

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

AGENDA ITEM 8I

From: Staff

Date: February 19, 2016 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 or program is consistent with plans and ongoing community initiatives of local governments and the regional planning council. The review process is intended to inform the applicant of potential concerns or inconsistencies regarding the proposed activity. Council’s statutory role is to coordinate the state’s required review at the local level. Council has requested comments from potentially affected local governments in an effort to avoid duplication of efforts, funding, services, and to ensure the efficient use of resources. The attached Intergovernmental Coordination and Review Log presents a summary and recommendations on the following applications:

TCRPC Number	Project Description	Applicant	Funding Agency	Federal Funding Requested	Total Funding
15-MC-12-01	Southeast Market Pipelines Project – Final Environmental Impact Statement	Federal Energy Regulatory Commission	N/A	N/A	N/A
16-FL-01-01	Draft Environmental Impact Statement - Herbert Hoover Dike Dam Safety Modification Study	U.S. Army Corps of Engineers	N/A	N/A	N/A
16-IR-01-02	Loan Guarantee	Atlantic Coast Bank for Dinari Hospitality, LLC	U.S. Department of Agriculture	\$6,525,000	\$6,525,000
16-IR-01-03	Neighborhood Revitalization Project – CDBG Application	Indian River County	U.S. Dept. of Housing and Urban Development	\$750,000	\$1,297,000
Total				\$7,275,000	\$7,275,000

Recommendation

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

Attachments

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

TCRPC Number: 15-MC-12-01 SAI# FL201512217509C

Applicant: Federal Energy Regulatory Commission

Project Description: Southeast Market Pipelines Project – Final Environmental Impact Statement

The Federal Energy Regulatory Commission (FERC) has submitted a final environmental impact statement (EIS) for a new natural gas pipeline, the Southeast Market Pipelines (SMP) Project. The final EIS assesses the potential environmental effects of the construction and operation of the SMP Project in accordance with the requirements of the National Environmental Policy Act (NEPA). The FERC is acting as the lead federal agency for the coordination and conduct of environmental reviews under NEPA. The U.S. Army Corps of Engineers is participating as a cooperating agency in the development of the EIS. The Corps previously solicited comments on the project in order to consider and evaluate the impacts of this proposed activity.

The SMP Project is comprised of three separate natural gas transmission pipeline projects: the Sabal Trail Project in Alabama, Georgia, and Florida; the Florida Southeast Connection Project in Florida; and the Hillabee Expansion Project in Alabama. The purpose of the project is to construct and operate a total of about 686 miles of natural gas transmission pipeline and associated facilities, six new natural gas-fired compressor stations, and modify existing compressor stations in Alabama, Georgia, and Florida. The SMP Project would provide about 1.1 billion cubic feet per day of natural gas to meet growing demands by the electric generation, distribution, and end use markets in Florida and the southeastern United States. The pipeline is being proposed to improve the region's natural gas transport diversity and reliability.

The Florida Southeast Connection Project is the only portion of the larger SMP Project that will affect the Treasure Coast Region. This natural gas pipeline would cross Polk, Osceola, Okeechobee, St. Lucie, and Martin counties, Florida. The pipeline is proposed to run approximately 126.3 miles beginning in Osceola County and ending at Florida Power & Light Company's Martin Clean Energy Center in Martin County. The pipeline would be constructed in one phase in 2016 and 2017 and provide 400 million cubic feet per day of natural gas to FPL's existing Martin Plant beginning in May, 2017, increasing to 600 million cubic feet per day in May, 2020.

The underground pipeline would extend about 12.6 miles in southwestern St. Lucie County and 11.6 miles in northwestern Martin County. The 30-inch diameter pipeline would be buried in a 50-foot wide permanent right-of-way. Approximately 58 percent of the proposed route of the Florida Southeast Connection pipeline is collocated with existing roads and utilities. The pipeline would be designed, constructed, operated, and maintained in accordance with U.S. Department of Transportation (DOT) regulations and other applicable federal and state regulations. DOT regulations specify pipeline material selection; minimum design requirements; protection from internal, external, and atmospheric corrosion; and qualification procedures for welders and operations personnel, in addition to other design standards. Also, the pipeline would comply with other applicable federal and state regulations, intended to ensure adequate protection of the public, pipeline workers, contractors, and employees, and to prevent natural gas pipeline accidents and failures.

The final EIS concluded that the construction and operation of the project would result in temporary and permanent impacts on the environment. However, implementation of impact avoidance, minimization, and mitigation measures would result in no significant impact on the environment. The project would be required to obtain applicable permits and provide mitigation for unavoidable impacts on waterbodies and wetlands through coordination with the Corps and state regulatory agencies. Additionally, environmental inspection and monitoring programs would be adopted as conditions of approval to ensure compliance with all construction and mitigation measures.

Funding Agency: N/A

Estimated Funding: N/A

Recommendations: The Final EIS issued in December 2015 does not consider the review comments previously submitted by Treasure Coast Regional Planning Council (TCRPC) on the draft EIS. These comments were approved by TCRPC at a meeting on October 16, 2015 and were forwarded to the Florida State Clearinghouse on October 19, 2015. Council's comments, along with the comments from other regional and state agencies were forwarded to FERC on October 30, 2015. The EIS should not be finalized until the comments previously submitted by TCRPC and other agencies are fully considered and addressed in the EIS. TCRPC's previous comments are as follows:

Within the Treasure Coast Region, the Florida Southeast Connection Project pipeline corridor is primarily located in rural countryside used for agriculture. However, in northwestern Martin County the pipeline

corridor crosses Martin Highway (County Road 714). The proposed crossing is about 5 miles west of the intersection of CR 714 and Allapattah Road (State Road 609). This crossing is significant, because the 12-mile segment of CR 714 from State Road 609 to Warfield Boulevard (State Road 710) was recently designated as the Martin Grade Scenic Highway by the Florida Scenic Highway Program. This historic roadway is shaded by a canopy of hundred-year-old oaks and is surrounded by pastures, groves, swamps, and woods. A defining feature of this scenic highway is the continuous canopy of mature trees that line the roadside.

The proposed pipeline project should be designed to avoid all impacts to the Martin Grade Scenic Highway and the mature trees that line this roadway. The horizontal directional drill method and other special pipeline construction procedures should be required in the conditions of approval in order to avoid impacts to this regionally significant resource. In addition, the project should not create any new breaks in the canopy for access roads and pipeline maintenance. The project should rely on existing breaks in the canopy for access roads. Provided that the Martin Grade Scenic Highway and trees that line this roadway are not impacted and adequate avoidance, mitigation, and compensation are provided for all other impacts to natural resources and private property, the project is consistent with Council's Strategic Regional Policy Plan. No extrajurisdictional impacts have been identified.

Agencies Contacted: All Martin County Local Governments
All St. Lucie County Local Governments
All Indian River County Local Governments
Martin Metropolitan Planning Organization
St. Lucie Transportation Planning Organization





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

TCRPC Number: 16-FL-01-01 SAI#FL201601047515C

Applicant: U.S. Army Corps of Engineers

Project Description: Draft Environmental Impact Statement - Herbert Hoover Dike Dam Safety Modification Study

The U.S. Army Corps of Engineers (Corps) has submitted a draft Environmental Impact Statement (EIS) for the Herbert Hoover Dike (HHD) Dam Safety Modification Study (DSMS). The purpose of the DSMS is to identify and recommend a cost effective alternative risk management plan that supports the expeditious reduction of risk at HHD. The HHD, which surrounds Lake Okeechobee, is currently recognized as requiring urgent repairs to minimize risks to public safety. Other objectives of the project include lowering the probability of experiencing a breach and incurring impacts on ecological, cultural and aesthetic resources and the Everglades. The EIS was prepared in accordance with the National Environmental Policy Act.

The Corps analyzed 11 alternatives for the DSMS. The draft EIS analyzes the environmental effects of the alternatives, including a no-action alternative and four alternatives with various cutoff wall locations and depths, and downstream armoring and floodwalls in select areas. Alternative 3 has been identified as the preferred alternative/tentatively selected plan (TSP). The TSP includes construction of a cutoff wall around the southern perimeter of HHD, extending the previously constructed cutoff wall from the end of Belle Glade to just north of Moore Haven. The TSP also includes a cutoff wall along the northwest perimeter of the HHD in the vicinity of Lake Port. Also, the TSP includes isolated areas of downstream armoring on the abutments of SR 78 Bridge over Harney Pond Canal and floodwall around canal structures at the northern terminus of HHD. These areas were identified as low points in the crest of HHD that were considered excessively vulnerable to overtopping under combined loading events of elevated lake stages and tropical cyclone impact. The Corps is coordinating with the Florida Department of Transportation to identify improvements to bridges and other infrastructure in order to achieve risk reduction.

The TSP is expected to greatly reduce the potential for a breach of the dike and related impacts to citizens, local communities, public and private property, the Everglades Agricultural Area, and the Everglades ecosystem. Adverse effects, such as impacts to recreation and increased noise levels would be temporary during construction activities. The TSP

may affect, but is not likely to adversely affect, threatened and endangered species and their critical habitat in the project area. Species would not be directly affected by construction of a cutoff wall or internal drainage system; however, there is potential for temporary disturbance to the foraging or nesting areas utilized by some species during construction activities. The action may produce noise above ambient levels; however, mufflers and sound dampening equipment would be required during construction, along with preconstruction surveys.

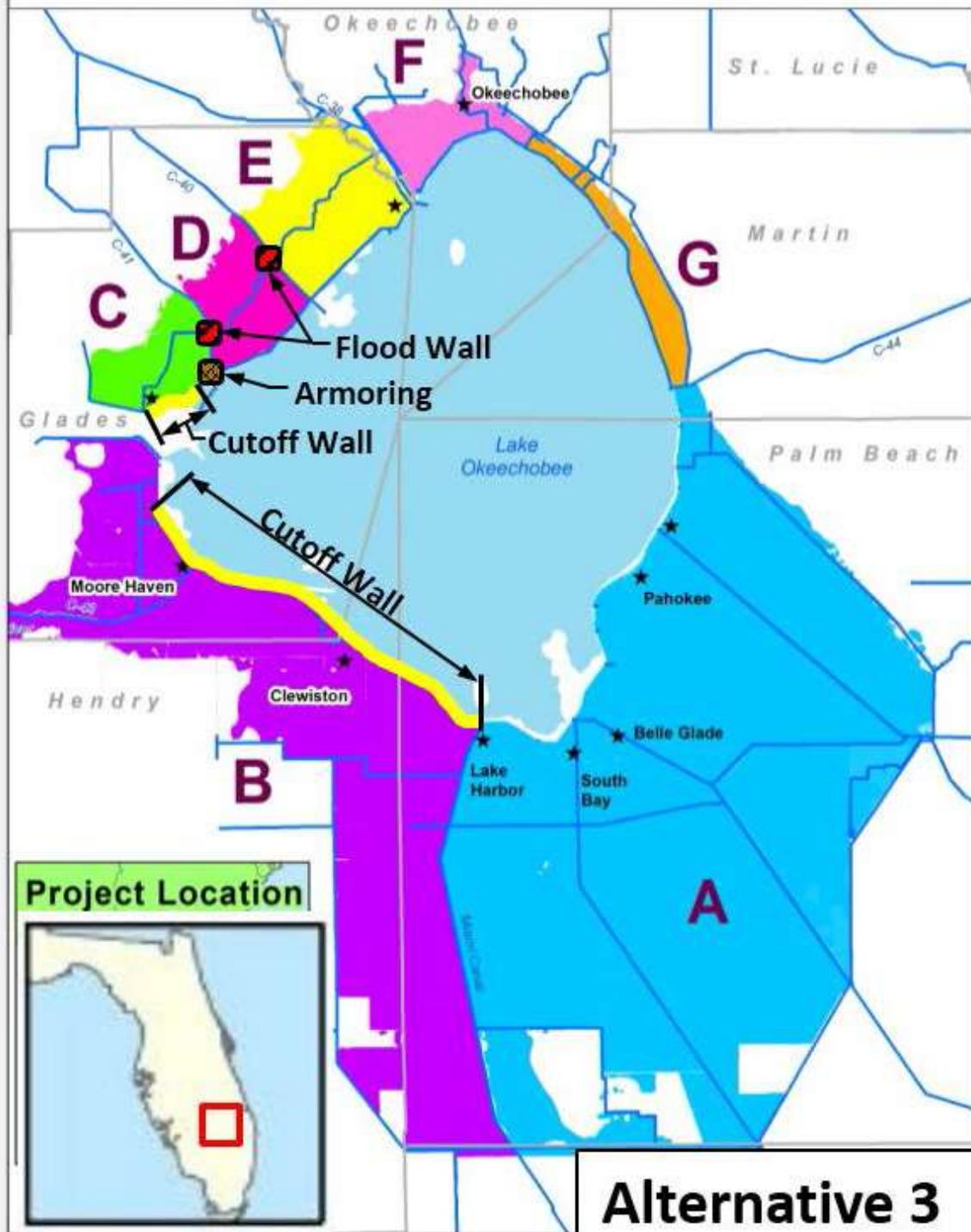
Funding Agency: N/A

Estimated Funding: N/A

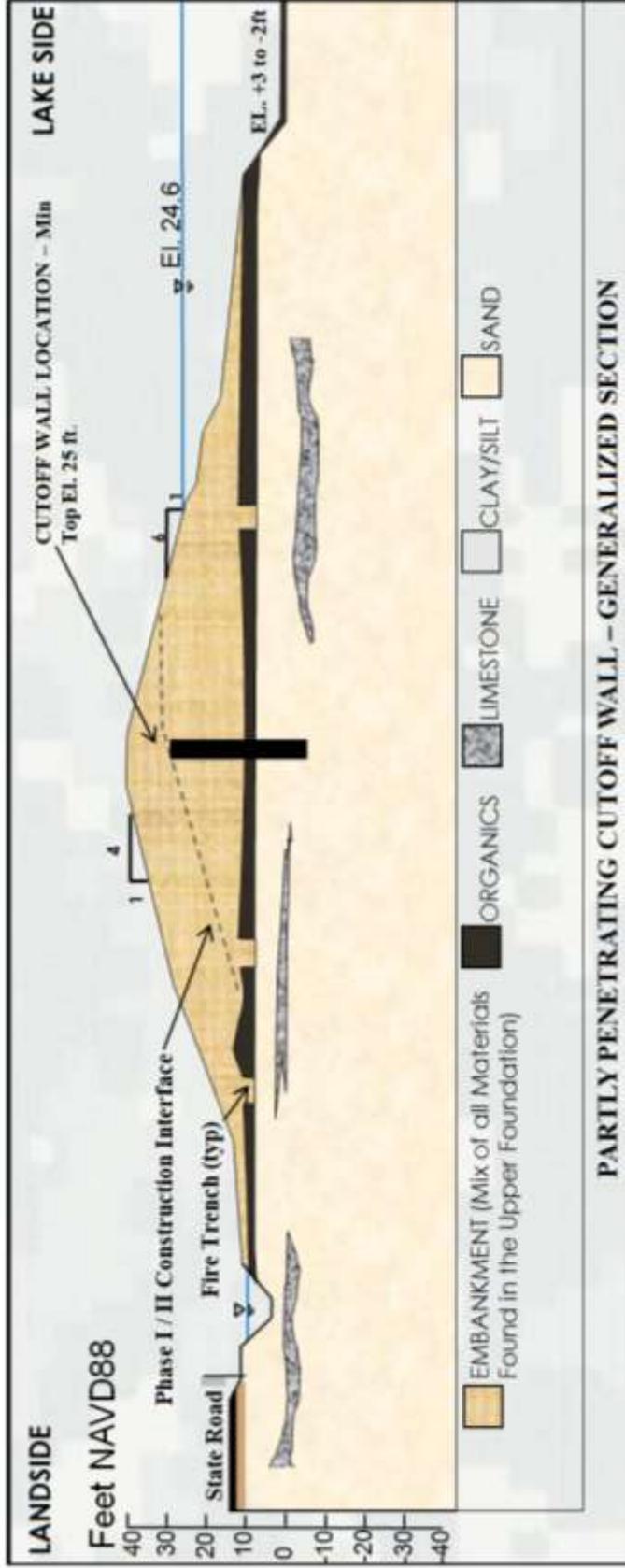
Recommendations: No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified. The proposed project is consistent with Resolution #14-02 adopted by Council on July 18, 2014, requesting the Corps accelerate the risk assessment review for the Herbert Hoover Dike and encouraging the U.S. Congress to approve funding for the accelerated assessment and rehabilitation of the dike. Improving the Herbert Hoover Dike is one of Council's adopted top ten legislative initiatives for 2016.

Agencies Contacted: Martin County
Palm Beach County Governments
Palm Beach County Department of Environmental Services
City of Belle Glade
City of Pahokee
City of South Bay

HHD Common Inundation Zones



Alternative 3



RESOLUTION #14-02

A RESOLUTION OF THE TREASURE COAST REGIONAL PLANNING COUNCIL REPRESENTING THE LOCAL GOVERNMENTS OF INDIAN RIVER, MARTIN, PALM BEACH, AND ST. LUCIE COUNTIES, FLORIDA REQUESTING THE U.S. ARMY CORPS OF ENGINEERS ACCELERATE THE RISK ASSESSMENT REVIEW FOR THE HERBERT HOOVER DIKE AND ENCOURAGING THE U.S. CONGRESS TO APPROVE FUNDING FOR THE ACCELERATED ASSESSMENT AND REHABILITATION OF THE DIKE

WHEREAS, the U.S. Army Corps of Engineers is currently conducting the Herbert Hoover Dike Dam Safety Modification Study in order to adequately address problems and develop alternatives for rehabilitation of the dike; and

WHEREAS, recent discharges from Lake Okeechobee have damaged major waterbodies and sensitive ecosystems in southern Florida, including the Caloosahatchee River Estuary, St. Lucie River Estuary, Indian River Lagoon, and Lake Worth Lagoon; and

WHEREAS, immediate actions are needed to help stop harmful discharges from Lake Okeechobee; and

WHEREAS, an accelerated risk assessment and rehabilitation of the Herbert Hoover Dike will reduce the risk of catastrophic failure, and determine if additional water may be stored in the lake as an interim strategy to reduce harmful discharges from Lake Okeechobee; and

WHEREAS, continued funding from the U.S. Congress is necessary for an accelerated risk assessment and rehabilitation of the Herbert Hoover Dike; and

WHEREAS, an accelerated risk assessment of the Herbert Hoover Dike would further Treasure Coast Regional Planning Council **Strategic Regional Policy Plan** goals, strategies, and policies to reduce vulnerability to disasters; protect water quality and quantity; protect estuarine resources; protect the Everglades ecosystem; and improve the economy of the region.

NOW, THEREFORE, BE IT RESOLVED THAT TREASURE COAST REGIONAL PLANNING COUNCIL REQUESTS THE U.S. ARMY CORPS OF ENGINEERS ACCELERATE THE RISK ASSESSMENT REVIEW FOR THE HERBERT HOOVER DIKE AND ENCOURAGES THE U.S. CONGRESS TO APPROVE FUNDING FOR THE ACCELERATED ASSESSMENT AND REHABILITATION OF THE DIKE

DULY ADOPTED by the Treasure Coast Regional Planning Council this 18th day of July 2014.



Peter O'Bryan
Chairman



Michael J. Busha
Executive Director

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

TCRPC Number: 16-IR-01-02

Applicant: Atlantic Coast Bank for Dinari Hospitality, LLC

Project Description: Loan Guarantee

Dinari Hospitality, LLC is requesting a loan guarantee through the U.S. Department of Agriculture (USDA) Business and Industry program to guarantee seventy percent of a proposed loan from the Atlantic Coast Bank. The loan will be used to construct an 82-room hotel in Vero Beach under the Marriott Fairfield Inn and Suites flag near I-95 and 20th Street (State Road 60) in Vero Beach. The hotel site will be located on a 3.2 acre parcel of vacant land that was purchased by the applicant in 2009 for \$800,000.

Currently, leisure and hospitality is the third largest job sector in Indian River County. The applicant has indicated the primary impact of the loan will result in an estimated 18 jobs and facilitate bringing additional tourism to the area.

Dinari Hospitality, which is part of a family-owned business operating several hotels, is requesting a first mortgage note for \$6,525,000, with a guarantee of \$4,567,500, which will be used for 18-months of construction, followed by a 25-year term. A current appraisal valuation is \$9,000,000.

Funding Agency: U.S. Department of Agriculture

Estimated Funding: \$6,525,000 Total USDA Loan
\$4,567,500 USDA Guarantee (70%)

Recommendations: No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Agencies Contacted: All Indian River County Local Governments

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

TCRPC Number: 16-IR-01-03

Applicant: Indian River County

Project Description: Neighborhood Revitalization Project – CDBG Application

The Community Development Block Grant (CDBG) program was created by Congress through the Housing and Community Development Act of 1974. This federal program, which is administered by the Department of Housing and Urban Development, provides funding opportunities to local governments in small urban and rural areas for projects. In Florida, the Department of Economic Opportunity administers the state's program through the Small Cities Community Development Block Grant Program.

Indian River County is requesting CDBG funds to be used for improvements associated with sanitary sewer, flood prevention, and stormwater management. The proposed projects are in the following two service areas:

Service Area 1 – West Wabasso: County residents in this service area are served by septic tanks. Proposed activities in this service area are installing new sewer mains, laterals, hookups, and a new lift station. New sewer mains in the area will provide for elimination of substandard septic systems and improved health and safety conditions with the provision of public sewer services.

Service Area 2 – Gifford: County residents in this service area are affected by flooding and poor drainage. Proposed activities include improving swales and constructing new culverts that will convey storm water flows to an existing wet detention pond.

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

Requested Funding: \$ 750,000 Federal
 547,000 Local
\$1,297,000 Total Project Cost

Recommendations: No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Agencies Contacted: All Indian River County Local Governments