic recovery of the Gulf Coast States (Alabama, Florida, Louisiana, Mississippi and Texas), which were impacted by the sinking of the Transocean Deepwater Horizon mobile offshore drilling unit, and also the subsequent release of oil into the Gulf of Mexico.

To do so, the RESTORE Act establishes a trust fund entitled “The Gulf Coast Restoration Trust Fund (Trust Fund).” The Secretary of the Treasury will deposit 80 percent of all civil penalties paid by the parties responsible for Deepwater Horizon sinking under the Clean Water Act.

Each year, 35 percent of funds within the Trust Fund, will be available, in equal shares, for ecological and economic restoration, of the Gulf Coast ecosystem, for use by the Gulf Coast States. These funds are to be used as a resource for recovery.

These funds may be used for projects relating to coastal restoration, alleviation of damage to fish, wildlife, and natural resources, coastal State Parks and conservation management. The funds can also be put towards workforce development, job creation, and infrastructure projects to mitigate ecological and economic impacts. In addition, the funds may be used for programs promoting tourism, the consumption of locally produced seafood, and programs that promote education with regards to local natural resources. Also, infrastructure dealing with coastal flood protection, coastal wetland losses, and beach erosion would qualify for funding, as would limit administrative costs.

The RESTORE Act establishes a Gulf Coast Ecosystem Restoration Council charged with creating and executing a comprehensive recovery plan for the Gulf Coast. The council will also
establish a fishery and ecosystem endowment to ensure the long-term sustainability of the ecosystem, fish habitat and stock, and fishing industry in the Gulf of Mexico. This council will receive 60 percent of the funds in the Trust Fund.

H.R. 3096 will establish a Gulf Coast Ecosystem Restoration Science, Observation, Monitoring, and Technology Program to be carried out at centers of excellence. One center of excellence will be located in each of the five Gulf Coast states. These centers will be under the direction of the Administrator of the National Oceanic and Atmospheric Administration.

On April 20, 2010, the Transocean Deepwater Horizon mobile offshore drilling unit, located 40 miles off the coast of Louisiana, experienced an explosion, caught fire, and ultimately sank two days later on April 22, 2010. This left the oil well, which the unit had been drilling, open 5000 feet below the surface. Experts estimated that 4.9 million barrels (205.8 million gallons) of oil spilled into the Gulf of Mexico in five months.

The ruptured oil well was finally sealed on September 19, 2010. Approximately 665 miles of coastline were affected as the 397.7 million dollars worth of oil moved along the Gulf’s currents. As a result of the oil spill, the penalties to be collected by the federal government, under the Clean Water Act, are estimated to be between $5 billion and $20 billion dollars. These are the civil penalties which will be placed into the Trust Fund.

I strongly support an all-of-the-above energy approach that includes development of natural gas, clean coal, and American produced oil, as well as alternative energy sources such as wind, solar, hydropower, nuclear, geothermal and biomass. This plan will create new job opportunities in Florida, and throughout the country, while making us less dependent on foreign energy.

Offshore drilling is an important part of a comprehensive energy plan; however, it is critical that offshore oil and gas exploration be conducted in a safe and responsible manner. A balanced regulatory structure, which does everything possible to avoid another disaster while ensuring this vital component of our energy portfolio can continue safely, will provide the best solution.

Now is the time to make America energy-independent by encouraging the indomitable spirit of American ingenuity and developing our full spectrum of energy resources. America must look at energy independence much the same as having a diversified investment portfolio built upon the solid foundation of proven methods in both energy extraction and economic development.

As this legislation works its way through the 112th Congress, I will give it my full consideration should it come to a vote.
Again, thank you for contacting me. Please do not hesitate to contact me should you have any further questions or concerns in the future.

Steadfast and Loyal,

[Signature]

Allen B. West
Member of Congress

cc: Vice Chairman, Honorable Peter O'Bryan, Commissioner  
Secretary/Treasurer Honorable Martha Webster, Councilwoman  
Executive Director, Michael J. Busha

Palm Beach County  
The Honorable Karen Marcus  
The Honorable Priscilla A. Taylor  
The Honorable Paulette Burdick  
The Honorable Martha Webster  
The Honorable Samuel J. Ferreri  
The Honorable Karen Golonka  
The Honorable Shelby Lowe  
The Honorable Jess Santamaria  
The Honorable Shelley Vana  
The Honorable Steven Abrams  
The Honorable Joni Brinkman  
The Honorable David Norris  
The Honorable James DuBois  
The Honorable Kimberly Mitchell  
The Honorable Ellen Andel  
Michael Davis  
Bill Hall  
Peter Sachs

St. Lucie County  
The Honorable Chris Craft  
The Honorable Tod Mowery  
The Honorable JoAnn Faella  
The Honorable Thomas Perona  
The Honorable Frannie Hutchinson  
The Honorable Chris Dzadosky  
The Honorable Shannon Martin  
The Honorable Reginald B. Sessions  
Reece Parrish
Ramon Trias, AICP

Martin County
The Honorable Patrick Hayes
The Honorable Doug Smith
The Honorable Jeffrey Krauskopf
The Honorable Sarah Heard
The Honorable Ed Fielding
The Honorable Paul Luger
Susan J. Hershey

Indian River County
The Honorable Peter O'Bryan
The Honorable Bob Solari
The Honorable Thomas Cadden
The Honorable Craig Fletcher
The Honorable Gary Wheeler
The Honorable Joseph Flescher
The Honorable Bud Oatway
The Honorable Jim Hill
Robert Stork