To: Council Members  
From: Staff  
Date: December 14, 2012 Council Meeting  
Subject: Intergovernmental Coordination and Review Log

The Intergovernmental Coordination and Review process serves, in part, as an early warning system for the federal government to determine if a federally funded project is consistent with plans and ongoing community initiatives of local governments and the regional planning council. By coordinating with and requesting comments from affected local governments on applications, a duplication of efforts, funding and services can be avoided. This enables the tax dollars to be more effectively used to carry out local/regional initiatives in the region.

The attached Intergovernmental Coordination and Review 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.

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<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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<tbody>
<tr>
<td>12-SL-09-01</td>
<td>Operating Expense Assistance</td>
<td>St. Lucie County</td>
<td>Federal Transit Administration</td>
<td>$59,699</td>
<td>$119,398</td>
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<tr>
<td>12-SL-09-02</td>
<td>Florida Small Cities Community Development Block Grant Program – Housing Rehabilitation</td>
<td>St. Lucie County</td>
<td>U.S. Department of Housing and Urban Development</td>
<td>$750,000</td>
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<td>12-MC-10-01</td>
<td>Florida Small Cities Community Development Block Grant Program – Economic Development</td>
<td>Martin County</td>
<td>U.S. Department of Housing and Urban Development</td>
<td>$2,500,000</td>
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<td>12-IR-10-02</td>
<td>Florida Small Cities Community Development Block Grant Program – Neighborhood Revitalization</td>
<td>City of Fellsmere</td>
<td>U.S. Department of Housing and Urban Development</td>
<td>$700,000</td>
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<td>12-IR-10-03</td>
<td>Florida Small Cities Community Development Block Grant Program – Economic Development</td>
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<td>12-MC-10-04</td>
<td>Neighborhood Stabilization Program</td>
<td>Martin County</td>
<td>U.S. Department of Housing and Urban Development</td>
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<td>12-FL-11-01</td>
<td>All Aboard Florida – Environmental Assessment</td>
<td>URS Corporation</td>
<td>U.S. Department of Transportation</td>
<td>N/A</td>
<td>N/A</td>
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<td><strong>Total</strong></td>
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<td><strong>$6,507,092</strong></td>
<td><strong>$6,566,791</strong></td>
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**Recommendation**

Council should approve the comments in the attached report and authorize their distribution.

**Attachments**
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. Community transit provides public transportation, transportation to medical appointments, and transportation for disadvantaged and senior area residents.

Community Transit offers both a demand-response system that provides curb-to-curb service on an as needed basis, and a fixed route program with scheduled arrival times as designated locations. Bus services are provided at a nominal cost and run from 7:00 am to 6:00 pm Monday through Friday. Community Transit operates a fleet of 59 vehicles. In Fiscal Year 2011-2012, Community Transit performed 273,877 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

Estimated Funding: $ 59,699 Federal
59,699 Local
$119,398 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: 12-SL-09-02

Applicant: St. Lucie County

Project Description: Florida Small Cities Community Development Block Grant Program – Housing Rehabilitation

Due to the impacts of hurricanes in 2004 and 2005 and recent economic conditions, several homes in St. Lucie County are in need of rehabilitation or rebuilding. St. Lucie County is requesting Community Development Block Grant (CDBG) funding to help very-low and low-to-moderate income families throughout the unincorporated county rehabilitate their homes, or demolish and rebuild if their homes do not meet the minimum housing standards of the U.S. Department of Housing and Urban Development (HUD). A minimum of sixteen homes will be rehabilitated or rebuilt to code, including at least two homes that will be occupied by very-low income families. Housing units that are single-family, owner-occupied will qualify.

The County’s Housing and Community Services Department has been designated a Local Housing Counseling Agency by HUD, and administers the Neighborhood Stabilization Program, State Housing Initiative Partnership Program, the HOME Investment Partnership Program, the CDBG Disaster Recovery Initiative, and HUD Mortgage Modification and Mortgage Scams Assistance Program. The Department has a budget in excess of $13 million with funds dedicated for rent and relocation assistance, utility assistance, foreclosure prevention assistance, medication funding assistance, down payment assistance, hurricane mitigation assistance, and transit fare assistance.

Based on the project cost of $637,500, the average cost is estimated to be $39,843.75 per housing unit. The County plans to leverage the CDBG funds with approximately $570,000 through the HOME Investment Partnership Program. This will allow the County to invest up to $40,000 for repairs per project, and up to $90,000 for housing replacement. Improvements will include impact-resistant windows and a variety of “green” measures such as Energy Star appliances, solar water heaters and air-conditioning systems with a minimum 15-SEER Energy Star rating.

Funding Agency: U.S. Department of Housing and Urban Development
**Requested Funding:** $570,000  
Housing Rehab/Demolition/Replacement  
67,500  Temporary Relocation  
112,500  Administration  
$750,000  Total

**Recommendations:** The application is consistent with the **Strategic Regional Policy Plan.** It furthers **Regional Goal 2.3** – The stabilization and revitalization of existing neighborhoods.

**Agencies Contacted:** All St. Lucie County Municipalities
TCRPC Number: 12-MC-10-01

Applicant: Martin County

Project Description: Florida Small Cities Community Development Block Grant (CDBG) Program – Economic Development

Martin County is applying for CDBG funding to be used for the construction of a 25,000 square foot building at the Martin County Airport to be used for the expansion of operations for Triumph Aerostructures-Vought Aircraft Division (TAVA). TAVA is a public corporation that assembles and manufactures parts and components for the aviation industry. The new building is needed due to an increase in demand for TAVA’s products. As a participating party to the grant, TAVA is planning to invest an estimated $2 million in tooling for new product development.

With the expansion of operations, a total of 72 new jobs are anticipated. The jobs will generally be suited for persons with a high school education or less. Thirty-seven of those jobs will be made available to low and moderate income persons.

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

Requested Funding: $2,500,000

Recommendations: The application is consistent with the Strategic Regional Policy Plan. It furthers Policy 3.1.1.1 – Attract investors to help broaden the economic base and strengthen the job market.

Agencies Contacted: All Martin County Municipalities
Martin Metropolitan Planning Organization
St. Lucie Transportation Planning Organization
Applicant: City of Fellsmere

Project Description: Florida Small Cities Community Development Block Grant (CDBG) Program – Neighborhood Revitalization

The City of Fellsmere is applying for funding for two Service Areas. The first will provide for flood and drainage with street improvements. The second will provide for the creation of a new city park.

**Service Area 1:** In its current condition, the drainage infrastructure along portions of Hickory Street, Pine Street, South Carolina Avenue and Wyoming Avenue is insufficient. As a result, stormwater is not being directed to the primary drainage ditches without first collecting in the lots and roadways throughout the project area. The primary purpose of the project is to improve the transmission of the stormwater from the neighborhoods to the main conveyance ditches. The project will redirect stormwater to other ditches and utilize a pipe system for overflow. Additionally, a secondary objective is to pave roadways in the project area. The paving will include driveway turn-outs with culverts where necessary. This complementary activity does not exceed thirty-five percent of the CDBG funds requested, and is required for the drainage improvement. As leverage for the funding, the City has budgeted $125,000 from its discretionary sales surtax to be utilized toward the flood and drainage portion of the project.

**Service Area 2:** The City is proposing a new park that can be easily accessed by the entire City. The new park will be located on City-owned land at the corner of New York Avenue and Hickory Street. The proposed project will add picnic tables and a pavilion. The estimated cost of the project is $5,000.

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

Requested Funding: $700,000

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

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: 12-IR-10-03

Applicant: City of Fellsmere

Project Description: Florida Small Cities Community Development Block Grant (CDBG) Program – Economic Development

The City of Fellsmere is working with a participating partner, Florida Organic Aquaculture, LLC (FOA), which is planning a business expansion on a 100-acre site located on CR-512. FOA plans to grow shrimp and oysters in a scientifically advanced aquaculture research facility. The plant will supply fresh seafood to Florida distributors. Secondarily, FOA will focus on the development of an ecological system to study, raise, and sell live bait shrimp. FOA has obtained private funding for the construction and land improvements specific to the new facility. The estimated cost of the facility and site development is $16 Million.

In order for FOA to proceed with the planned expansion, the City will need to provide a natural gas line to the site and a regulating station. The City has agreed to apply for this grant funding to construct the minimum infrastructure required to serve the new business. The construction required by the City is estimated at $1,090,000.

Operation of the new facility will create the need for 52 new full-time positions. Twenty-seven of these will be made available to low and moderate income persons. Additionally, it is anticipated the natural gas line placed through the main thoroughfare of the City will allow connection of many other businesses in the future.

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

Requested Funding: $1,090,000

Recommendations: The project is consistent with the Strategic Regional Policy Plan. It furthers Regional Goal 8.1: Public facilities which provide a high quality of life; and Policy 3.1.1.1 – Attract investors to help broaden the economic base and strengthen the job market.

Agencies Contacted: All Indian River County Municipalities
Indian River County Metropolitan Planning Organization
In 2011, the County applied for and received funding from the U.S. Department of Housing and Urban Development (HUD) under the Neighborhood Stabilization Program 3 (NSP3). The County has requested that the original Area of Greatest Need (AGN) be expanded so that it can meet its obligations under the NSP3 contract with HUD (see attached map). HUD has approved this request. This application is a revision to the original Finding of No Significant Impact. The County has reviewed the environmental conditions of the new areas approved by HUD and no change in conditions or impacts were found. Activities to be performed under the grant are:

**Homeownership:** The County will work with realtors and financial institutions to make funds available to qualifying households for purchase assistance and rehabilitation of eligible properties as affordable housing to low-, moderate-, or middle-income households. The County plans to address 17 properties by providing up to $60,000 for purchase assistance and rehabilitation to families with incomes between 50 to 120 percent Area Median Income (AMI). Estimated funding for this activity is $1,016,450.

**Rental:** The County intends to make grants to local affordable housing partners, who will be selected by a competitive process, to acquire, rehabilitate, and rent at least three foreclosed properties as affordable housing to low-income households. The County has identified the Golden Gate and Rio communities as specific target areas. Estimated funding for this activity is $390,943.

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

**Requested Funding:** $1,407,393

**Recommendations:** The proposal is consistent with the **Strategic Regional Policy Plan.** It furthers **Regional Goal 2.1** – an adequate and affordable supply of safe housing to meet the needs of the very low, low and moderate income residents of the region.

**Agencies Contacted:** All Martin County Municipalities
The All Aboard Florida project proposes intercity express rail service between downtown Miami and Orlando, with additional stations in downtown Fort Lauderdale and downtown West Palm Beach. An environmental assessment for the southern portion of the All Aboard Florida project between Miami and downtown West Palm Beach has been submitted to support an application to the Federal Railroad Administration for funding under the Railroad Rehabilitation and Improvement Financing Program to construct the project.

The following improvements are proposed between West Palm Beach and Miami to provide intercity passenger rail service:

- Three new stations located in the Central Business Districts of the Cities of West Palm Beach, Fort Lauderdale and Miami;
- New platforms at each proposed station;
- New track signal controls;
- 49.2 total miles of new second main track construction within the existing FEC corridor;
- Upgrades at existing highway and pedestrian crossings on the FEC corridor to enhance safety;
- 8.3 miles of siding rehabilitation at four mile-post;
- Rehabilitating 3 bridges to add a second track; and
- New crossovers to be built at the nine mile-post locations.

The environmental assessment concludes that the planned improvements will restore the existing rail right-of-way for passenger operations in a manner that will: 1) not significantly impact ecologically sensitive areas or wetlands; 2) not substantially change levels of noise, vibration, or pollutants; and 3) not impact historic resources. These improvements will primarily take place within a corridor that has existed for more than 100 years and has historically seen heavy freight and passenger traffic.

**Funding Agency:** U.S. Department of Transportation

**Requested Funding:** N/A
**Recommendations:**

The project is consistent with Council’s Strategic Regional Policy Plan. It furthers **Regional Goal 7.1** – a balanced and integrated transportation system; **Policy 7.1.2.3** – increase land use densities and the mix of land uses around commuter rail stations and at strategic locations along designated public transportation corridors where consistent with other local and regional goals and strategies; **Regional Goal 9.1** - decreased vulnerability of the Region to fuel price increases and supply interruptions; **Policy 9.1.1.1** – encourage patterns of development and programs which reduce dependency on the automobile, encourage and accommodate public transit, and reduce the overall use of fossil fuels; **Regional Goal 15.1** - preferred forms of development which result in downtown redevelopment and infill, the containment of suburban sprawl and the creation of new cities, towns, and villages; and **Policy 15.1.3.3** – encourage the use of compact, mix-use development and redevelopment projects that are less costly to serve, have less impact to the natural environment, and help strengthen the economies of existing urban areas.

The All Aboard Florida project will also help implement the long-range plans of the Palm Beach Metropolitan Planning Organization (MPO), Martin MPO, and St Lucie Transportation Planning Organization. In addition, the passenger rail initiative is consistent with Council’s Comprehensive Economic Development Strategy plan.

**Agencies Contacted:**

All Local Governments in the Region
Palm Beach Metropolitan Planning Organization
Martin Metropolitan Planning Organization
St. Lucie Transportation Planning Organization
Indian River County Metropolitan Planning Organization
November 27, 2012

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

Subject: Environmental Assessment for the All Aboard Florida Passenger Rail Project (TCRPC Ref# 12-FL-11-01 ) – Town of Jupiter Comments

Dear Ms. Heidt:

The Town Planning and Zoning staff has reviewed the Environmental Assessment for the All Aboard Florida passenger rail project from West Palm Beach to Miami and does not have any specific comments pertaining to the assessment.

The Town supports the All Aboard Florida Passenger Rail Project, which is consistent with the Town’s Strategic Plan (2012--2017--2027) goal to enhance mobility in the Town through public transit rail development along the FEC Railroad corridor. In addition, the project is consistent with the 2035 Intermodal Map contained in the Town’s Comprehensive Plan. This map identifies the location of future transit system stations along the FEC Railroad corridor within the Town. Finally, the project is consistent with Transportation Element Objective 2.3 and implementing policies of the Town’s Comprehensive Plan. This objective establishes a framework to create a “transit-ready” community within the Town.

Please contact me at (561) 741-2452 if you have any questions regarding this letter.

Sincerely,

David M. Kemp, AICP
Principal Planner
Department of Planning and Zoning

cc: Andrew D. Lukasik, Town Manager
    John R. Sickler, Director of Planning and Zoning
    Stephanie A. Thoburn, Assistant Director of Planning and Zoning

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