MEMORANDUM

To: Council Members
From: Staff
Date: December 10, 2010 Council Meeting
Subject: Intergovernmental Coordination and Review Log

The attached Intergovernmental Coordination and Review (ICR) Log presents six applications for federal funding of projects or programs. The Review Log contains the applicant’s name, project location, project description, federal funding source, and the amount of funds requested, as well as designation of Notification of Intent if it is a preliminary application. Staff recommendations are provided on the consistency of funding applications with the Strategic Regional Policy Plan.

<table>
<thead>
<tr>
<th>TCRPC Number</th>
<th>Project Description</th>
<th>Applicant</th>
<th>Funding Agency</th>
<th>Federal Funding Requested</th>
<th>Total Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-PB-10-01</td>
<td>Grant for Public Works and Economic Development Facilities - Lake Park Marina Village Project</td>
<td>Town of Lake Park</td>
<td>Economic Development Administration</td>
<td>$2,323,267</td>
<td>$5,192,840</td>
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<tr>
<td>10-SL-11-01</td>
<td>Draft Supplemental Environmental Impact Statement, New Borrow Area for the Martin County Beach Erosion Control Project</td>
<td>U.S. Army Corps of Engineers</td>
<td>None</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>10-IR-11-02</td>
<td>Sebastian Charter Junior High School</td>
<td>Sebastian Charter Junior High, Inc.</td>
<td>U.S. Department of Agriculture</td>
<td>$3,500,000</td>
<td>$3,500,000</td>
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<td>10-IR-11-03</td>
<td>Neighborhood Revitalization Grant Application</td>
<td>City of Fellsmere</td>
<td>U.S. Department of Housing and Urban Development</td>
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<td>10-MC-11-04</td>
<td>Commercial Revitalization of the Railroad Avenue Service Road</td>
<td>Martin County</td>
<td>U.S. Department of Housing and Urban Development</td>
<td>$700,000</td>
<td>$1,050,000</td>
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<tr>
<td>10-SL-11-05</td>
<td>Infrastructure Improvements at the Treasure Coast Education and Research Park</td>
<td>St. Lucie County</td>
<td>Economic Development Administration</td>
<td>$970,200</td>
<td>$3,465,000</td>
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<td>$8,193,467</td>
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**Recommendation**

Council should approve staff comments and authorize their distribution.

**Attachments**
TREASURE COAST REGIONAL PLANNING COUNCIL
INTERGOVERNMENTAL COORDINATION AND REVIEW LOG

TCRPC Number: 10-PB-10-01   SAI# FL201011015526C

Applicant: Town of Lake Park

Project Description: Grant for Public Works and Economic Development Facilities - Lake Park Marina Village Project

The Town of Lake Park is seeking funding from the Economic Development Administration for the construction of a pedestrian promenade and the renovation of a boat trailer parking lot in the Lake Park Harbor Marina. The proposed project also involves the acquisition of the trailer lot site using designated county funds and the development of a dining and retail destination that will be built using private funds. The land to be acquired and developed is located at the northeast corner of Silver Beach Road and US-1. This investment will promote entrepreneurial activity and innovative economic development efforts to improve the competitiveness of the region, resulting in increased private investment and higher wage jobs in an area experiencing substantial and persistent economic distress.

The proposed project supports the concept of creating an interconnected series of marina villages along the Intracoastal Waterway in Palm Beach County which emerged indirectly through the development of the 21st Century Palm Beach County Economic Development Plan. An Intracoastal Waterway (ICW) Plan was developed to help highlight the various cultural and entertainment destinations along the waterway with some form of water-based transit. As a result of the ICW planning effort, there was an acknowledgement of four on-going local government efforts underway that focused upon the creation of “marina villages”. These redevelopment projects are located in Jupiter, Riviera Beach, West Palm Beach and Boynton Beach. Additional opportunities were identified for Palm Beach Gardens, North Palm Beach, Lake Worth and Lantana.

Funding Agency: Economic Development Administration

Project Costs: $2,323,267 Federal
               120,281 Applicant
               2,400,000 Local
               349,292 Other
               $5,192,840 Total
**Recommendations:** The project is consistent with Strategic Regional Policy Plan. It furthers Policy 3.1.1.2: Encourage redevelopment projects which promote economic opportunities and Policy 3.4.1.2: Coordinate land use planning and the provision of public facilities to assist the private sector in building preferred forms of development and to create infill and redevelopment opportunities. Although the Lake Park Harbor Marina Village was not identified in the Intracoastal Waterway plan, key components of the project such as the pedestrian promenade and the inclusion of dining and retail uses is aligned with the core recommendations of the Intracoastal Waterway plan. The project serves as a valuable addition to the waterfront redevelopment efforts taking place in the County and will further the objectives of attracting private investment and stimulating job creation in the Town of Lake Park.

**Agencies Contacted:** Palm Beach County
Village of North Palm Beach
City of Palm Beach Gardens
City of Riviera Beach
PROJECT LOCATION:
LAKE PARK MARINA @
105 LAKE SHORE DRIVE, LAKE PARK, FL

DIRECTIONS FROM WEST PALM BEACH, FL:
1-95 NORTH > EXIT BLUE HERON BOULEVARD, HEADING EAST >
LEFT ONTO U.S. ROUTE 1, HEADING NORTH >
RIGHT TURN ONTO SILVER BEACH ROAD>
FOLLOW ROAD AROUND TO LEFT UNTIL YOU REACH THE MARINA.

CLIENT: TOWN OF LAKE PARK
PROJECT: MARINA IMPROVEMENTS
FILE #: 2008-300-3
SHEET: LOCATION MAP

SHEET NO.: 1 OF 12
DATE: AUGUST 2008
REVISED: JAN 22 2009
PROPOSED MODIFICATIONS

1. 4 ADDITIONAL FINGER PIERS
2. EXTENDED FINGER PIER WITH WAVE BAFFLES
3. RECONFIGURED FUEL DOCK
4. BREAKWATER ALONG AND BEYOND NORTH FACE OF FISHING PIER

AFTER PROPOSED MODIFICATIONS:
TOTAL SLIPS 121, 150 SLIPS PERMITTED

CLIENT: TOWN OF LAKE PARK
PROJECT: MARINA IMPROVEMENTS
FILE #: 2008-300-3

SHEET: EXISTING SITE

SHEET NO.: 3 OF 12
DATE: AUGUST 2008
REvised: JAN 22 2009
Applicant: U.S. Army Corps of Engineers

Project Description: Draft Supplemental Environmental Impact Statement, New Borrow Area for the Martin County Beach Erosion Control Project

The U.S. Army Corp of Engineers (USACE), Jacksonville District, is submitting an Environmental Impact Statement to consider a new borrow area for the Martin County Beach Erosion Project. The previously approved borrow area has been fully utilized and three new areas are proposed as potential sources of beach-compatible sand anticipated to yield enough material to last the life of the federally authorized project. The beach nourishment project authorizes construction of a protective and recreational beach along 4 miles of shoreline southward from the St. Lucie County line to near the limit of Stuart Public Beach Park. The next nourishment phase is scheduled for 2012 and will involve the placement of approximately 787,800 cubic yards of material along the 4-mile project area.

The coastline of Martin County is low-lying and vulnerable to storm surge and other storm event damages. Erosion of beaches and dunes has made seawalls, buildings and other structures vulnerable to severe storm damage along parts of the shoreline. The preferred alternative for the beach nourishment project includes the restoration of the primary dune to an elevation of 12.5 feet above mean sea level with the inclusion of a 35 foot wide berm. The recommended plan meets the federal objectives of restoring a protective beach with subsequent periodic re-nourishment to provide 40-year storm protection, consider recreational and environmental needs and minimizes erosion losses over the life of the project.

With the exception of the new borrow areas, the proposed Martin County Beach Erosion Control Project does not include any areas that have not been previously used during past nourishment activities performed in Martin County. USACE and Martin County are committed to avoiding, minimizing and mitigating for adverse effects during construction activities. Biological, sedimentation and turbidity monitoring during all phases of project construction will be implemented to ensure protection of resources within and adjacent to the fill and borrow areas.
**Funding Agency:** None

**Project Costs:** N/A

**Recommendations:** The proposed project is neither inconsistent nor in conflict with the **Strategic Regional Policy Plan**. In response to the Martin County Beach Erosion Project Environmental Impact Statement, St. Lucie County has expressed support for one of three preferred borrow areas (C1-B) because it’s the most distant from St. Lucie County’s proposed borrow areas and does not conflict with ongoing efforts to identify offshore borrow areas for future nourishment of the County’s beaches. St. Lucie County prefers two of the borrow areas (C1-A and C1-C) not be used by Martin County in order to preserve those areas for future nourishment of the County’s beaches.

**Agencies Contacted:** All Martin County Municipalities
All St. Lucie County Municipalities
TO: Britton De Witt, Senior Planner
FROM: Richard A. Bouchard, P.E., Coastal Engineer
VIA: Jim David, Mosquito Control & Coastal Management Director
DATE: November 29, 2010
RE: Comments: Draft Supplemental EIS for Martin County Beach Project

We would like to offer the following comments relative to the above subject matter:

1. The draft EIS identifies three potential offshore sand sources within the St. Lucie Shoal complex for use in the Martin County beach project. County staff is supportive of the preferred borrow area (C1-B) selected for this project because it: 1) meets the project’s volume requirements; 2) is the most distant from St. Lucie County’s proposed borrow areas and 3) does not conflict with St. Lucie County’s ongoing efforts to identify offshore borrow areas for future nourishment of St. Lucie County’s beaches. It is the preference of St. Lucie County staff that the other two borrow areas (C1-A and C1-C) considered not be used by Martin County, in order to preserve those areas for future nourishment of St. Lucie County beaches.

2. The proposed South St. Lucie County and Martin County beach projects are contiguous to each other. Due to the timing of both projects, both Counties have been working together to implement a State project with a “regional” designation. Such a joint project would improve the overall economics and provide a cost savings to both Counties. In addition, it is likely that such a “regional project” would enhance the overall performance of both projects.

Thank you for the opportunity for us to comment on this document. Please contact us should you have any further questions.

rb: jd
Sebastian Charter Junior High (SCJH), Inc, a non-profit 501(c)3 corporation, is seeking a loan guarantee through Community Facilities Program of the U.S. Department of Agriculture to finance the construction of a new school facility. SCJH has operated since 2002 and is located in the City of Sebastian, at 782 Wave Street.

The site currently contains an 8,444 square foot school facility and a recently added 864 square foot leased portable. The existing facility has the capacity for 140 students and has operated at full capacity for the last several years. The school needs to expand to accommodate 240 students. For the proposed project, the existing structure will be razed and replaced by a new 20,000 square foot building with additional classrooms and amenities. The site will also be improved with additional parking, drop off/pickup area, courtyard and landscaping.

The proposed project is consistent with the Strategic Regional Policy Plan. It supports **Regional Goal 8.1**: Public facilities which provide a high quality of life.

**Agencies Contacted:**
- All Indian River County Municipalities
- School District of Indian River County
The Small Cities Grant Program provides federal funds to states for distribution to rural areas. The City of Fellsmere is applying to the Community Development Block Grant (CDBG) Small Cities Program for funds to be used for flood and drainage improvements to Myrtle Street, and improvements to Pennsylvania Park.

The Myrtle Street project involves construction of 5,600 linear feet of flood and drainage with street improvements. The total scope of the project will include moving water connections from the area of the proposed swales; however, these costs will be paid from the City’s water fund and not CDBG funds. The total scope of the project will include moving water connections from the area and those costs will also be supplemented by the City’s water fund. Improvements to Pennsylvania Park include the addition of a picnic table and the construction of a slab which would allow for greater use and family activities. The national objective to benefit low and moderate income persons will be realized as over 51 percent of the persons living in each of the service areas are low and moderate income.

The proposed activities are consistent with the Strategic Regional Policy Plan. They support **Regional Goal 8.1**: Public facilities which provide a high quality of life and **Policy 15.1.3.2** Increase public investment and assistance to foster infill, redevelopment and refurbishing of infrastructure in existing urban areas.
Martin County is applying for a 2010 Florida Small Cities Community Development Grant through the Florida Department of Community Affairs. The Small Cities Grant Program provides federal funds to states for distribution to rural areas. The Golden Gate Community Redevelopment Area (CRA) is one of seven unique CRAs located within Martin County. Over 60 percent of the residents of the Golden Gate Community CRA are low and moderate income. In 2002, the County adopted the Golden Gate Community Redevelopment Plan in recognition of the neighborhood’s special development needs. Specific projects outlined in the 2002 plan include the upgrading of Railroad Avenue, a primary service road within the core commercial corridor of the Golden Gate CRA.

The Railroad Avenue corridor improvement plan calls for the paving of over 3,000 linear feet of gravel roadway, curbs and sidewalks. In addition to street paving, the project focuses on expanding pedestrian and bicycle access, improving drainage, providing for much needed parking and loading areas and increasing employment and business opportunities. Rehabilitation of the Railroad Avenue service road is expected to reduce the vacancy rate within the Golden Gate commercial corridor by attracting and retaining new businesses and providing greater employment opportunities for residents within the Golden Gate CRA. The project is expected to be completed by September 2011.

**Project Costs:**

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>Federal</td>
<td>$700,000.00</td>
</tr>
<tr>
<td>Applicant</td>
<td>$350,000.00</td>
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<tr>
<td>Total</td>
<td>$1,050,000.00</td>
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</table>

**Recommendations:**
The proposed activities are consistent with the Strategic Regional Policy Plan. They support **Regional Goal 8.1:** Public facilities which provide a high quality of life and **Policy 15.1.3.2:** Increase public investment and assistance to foster infill, redevelopment and refurbishing of infrastructure in existing urban areas.

**Agencies Contacted:**

All Martin County Municipalities
St. Lucie County is submitting a grant application and an Environmental Impact Assessment to the Economic Development Administration for infrastructure improvements to the Treasure Coast Education and Research Park (TCERP). The Treasure Coast Education, Research and Development Authority is seeking to develop TCERP as an agricultural and bio-technologically focused research campus. The park is currently comprised of 356 acres with future additions anticipated to bring the total acreage to over 1,650. The master plan for the Research Park calls for over 800 developed acres to house the education and development components, and 850 acres for agriculture fields and future growth. Current tenants include the University of Florida’s Institute of Food and Agricultural Sciences Research and Education Center and the U.S. Department of Agriculture Horticultural Research Laboratory.

The proposed project site is located between the Florida Turnpike and Interstate 95, north of Okeechobee Road and south of Orange Avenue within the City of Fort Pierce. This infrastructure project is intended to improve internal circulation and drainage and allow Project Solara, a private company, to move into the park to occupy a 20,000 s.f. facility that will employ 80 people with future plans to build additional facilities that will create additional construction employees. The project includes construction of:

- a 12” water main service loop internal to the Research Park to provide potable water supply and fire protection service;
- a gravity sewer collection system that will utilize a common lift station;
- a system of roadside swales, catch basins and culverts to convey stormwater to common stormwater ponds;
- improvements to Pruitt Research Center Road including pedestrian facilities, roadway lighting and native plants along the length of the corridor between Kings Highway and Rock Road; and
- new construction of a road called Exploration Parkway that runs north from Pruitt Research Road through the interior portion of the Park

According to the Environmental Impact Assessment, the project will be located in a previously disturbed agricultural area and therefore will not result in disproportionate adverse health or environmental impacts.

**Project Costs:**

- $970,200 Federal
- 2,494,800 Applicant
- $3,465,000 Total

**Recommendations:**

The proposed project is consistent with the Strategic Regional Policy Plan. It supports **Policy 3.1.1:** Attract investors to help broaden the economic base and strengthen the job market and **Policy 3.1.1.2:** Encourage redevelopment projects which will promote economic opportunities. According to St. Lucie County, the project is consistent with St. Lucie County Comprehensive Plan and Land Development Code and will have a tremendous positive impact on the social, economic and natural environment based upon the sustainable development practices to be employed.

**Agencies Contacted:**

All St. Lucie County Municipalities
TOWNSHIP 35S, RANGE 39E, SECTION 14
LOCATION MAP
NOT TO SCALE

LOCATION OF PROJECT

PROJECT LOCATION

T.C.R.P. CORE RESEARCH CAMPUS
ST. LUCIE COUNTY, FLORIDA
FOR: TREASURE COAST EDUCATION, RESEARCH AND DEVELOPMENT AUTHORITY

MILLER LEGG
St. Lucie Office: 749 SE Tel. (772) 246-2001
2718 SW St. Lucie, Florida 34986-3001
P.O. Box 3001 - Fax: (772) 246-3727
www.millerlegg.com

Project No. 10-00163
Plan No.: 355/39E/14
Date: 10/12/10
Marlene Brunot

From: Mark Satterlee [satterleem@stlucieco.org]
Sent: Monday, November 29, 2010 6:05 PM
To: 'mbrunot@crpc.org'
Cc: Camille Yates; Kara Wood; 'ben.devyries.cre@gmail.com'; Glenn Henderson
Subject: Infrastructure Improvements at the Treasure Coast Education & Research Park
Attachments: TCERP.PDF

Marlene –

These are my comments relative to the County’s proposal.

- The St. Lucie County Planning & Development Services Department is fully supportive of this application and St. Lucie County’s effort to improve the Research Park. Key to the improvements is having adequate infrastructure that will support the industry and jobs to be created from this effort.

- The Planning & Development Services Department has been intimately involved in the development of the Park infrastructure planning. To that end, we can state with confidence the following:
  - The proposal is consistent with St Lucie County Comprehensive Plan and the St. Lucie County Land Development Code.
  - The proposal will have a tremendous positive impact on the social and economic environment of St. Lucie County for decades to come.
  - The proposal will have a positive effect on the sustainable development practices to be employed.
  - The Treasure Coast Education and Research Park is an entirely unique, publicly funded undertaking that is being duplicated nowhere else on the Treasure Coast or the rest of Florida.

Mark Satterlee, AICP, Director
Planning & Development Services
St Lucie County, Florida
772.462.2822
satterleem@stlucieco.org

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and must be open for personal inspection, examination and/or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

11/30/2010