MEMORANDUM

To: Council Members                   AGENDA ITEM 5E
From: Staff
Date: January 21, 2011 Council Meeting
Subject: Intergovernmental Coordination and Review Log

The attached Intergovernmental Coordination and Review (ICR) Log presents seven 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>
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</thead>
<tbody>
<tr>
<td>10-PB-12-01</td>
<td>Operating Expense Assistance</td>
<td>Palm Beach County Board of County Commissioners – Palm Tran</td>
<td>Federal Transit Administration</td>
<td>$245,424</td>
<td>$490,848</td>
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<td>10-MC-12-02</td>
<td>Community Development Block Grant, Disaster Recovery Initiative</td>
<td>Martin County</td>
<td>U.S. Department of Housing and Urban Development</td>
<td>$1,689,915</td>
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<tr>
<td>10-SL-12-03</td>
<td>Purchase of Vehicles</td>
<td>Council on Aging of St. Lucie County, Inc.</td>
<td>Federal Transit Administration</td>
<td>$137,640</td>
<td>$172,050</td>
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<td>10-IR-12-04</td>
<td>Operating Expense Assistance</td>
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<td>Federal Transit Administration</td>
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<td>10-SL-12-05</td>
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<td>Operating Expense Assistance</td>
<td>Martin County</td>
<td>Federal Transit Administration</td>
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<td>$157,458</td>
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<td>10-PB-12-07</td>
<td>Draft Environmental Assessment - Proposed Military Construction Project</td>
<td>U.S. Army Corps of Engineers</td>
<td>None</td>
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<td>N/A</td>
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<td></td>
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<td>$2,267,382</td>
<td>$2,741,619</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-12-01

Applicant: Palm Beach County Board of County Commissioners – Palm Tran

Project Description: Operating Expense Assistance

Palm Tran is requesting funds from the Section 5311 Non-Urbanized Area Formula Program for operating assistance for their transportation programs in the non-urbanized areas of Palm Beach County.

The Section 5311 Non-Urbanized Area Formula Program provides Federal operating or capital assistance to eligible recipients who operate/contract public transportation service in non-urbanized areas. Palm Tran will utilize the funds exclusively for operational expenses that include driver’s payroll and benefits; fuel-oil-maintenance-repairs on buses servicing the rural area; and any other related operational expenses.

Funding Agency: Federal Transit Administration

Project Costs:

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Recommendations: The application is consistent with the Strategic Regional Policy Plan. It furthers Regional Goal 7.2 - Adequate mobility for the transportation disadvantaged.

Agencies Contacted: Palm Beach County
Palm Beach Metropolitan Planning Organization
In 2006, Martin County received funding under the state Community Development Block Grant Program. On July 26, 2010, the County transmitted a letter of request and a modification agreement to the Florida Department of Community Affairs to request an extension of the grant period for one year; and to revise the Activity Work Plan, Program Budget and Scope of Work for the agreement. On October 13, 2010, the Department approved the modification agreement, extending the grant period to April 15, 2011.

The County intends to use the funds to improve infrastructure on several roads located within the Golden Gate Community Redevelopment Area (CRA). The Golden Gate neighborhood has been identified by Martin County as a targeted area of need for the receipt of funds to make infrastructure and aesthetic improvements. The CRA has established a Utility Master Plan for future infrastructure. The project will encompass a total of 1200 linear feet of sewer lines and 1450 feet of drainage improvements to Bonita, Clayton and Delmar Streets and will fulfill a national objective by aiding persons of less than 80% of the area median income. The project will make general environmental improvements through the upgrading of stormwater facilities and the addition of sanitary sewer systems.

Funding Agency: U.S. Department of Housing and Urban Development

Project Costs: $1,689,915  Federal
              $1,689,915  Total

Recommendations: The program 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 Martin County Municipalities
December 28, 2010

Stephanie Heidt, ICR Coordinator
Treasure Coast Regional Planning Council
421 S.W. Camden Avenue
Stuart, FL 34994

Re: Community Development Block Grant, Disaster Recovery Initiative
TCRPC Reference #10-MC-12-02

Dear Ms. Heidt,

The Growth Management Department has coordinated a review of the subject application for the Golden Gate CRA Sewer Improvements with the other Martin County departments involved with development review applications. We find the application consistent with the Martin County adopted plans and policies. Furthermore, the application has a positive impact on the subject community and does not duplicate ongoing programs.

Should you have any additional questions, please contact Harry W. King, AICP, Principal Planner.

Sincerely,

Nicki van Vorno, AICP
Growth Management Director
NvV/hwk

Cc: Taryn Kryzda, County Administrator
    Kevin Freeman, Community Development Director
TCRPC Number: 10-SL-12-03

Applicant: Council on Aging of St. Lucie County, Inc.

Project Description: Purchase of Vehicles

Council on Aging of St. Lucie, Inc. (COA) is a private, not-for-profit agency incorporated in 1973 and is governed by a Board of Directors. Community Transit, the COA’s transportation program, employs 62 persons including administrative staff, dispatchers, schedulers and drivers. Community Transit’s service area includes all of St. Lucie County, which is comprised of 573 square miles of both urbanized and rural areas. Annual trips for Fiscal Year 2009/2010 were 302,564. A demand response system of service delivery is provided as well as six fixed routes; one route along US 1 connects to Martin County; two routes service the Fort Pierce area; and three routes service the Port St. Lucie area.

The COA is requesting Section 5310 grant funding for replacement of two vehicles and two fareboxes to enable Community Transit to provide more cost efficient trips to elderly persons and persons with disabilities. The replacement vehicles will be utilized to continue the existing level of service. These vehicles will be obtained through the TRIPS (Transit–Research–Inspection–Procurement Services) program which assists agencies in procuring vehicles at the lowest possible price.

Funding Agency: Federal Transit Administration

Project Costs: $137,640 Federal
               17,205 State
               17,205 Local
               $172,050 Total

Recommendations: The application is consistent with the Strategic Regional Policy Plan. It furthers Regional Goal 7.2 - Adequate mobility for the transportation disadvantaged.

Agencies Contacted: All St. Lucie County Municipalities
                    St. Lucie Transportation Planning Organization
Indian River County, as the designated recipient of federal and state public transportation funding, is requesting funding on behalf of the Senior Resource Association (SRA), the County’s transportation provider. The SRA is a private, not-for-profit agency that offers door-to-door wheelchair-capable pick-up and drop-off service to eligible residents throughout Indian River County. It also provides transportation for Medicaid-eligible passengers to medical facilities outside of the County, such as Shands Hospital or Cleveland Clinic Annex, for non-emergency treatment. Additionally, the SRA offers in-home delivery of hot, nutritious noon-time meals to homebound seniors who are unable to shop for food or prepare meals for themselves. The requested funds will be used to assist in the continuance and expansion of local public transportation services to residents of rural and small urban areas of the County.

**Funding Agency:** Federal Transit Administration

**Project Costs:**

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<td>$57,177</td>
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<td>$114,354</td>
</tr>
</tbody>
</table>

**Recommendations:** The application is consistent with the Strategic Regional Policy Plan. It furthers Regional Goal 7.2 - Adequate mobility for the transportation disadvantaged.

**Agencies Contacted:**

- All Indian River County Municipalities
- Indian River County Metropolitan Planning Organization
TREASURE COAST REGIONAL PLANNING COUNCIL
INTERGOVERNMENTAL COORDINATION AND REVIEW LOG

TCRPC Number: 10-SL-12-05

Applicant: St. Lucie County

Project Description: Operating Expense Assistance

St. Lucie County is comprised of 573 square miles of both urbanized and rural areas. The St. Lucie County Board of County Commissioners functions as the Community Transportation Coordinator. The transit provider for St. Lucie County is Community Transit, a division of the Council on Aging of St. Lucie, which offers demand response as well as fixed route systems. Community Transit operates a fleet of 52 vehicles and in Fiscal Year 2009-2010 performed 302,564 trips. Funding is being requested to offset operational expenses of public transit service to non-urbanized areas of St. Lucie County.

Funding Agency: Federal Transit Administration

Project Costs: $ 58,497 Federal
58,497 Local
$116,994 Total

Recommendations: The application is consistent with the Strategic Regional Policy Plan. It furthers Regional Goal 7.2 - Adequate mobility for the transportation disadvantaged.

Agencies Contacted: All St. Lucie County Municipalities
St. Lucie Transportation Planning Organization
TCRPC Number: 10-MC-12-06

Applicant: Martin County

Project Description: Operating Expense Assistance

Martin County is requesting funding to continue the operation of the Indiantown Bus Route. This route provides public transportation services Monday through Friday from 7:30 a.m. to 5:30 p.m. The route consists of regular stops to health care, educational, public service and shopping facilities within the Indiantown area. The route includes a daily stop in the City of Stuart which offers riders diverse retail opportunities not available in the Indiantown area. The County has entered into a contract with Medical Transportation Management, Inc. (MTM), the Community Transportation Coordinator of Martin County, a for-profit company, to manage and operate the transportation services in the non-urbanized area of Indiantown. MTM is the lessee of the County vehicle to be used under this program.

Funding Agency: Federal Transit Administration

Project Costs: $78,729 Federal  
78,729 Local  
$157,458 Total

Recommendations: The application is consistent with the Strategic Regional Policy Plan. It furthers Regional Goal 7.2 - Adequate mobility for the transportation disadvantaged.

Agencies Contacted: All Martin County Municipalities
This Environmental Assessment (EA) has been prepared for the U.S. Army Corps of Engineers (USACE) to evaluate the effects of land acquisition, construction and operation of a US Army Reserve (USAR) Center near the City of West Palm Beach. The USAR is proposing to provide new facilities to support the training of two new units under the USAR’s Grow the Army initiative. The proposed facility will employ 23 full-time employees and support training of approximately 600 reservists.

The proposed new facility would include an administrative training building; an organizational maintenance shop; an unheated storage building; an area for military equipment parking; and paving for privately owned vehicles and roads. The facility would include classrooms, administrative space, offices, educational, assembly, library, learning center, vault, weapons simulator, and physical fitness areas. Disturbed areas that are not within the footprint of the proposed buildings or parking areas would be landscaped and used to meet security setback requirements. Physical security measures or antiterrorism/force protection measures would be incorporated into the design and would include setbacks from roads, parking areas, and vehicle unloading areas.

Four Alternative Sites have been proposed for location of the proposed facility as well as a No Action Alternative:

**Alternative Site 1** – is a 14-acre parcel of undeveloped land located northeast of the intersection of Congress Avenue and Silver Beach Road in the Town of Lake Park (Figure 2-2). The entrance to Alternative Site 1 for privately owned vehicles and for military vehicles would be from Silver Beach Road (Figure 2-3). A stormwater detention basin approximately 0.15 acres in size would be constructed on Alternate Site 1. The existing stormwater drainage canal would be filled prior to construction.
Alternative Site 2 - is located at 7000 Okeechobee Boulevard in the City of West Palm Beach (Figure 2-4). Alternative Site 2 is a rectangular shaped, level, 14-acre parcel with several vacant structures associated with a former recreational vehicle campground development. A 1.5 acre man-made stormwater lake is located in the southern portion of Alternative Site 2. A Declaration of Restriction is recorded for the lake which allows the 20-acre residential development to the south of Alternative Site 2 to discharge stormwater to the lake. Alternative 2 would include the demolition of existing concrete pads, a vacant building, and swimming pool; building a vehicle entrance to the proposed USARC from Skees Road at the northeastern corner of the site; and the construction of an appropriate stormwater management system (Figure 2-5).

Alternative Site 3 - is a 16-acre level parcel located at the intersection of Pike Road and 7th Place North in the City of West Palm Beach (Figure 2-6). Approximately two-thirds of Alternative Site 3 is undeveloped and cleared and approximately one-third of Alternative Site 3 contains a vacant paved lot with a small landscaped area along the northern edge. Alternative 3 would include removal of the asphalt, concrete, and a restroom building; constructing vehicle entrances for privately owned vehicles and military vehicles from Pike Road and 7th Place North, and the construction of appropriate stormwater retention basins (Figure 2-7).

Alternative Site 4 - is located at 3315 State Road 7 (US Highway 441) in the Village of Wellington (Figure 2-8). Alternative Site 4 is a rectangular shaped, level, 16-acre parcel with several vacant structures. In addition to the elements described for the Proposed Action, Alternative 4 would include filling portions of a lake and demolition of existing structures, building a vehicle entrance to the proposed facility from State Road 7 on the eastern side of the site, and the construction of appropriate stormwater retention basins.

No Action Alternative – proposes no new facility be constructed. If this were implemented, the USAR would not be able to provide adequate facilities to train the two new units. The lack of adequate facilities would negatively affect training and operations, resulting in a reduced ability to achieve the USAR mission, which could potentially compromise readiness and security.

Based on the findings of this EA, implementation of Alternative 1, Alternative 2, Alternative 3, and Alternative 4 would not have significant adverse direct, indirect, or cumulative effects on the quality of the environment. However, if Alternative 3 were selected for the location of the new facility, a formal jurisdictional determination would
be obtained from the USACE and the State prior to any ground disturbing activities to ensure that no jurisdictional wetlands are located on site; and if Alternative 4 were selected additional surveys and analysis would be required. Alternative 1, Alternative 2, Alternative 3, and Alternative 4 would provide the necessary training facilities, including adequate classroom, administrative, storage, and parking facilities to support all assigned unit requirements and operations. Alternative Site 1 and Alternative Site 2 are preferable to Alternative Site 3 and Alternative Site 4 because they are near major roadways (Interstate 95 and Florida’s Turnpike, respectively); would not impact wetlands; and do not have any existing hazardous waste issues. Based upon the analysis of potential impacts, it has been determined that implementing Alternative 1 and Alternative 2 do not constitute a major federal action that significantly affects the quality of the environment. Because there would be no significant impact resulting from Alternative 1 or Alternative 2, a Draft Finding of No Significant Impact has been prepared to accompany the EA and concludes that an Environmental Impact Statement, the next higher level of environmental impact investigation under NEPA, is not required for this action.

**Funding Agency:** None

**Project Costs:** N/A

**Recommendations:** The proposed development of a U.S. Army Reserve Center in the vicinity of the City of West Palm Beach is not in conflict with the Strategic Regional Policy Plan.

In response to a request for comments on the proposed development sites, Council has received the following correspondence:

1) an email from the City of West Palm Beach raising concerns regarding the viability of Alternative Site 2. Additionally, the City recommended re-evaluation of Alternative Site 3, indicating this site would be best suited for the project (see City comments and USAR response attached);

2) a letter from the Town of Lake Park (see Town correspondence dated January 11, 2011 attached) stating the Town does not consider Alternative 1 as an appropriate site for the proposed facility. The Town indicates that this site is designated for commercial/light industrial use; and specifically identified as a potential site for the bioscience industry. The site also represents the largest vacant available commercial/light industrial parcel in the Town. The use of the site for a public facility of this nature would not be considered consistent with the local comprehensive plan, according to the Town;
3) a letter from the City of Palm Beach Gardens dated January 11, 2011 indicating the City has no comments on the proposal or site alternatives;

4) a letter from the Palm Beach County Water Utilities Department dated January 12, 2011 indicating what services are available or will be required for Alternative Sites 2 and 3; and that Alternative Sites 1 and 4 are outside the service area;

5) emails from the Palm Beach County Engineering Department dated January 14, 2011 and January 19, 2011 containing comments which address roadway, drainage and permitting requirements for each Alternative Site; and

6) a letter from the Palm Beach County Traffic Division dated January 19, 2011 stating they reserve the right to further comment on the location and design of driveway access points on County-maintained roadways during the final site plan; and dedication of additional right-of-way for existing roadways adjacent to some of the proposed sites.

Agencies Contacted:
- Palm Beach County
- Town of Lake Park
- City of Palm Beach Gardens
- City of Riviera Beach
- Village of Royal Palm Beach
- Village of Wellington
- City of West Palm Beach
From: Hook, Michelle CTR USAR 81ST RSC FTS (JM WALLER INC) [michelle.hook@usar.army.mil]
Sent: Thursday, December 30, 2010 11:51 AM
To: CWu@wpb.org
Cc: LFrankel@wpb.org; EMitchell@wpb.org; DMiller@wpb.org; ABullard@wpb.org; JTagele@wpb.org; JMuoio@wpb.org; len.fintzy@comcast.net; sheidt@tcrpc.org; LFRanco@wpb.org; AJones-Vann@wpb.org; RSherman@wpb.org; CMcKenna@wpb.org; NURcheck@wpb.org; david.hawkins@usace.army.mil
Subject: RE: Public Comment for Proposed US Army Reserve Center near West Palm Beach (UNCLASSIFIED)
Signed By: There are problems with the signature. Click the signature button for details.

Classification: UNCLASSIFIED
Caveats: NONE

I am the point of contact regarding the environmental documents that were recently made available to the general public regarding the construction of a USAR Center in West Palm Beach. I am not the point of contact for non-environmental concerns regarding this project. I am forwarding your e-mail to the US Army Corps of Engineers point of contact.

Concerning comment #8, the amount of hazardous materials (HM) maintained on site would be minimal. Typically HM found at Reserve Centers consists of small amounts of oil, grease, antifreeze, spray paint, and diesel fuel. USAR units adhere to all federal, state and local regulations concerning the transportation, storage and disposal of HM. In addition, the entire facility and especially these products would be secured from access by the general public.

V/R

MICHELLE HOOK
Environmental Protection Specialist
81st RSC DPW
Contractor (J.M. Waller Associates, Inc.)
803-751-9998

How well did the DPW serve you today? Please click on the link and leave a comment.


-----Original Message-----
From: CWu@wpb.org [mailto:CWu@wpb.org]
Sent: Thursday, December 30, 2010 11:42 AM
To: Hook, Michelle CTR USAR 81ST RSC FTS (JM WALLER INC)
Cc: LFrankel@wpb.org; EMitchell@wpb.org; DMiller@wpb.org; ABullard@wpb.org; JTagele@wpb.org; JMuoio@wpb.org; len.fintzy@comcast.net; sheidt@tcrpc.org; LFRanco@wpb.org; AJones-Vann@wpb.org; RSherman@wpb.org; CMcKenna@wpb.org; NURcheck@wpb.org
Subject: FW: Public Comment for Proposed US Army Reserve Center near West Palm Beach

Dear Ms. Hook,

Please accept these formal comments from the City of West Palm Beach
regarding the proposed new US Army Reserve Center in the West Palm Beach area. The City remains opposed to the Alternative 2 site at 7000 Okeechobee Boulevard for the following reasons:

1. The use is not compatible with the immediate residential neighborhoods to the north and south of the site. There is no relationship with the proposed use and residential needs of the neighborhood.
2. The use is not in keeping with the commercial nature of this area of the Okeechobee corridor. (The location is prime for commercial uses to serve the surrounding areas as indicated by its Future Land Use Designation and the neighboring commercial uses along this commercial corridor).
3. The use will remove vital tax base from the tax rolls.
4. The security measures necessary to ensure homeland security for the facility will make the site incompatible with the open accessible commercial nature of the Okeechobee corridor and interrupt the visual continuity of the commercial corridor.
5. There will be training occurring on site. The report does not evaluate the noise impact of the daily operation of the facility (except as noted for vehicles) and its impact on the adjacent residential community.
6. It is expected that there will be light-duty and heavy-duty vehicles as part of the daily operation. There has been no quantitative data on the impacts of this activity.
7. As noted in the report, Alternate 2 has a deed restriction that the site must accept the current stormwater discharge from the southern residential community. The restriction also requires that the wet retention area must be located adjacent to the south edge of the property. It is our opinion that to accomplish this intent of screening and buffering the neighborhood, the retention should extend the length of the southern property line to maximum its buffering effect. Additionally, there are other deed restrictions pertaining to landscaped buffers, a wall, a berm, and building height restrictions that will be applicable when developing the site.
8. It is noted that small quantities of hazardous materials would likely be stored and used at each site. This would not be compatible with the residential immediately to the south of the Alternative 2 site.
9. Alt 1 is most suitable for the reasons as mentioned in the report.
10. It is recommended that Alternate Site #3 be re-evaluated as it seems to be a top alternative and better suited than the report ranking. Specifically, Alt #3 has direct access to 2 major roadways (Southern and the Fla Turnpike) and is easy to navigate to/from anywhere in the region. The site is mostly cleared as indicated in the report. There are notable wetlands on site that would be a hindrance to development (although the report mentions a site visit revealed wetland indications most of the report makes no mention of such when describing vegetation or habitat on site). It is noted that each alternative would have insignificant impacts to vegetation because unique habitat is not present. Alt 3 has an Industrial Future Land Use and the surrounding areas are industrial in nature. Furthermore, there is no existing residential nor Residential Future Land Uses in the vicinity of the site.

Thank you for the opportunity to comment. You may contact me at (561) 822-1455 if you have any questions or require additional information.

Best Regards,

Charles Wu, AICP
Planning Director
City of West Palm Beach

Classification: UNCLASSIFIED
Caveats: NONE
Town of Lake Park
Community Development Department

Memo Date: January 11, 2011

To: Stephanie Heldt, ICR Coordinator

Subject: Draft Environmental Assessment – Proposed Military Construction Project
TCRPC Reference # 10-P8-12-07
SAS# FL201012205567C

Comments: Regarding conformance with Lake Park's Comprehensive Plan and Zoning Ordinance and effect on social and economic environment.

Comprehensive Plan. The Town's vision and its plan to implement that vision are set forth in the Town's Comprehensive Plan which was duly adopted by the residents of Lake Park in 2008. That plan establishes a variety of land use designations throughout the Town. The Congress Avenue parcel (Alternative 1) falls within a land use designated as commercial/light industrial. This specific land use designation has been set aside to provide for the Town's commercial and light industrial uses with an emphasis on future bioscience use. A public facilities use is not envisioned for this site. The Town did envision land use designations for public facilities in other areas of the town. Two specific categories have been provided for in the plan to accommodate non-tax paying entities and provide for public facilities, they are Public Buildings and Other Public Facilities. Providing for separate land uses was a conscious effort by the Town to preserve its commercial and industrial areas and utilize them as contributors to the tax base of the community. Due to the small size of the town it was determined by the community that only a small amount of public facilities land use should be set aside for government facilities. The Alternative 1 parcel was not designated for use by public facilities. Therefore, building such a facility on this site would be in conflict with the Town's Comprehensive Plan (Section 3.0 Future Land Use).

The Plan:

- "...shall encourage development... which will substantially increase the tax base..." (3.4.2 - Policy 1.5)
- "The Town shall adopt and maintain land development regulations that provide incentives for bioscience research... within the Bioscience Research Protection Overlay..." (3.4.2 - Policy 1.5)
- "As a substantially built-out community in an urbanized area, the Town shall promote redevelopment and infill development in a manner that is consistent to existing neighborhoods and uses, the built and natural environments, and neighboring jurisdictions." (3.4.2 - OBJECTIVE 5)
- Those parcels of land whose future land use and zoning designations permit bioscience research / biotechnology uses, may not be rezoned, redesignated, amended or otherwise converted to other commercial retail or residential uses, which are not clearly accessory or ancillary uses to bioscience research / biotechnology uses without the supermajority vote of the Town Commission. (3.4.2 - Objective 8 Policy 8.5)

The taking of this land for the express purpose of establishing a use is in direct conflict with the adopted Comprehensive Plan of the town. The stated reason for choosing this site is that it is the least expensive of the alternatives. Should the Town's future vision for its land use be determined solely by the cost of the land?
Is it right to dismiss years of discussion, workshops which ultimately reflect the will of the community based on which alternative is cheapest? The other alternatives do not reflect the same comp plan, zoning and socioeconomic constraints as does Lake Park. The Environmental Assessment claims that the impact on public services and socioeconomic resources are “expected to be insignificant.” That is simply not supported by the facts.

Socioeconomic Impacts. The Town has approximately 120 acres of vacant land available for future commercial/industrial growth. The potential reserve center parcel is the largest vacant commercial/industrial site in the Town. From an economic standpoint, giving up 18+ acres of our prime industrial land would be stifling to the Town. The development of that site by a tax paying entity has the potential to generate $200,000+ per year in ad valorem taxes and fees for this small community. We consider this to be a significant impact as that yearly income is cumulative. Therefore, this does have a cumulative impact as once the land is developed by a non-taxpaying entity it is gone forever. The land will be permanently removed from the tax base of the town. The potential for year after year income will never be realized.

Please take the above comments into consideration.

In conclusion:

- The proposal is not consistent with the Town’s Comprehensive Plan. The other alternatives are consistent with their respective plans.

- There is a significant impact on the socioeconomic environment. It is the Town’s opinion that the impacts to the economy of Lake Park far exceed the benefit to the Army. Other alternatives while more expensive will have less of an impact on the communities involved.

Prepared by:
Patrick Sullivan, AICP, CED
Director
Community Development
Town of Lake Park
Lake Park, FL 33403
January 11, 2011

Ms. Stephanie Heidt
ICR Coordinator
Treasure Coast Regional Planning Council
421 SW Camden Avenue
Stuart, FL 34994

RE: Draft Environmental Assessment – Proposed Military Construction Project
TCRPC Reference # 10-PB-12-07
SAl# FL201012205557C
Palm Beach Gardens review

Dear Ms. Heidt:

City staff has reviewed the Draft Environmental Assessment for the proposed U.S. Army Reserve proposed military construction project. Based on a review of the grant application, and the nature and proposed locations of the project, there are no negative impacts upon the City of Palm Beach Gardens. Therefore, the City has no comments on the proposal or site alternatives.

If you have any questions, please feel free to contact me at 561-799-4243.

Sincerely,

[Signature]

Natalie Wong, AICP
Director of Planning & Zoning

cc: Lorenzo Aghemo, Planning Director, Palm Beach County
Charles Wu, AICP, Planning and Zoning Director, City of West Palm Beach
January 12, 2011

Stephanie Heidt
Treasure Coast Regional Planning Council
421 S.W. Camden Avenue
Stuart, FL 34994

Re: SAI #FL 201012205567C / US Army Reserve within Palm Beach County

Dear Ms. Heidt:

Below are our comments on the referenced environmental assessment:

Site 1: Outside of PBCWUD Service Area.

Site 2: (SWC of Okeechobee Blvd and Skees Road); water and sewer available, wastewater lift station will be required, some onsite utility demolition will be required; upgrade of force main in Skees Road possible, depending on flow.

Site 3: (East side of Pike Road, 1300 feet south of Belvedere Road); wastewater lift station will be required, force main upgrade in Pike Road will be required (replacement of 1300 feet of 4" FM with a 6" or 8", depending on flow); water main upgrade in Pike Road possible (1600 feet of 12" water main to supplement existing 8" water main), depending on fire flow demand.

Site 4: Outside of PBCWUD Service Area.

If you have any questions, please contact me at (561) 493-6000.

Sincerely,

Brian Shields, P.E., Deputy Director
Water Utilities Department

cc: Patricia Behn, PBC Planning, Zoning and Building
From: Tammy Lee [TLee@pbcgov.org]  
Sent: Wednesday, January 19, 2011 11:21 AM  
To: sherid@tcrcpc.org  
Subject: FW: FL State Clearinghouse - US Army Reserve Environmental Assessment - SAI # FL 2010122005567C  
Attachments: Sites.pdf; Sites-Specific.pdf  

Hi Stephanie –  

FYI, these are additional comments that did not make it with my original e-mail on 1/14/11.  

Congress Ave & Silver Beach Rd – Applicant will need to apply for connection permits to County rights of way from the Land Development Division.  
Okeechobee Blvd & Skees Rd – Applicant will need to apply for connection permits to County rights of way from the Land Development Division.  
Pike Rd & 7th Pl N – Applicant will need approval from the Zoning Division for site plan modifications and will need to apply to Land Development for a Drainage Review and connection permits to County rights of way.  

From: Tammy Lee  
Sent: Friday, January 14, 2011 5:26 PM  
To: 'sherid@tcrcpc.org'  
Subject: FL State Clearinghouse - US Army Reserve Environmental Assessment - SAI # FL 2010122005567C  

Hi Stephanie –  

Below are comments from the Palm Beach County Engineering Department with regard to the subject assessment. Apparently, there was a meeting a few months ago between their representatives and some of our staff, and I am reiterating comments that were provided at that time.  

Let me know if you have any questions.  

Thanks.  
Tammy Lee  
Administrative Assistant  
PBC Engineering Department  
561.684.4012  
561.684.4167 (fax)  

Palm Beach County Engineering Department Comments  

Congress & Park Ave site - additional R/W required for Park Avenue and, possibly, a northbound right turn lane on Congress. Both require R/W dedication. In addition, they will need to take in drainage for the adjacent R/W of Park Avenue. The County’s drainage rights and maintenance access for Congress Avenue must be maintained.  

Okeechobee & Skees Road site - the north access point is too close to the intersection, and PBC Traffic  

1/19/2011
will have comments on site access if the opportunity becomes available. PBC Traffic needs to also determine if expanded intersection is required. Drainage needs to be taken in from Skees Road.

Turnpike & Pike Road site - this site went through Epermitting as Prologis. It received a permit to add turn lanes on Pike Road and 7th Place North, and take in the drainage. It looks like the off-site improvements and the lake are constructed, but no on-site buildings.

west side of SR7 at Palomino Drive site - no comment.

From: Patricia Behn
Sent: Thursday, January 06, 2011 3:31 PM
To: Amy Harris; Angela Leach-Jayroe; Audley G. Reid; Beverley Johnstone; Bobbi Boynton; Brian Shields; Lynette Fitzpatrick; Carlos Serrano; Carrie Rechermacher; Charles Rich; Cheryl Allan; Christian Davenport; Chuck Vazquez; Cotena Edmond; Dan Weisberg; David Young; Douglas Robinson; Edward Nessenthaler; Eileen Taylor; Gall Vorpaga; Glenn Mark; Jean Matthews; Jerry Allen; Jerry Molter; Jill Gregory; Joanne Koerner M.; Jo-Anne P. Rockoff; John Callahan; John Enck; John Meyers III; John Pancost; John Rupertus; Joyce R. Lawrence; Karen Blanchard; Mark Sinkhorn; Masoud Abeli; Michael Groves; Morton Rose; Nellie Fernandez; Omello Fernandez; Peter Banting; Robert Kraus; Ruth Moguillansky-DeRose; Sheilie Pike; Tammy Lee; Tripp Cioci; Wendy Mather; Wil Hicks
Cc: Lorenzo Aghemo; Bryan Davis; Bryce Van Horn; Kevin Andrews; Nicole Delsoin
Subject: FL State Clearinghouse - US Army Reserve Environmental Assessment

FYI – we received a packet from the FL State Clearinghouse on an environmental assessment for a proposed construction of a US Army Reserve within Palm Beach County. We understand from the Treasure Coast Regional Planning Council that the only copy sent to Palm Beach County was to the Planning Division. Since this proposed construction may impact several County departments, the Planning Division is providing you with this information in case you are interested in submitting comments to the regional planning council.

The attached maps show the proposed incorporated and unincorporated site locations throughout Palm Beach County. To access the full 1,706 page report, please go to our FTP site:

ftp://ftp.co.palm-beach.fl.us/Planning/
Username: pzbfpin
Password: zpb
File: WPB Final Environmental Assessment.pdf

Please note that this report is an environmental assessment, not a land use amendment nor a rezoning, and was not prepared by Palm Beach County staff. This may not apply to all departments, but is provided for your information in case these proposed sites are within the vicinity of a County project or plan in process. We are sending this to our typical annexation review team contacts, as we know that these contacts cover all of the county departments. Please forward to the appropriate staff, as needed.

Comments are due by January 17, 2011, with a reference number of SAI # FL 201012205567C, and should be sent directly to:

Stephanie Heidt
Treasure Coast Regional Planning Council
421 S.W. Camden Avenue
Stuart, FL 34994

1/19/2011
Please let me know if you have any questions.

Patricia Behn  
Senior GIS Planner  
Palm Beach County Planning Division  
2300 N. Jog Rd. | West Palm Beach, FL 33411  
Phone: 561.233.5332  
Fax: 561.233.5365  
pbehn@pbcgov.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

1/19/2011
January 19, 2011

Stephanie Heidt
Treasure Coast Regional Planning Council
421 S.W. Camden Avenue
Stuart, FL 34994

RE: SAI # FL 2010122065567C --- US Army Reserve Environmental Assessment

Dear Ms. Heidt:

I have reviewed the above-mentioned Environmental Assessment and have the following comments:

1) The County Traffic Division reserves the right for further comment on the location and design of driveway access points on County-maintained roadways at such time as a final site is selected and a definitive site plan is developed.

2) Dedication of additional right-of-way (in accordance with the Palm Beach County Thoroughfare Identification Map and associated expanded intersection typical drawings) for existing roadways adjacent to some of the proposed sites may be needed and will be requested by Palm Beach County at such time as a definitive site plan is developed for the final selected site. Furthermore, it should be noted that dedication of right-of-way for the extension of Park Avenue may possibly be needed from Site #1 (northeast corner of Silver Beach Road and Congress Avenue).

3) It is stated in Table ES-1 that "once construction is complete, the local roads would be capable of accommodating operational traffic without congestion delays". No analysis, including anticipated site traffic generation, is presented in support of this conclusion. However, since the training activities will occur primarily on weekends and the Palm Beach County Traffic Performance Standards (TPS) is an average weekday standard, it is possible that the traffic impacts may be "insignificant" because only 23 full-time employees are expected during the week --- but no definitive conclusion can be reached without further information.

Your transmittal of these comments to the applicant will be appreciated.

Sincerely,

Allan A. Ennis, P.E., AICP
Assistant Director, Traffic Division

cc: Dan Weisberg, P.E., Director, Traffic Division
    Bryce Van Horn, Senior Planner, Planning Division


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