

Florida Job Growth Grant Fund Public Infrastructure Grant Proposal



Wastewater Treatment Plant Expansion

Walton County, Florida

Date: September 2017

PREPARED FOR:

City of Freeport

112 Highway 20 West
Freeport, FL 32439
850.835.2822

PREPARED BY:

Dewberry | Preble-Rish

877 North County Highway 393
Santa Rosa Beach, FL 32459
850.267.0759



**Florida Job Growth Grant Fund
Public Infrastructure Grant Proposal**

Proposal Instructions: The Florida Job Growth Grant Fund Proposal (this document) must be completed by the governmental entity applying for the grant and signed by either the chief elected official, the administrator for the governmental entity or their designee. Please read the proposal carefully as some questions may require a separate narrative to be completed.

Governmental Entity Information

Name of Governmental Entity: City of Freeport

Government Federal Employer Identification Number: [REDACTED]

Contact Information:

Primary Contact Name: Russ Barley

Title: Mayor

Mailing Address: P.O. Box 339
Freeport, FL 32439

Phone Number: (850) 835-2822

Email: rbarley@freeportflorida.gov

Public Infrastructure Grant Eligibility

Pursuant to section 288.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible governmental entities that wish to access this grant fund must submit public infrastructure proposals that:

- Promote economic recovery in specific regions of the state, economic diversification or economic enhancement in a targeted industry. (View Florida's [Targeted Industries here.](#))
- Are not for the exclusive benefit of any single company, corporation or business entity.
- Are for infrastructure that is owned by the public and is for public use or predominately benefits the public.



1. Program Requirements:

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

- A. Provide the title and a detailed description of the public infrastructure improvements.

The City of Freeport Wastewater Treatment Plant (WWTP) Expansion project would upgrade and expand the existing facility. The 0.6 MGD capacity of the existing facility would be upgraded to 1.5 MGD to provide capacity for the growing needs of the City.

- B. Is this infrastructure owned by the public?

Yes No

- C. Is this infrastructure for public use or does it predominately benefit the public?

Yes No

- D. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?

Yes No

- E. Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

The City of Freeport WWTP Expansion project would provide the capacity to allow the City to expand the existing wastewater infrastructure and forcemains to serve properties adjacent to the US 331 Corridor and the surrounding areas. The project would encourage economic development within the City of Freeport by providing capacities that are not available in the existing systems. By providing capacity for expansion, environmental concerns could be addressed within the Choctawhatchee River Watershed, such as wastewater leeching from septic tank failure.

New commercial and residential developments, new mixed use developments and new industry would be created due to wastewater services being provided in areas where it currently does not exist.



F. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry (View Florida's [Targeted Industries here.](#))
 - As part of this response, describe how the project will promote specific job growth. Include a description of the number of jobs that will be retained or created, the average wages of such jobs, and in which industry(ies) the jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or grow jobs or make capital investment.
 - Further, include the economic impact on the community, region, or state and the associated metrics used to measure the success of the proposed project.

Please see Attachment 1.

If additional space is needed, attach a word document with your entire answer.



2. Additional Information:

A. Is this project an expansion of an existing infrastructure project?

Yes No

B. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

Anticipated commencement date: January 2020; Completion: 360 days

C. What is the location of the public infrastructure? (Provide the road number, if applicable.)

WWTP Site Location: 718 Earl Godwin Road, Freeport, FL 32439

D. Who is responsible for maintenance and upkeep? (Indicate if more than one are applicable.)

Federal State County City Other _____

E. What permits are necessary for the public infrastructure project?

Please see Attachment 2.

F. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

All permits will be secured no later than October 1, 2019.

G. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

The Future Land Use at the WWTP is Rural Village and the Zoning Designation on-site is Public Service. All improvements conform to those uses. Please see Attachment 3 for the Future Land Use Map and Zoning Map.



H. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.

Yes No

If additional space is needed, attach a word document with your entire answer.

I. Is the project ready to commence upon grant fund approval and contract execution? If no, please explain.

Yes No

If additional space is needed, attach a word document with your entire answer.

J. Does this project have a local match amount?

Yes No

If yes, please describe the entity providing the match and the amount.

K. Provide any additional information or attachments to be considered for this proposal.

The City is currently working with USDA Rural Development for funding of this project. Please see Attachments for Conceptual Plan, Cost Opinion and Employment Estimates.



3. Program Budget

Estimated Costs and Sources of Funding: Include all applicable public infrastructure costs and other funding sources available to support the proposal.

A. Public Infrastructure Project Costs:

Construction	\$ 13,255,000.00
Reconstruction	\$ _____
Design & Engineering	\$ 1,325,500.00
Land Acquisition	\$ _____
Land Improvement	\$ _____

Other	\$ 1,325,500.00
Total Project Costs	\$ 15,906,000.00

Please Specify: Contingency

B. Other Public Infrastructure Project Funding Sources:

City/County	\$ _____
Private Sources	\$ _____

Other (grants, etc.)	\$ _____
Total Other Funding	\$ _____

Please Specify: _____

Total Amount Requested	\$ 15,906,000.00
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Note: The total amount requested must equal the difference between the public infrastructure project costs in 3.A. and the other public infrastructure project funding sources in 3.B.

C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

Step 1: Planning activities, such as the Environmental Assessment and Preliminary Engineering Report, will be completed by January 2018.

Step 2: Design and Engineering will include surveying and permitting. These activities will be completed by October 2019.

Step 3: Construction will be completed 360 days after the January 2020 construction commencement date.



4. Approvals and Authority

- A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

Approval of City of Freeport City Council

- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.

Please see Attachment 7.

- ii. State whether that group can hold special meetings, and if so, upon how many days' notice.

The City Council can hold special meetings with no given notice.

- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.



I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described governmental entity.

Name of Governmental Entity: City of Freeport

Name and Title of Authorized Representative: Russ Barley, Mayor

Representative Signature: 

Signature Date: 9/5/17

Attachment 1

Economic Description
& Quantitative Evidence

FLORIDA DEPARTMENT OF ECONOMIC DEVELOPMENT

CITY OF FREEPORT

ECONOMIC RECOVERY

The City of Freeport is recovering from the housing bust almost a decade ago. There are many platted subdivisions that were never constructed. This proposed public infrastructure project will promote that recovery effort by providing the following:

- Provide water and sewer along US 331 to serve large vacant commercial and residentially zoned parcels
- Availability of water and sewer will allow commercial, industrial, and residential growth along the US 331 corridor
- Job growth will result from the increase in local commerce

ECONOMIC DIVERSIFICATION

Economic Diversification is vital to the City of Freeport's long term economic growth. There are many opportunities, within the City limits, for development in which the proposed public infrastructure will be needed to promote economic diversity. The following evidence demonstrates how the proposed public infrastructure project supports this effort:

- Central water and sewer utilities will allow for commercial and residential development. There is currently limited utility availability within the US 331 (Phase I) corridor
- Current volume of Development Applications for parcels within the City demonstrates a strong demand for utilities
- Current City Annexation requests total more than 1,780 acres which will stimulate substantial mixed use development
- Area C (as indicated on the map provided by the City of Freeport) currently has more than 4,600 vested residential dwelling units and 86,000 SF of vested commercial development
- Area C also includes the future development of the Watson Land Project that will include 340 residential dwelling units and 325,000 SF of commercial development
- Hotel development will support tourism for the many natural resources in the area; Alaqua Animal Refuge, E.O. Biophilia Center, Four Mile Creek, Black Creek, Choctawhatchee Bay, and the many parks and recreation trails

Attachment 2

Permits

List of Permits

- Northwest Florida Water Management District (NFWFMD) Environmental Resource Permit
- US Army Corps of Engineers (USACE) Wetland Permit
- Florida Department of Environmental Protection (FDEP) Generic Permit for Domestic Wastewater Facilities
- Florida Department of Environmental Protection (FDEP) Application to Place a Public Access Reuse System in Operation

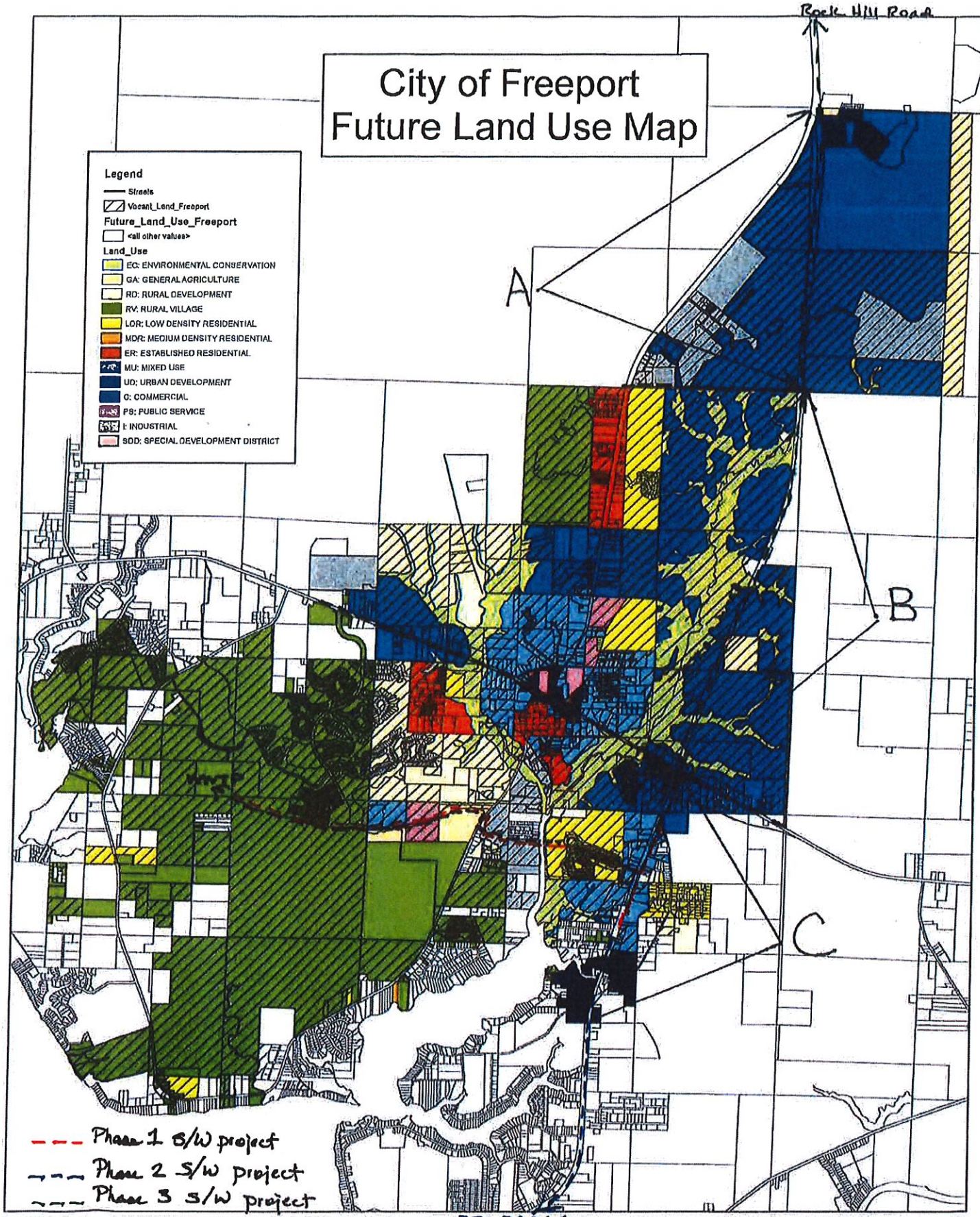
Attachment 3

City of Freeport

Future Land Use & Zoning Maps

City of Freeport Future Land Use Map

- Legend**
- Streets
 - ▨ Vacant_Land_Freeport
 - Future_Land_Use_Freeport
 - <all other values>
 - Land_Use
 - EC: ENVIRONMENTAL CONSERVATION
 - GA: GENERAL AGRICULTURE
 - RD: RURAL DEVELOPMENT
 - RV: RURAL VILLAGE
 - LOR: LOW DENSITY RESIDENTIAL
 - MDR: MEDIUM DENSITY RESIDENTIAL
 - ER: ESTABLISHED RESIDENTIAL
 - MU: MIXED USE
 - UD: URBAN DEVELOPMENT
 - C: COMMERCIAL
 - PS: PUBLIC SERVICE
 - I: INDUSTRIAL
 - SDD: SPECIAL DEVELOPMENT DISTRICT



--- Phase 1 S/W project
 --- Phase 2 S/W project
 --- Phase 3 S/W project

331 BRIDGE

Produced by the Planning Department of the City of Freeport.
 This map is for general reference only.
 Data layers that appear on this map
 may or may not be accurate, current, or otherwise reliable.
 THIS MAP IS NOT A SURVEY AND

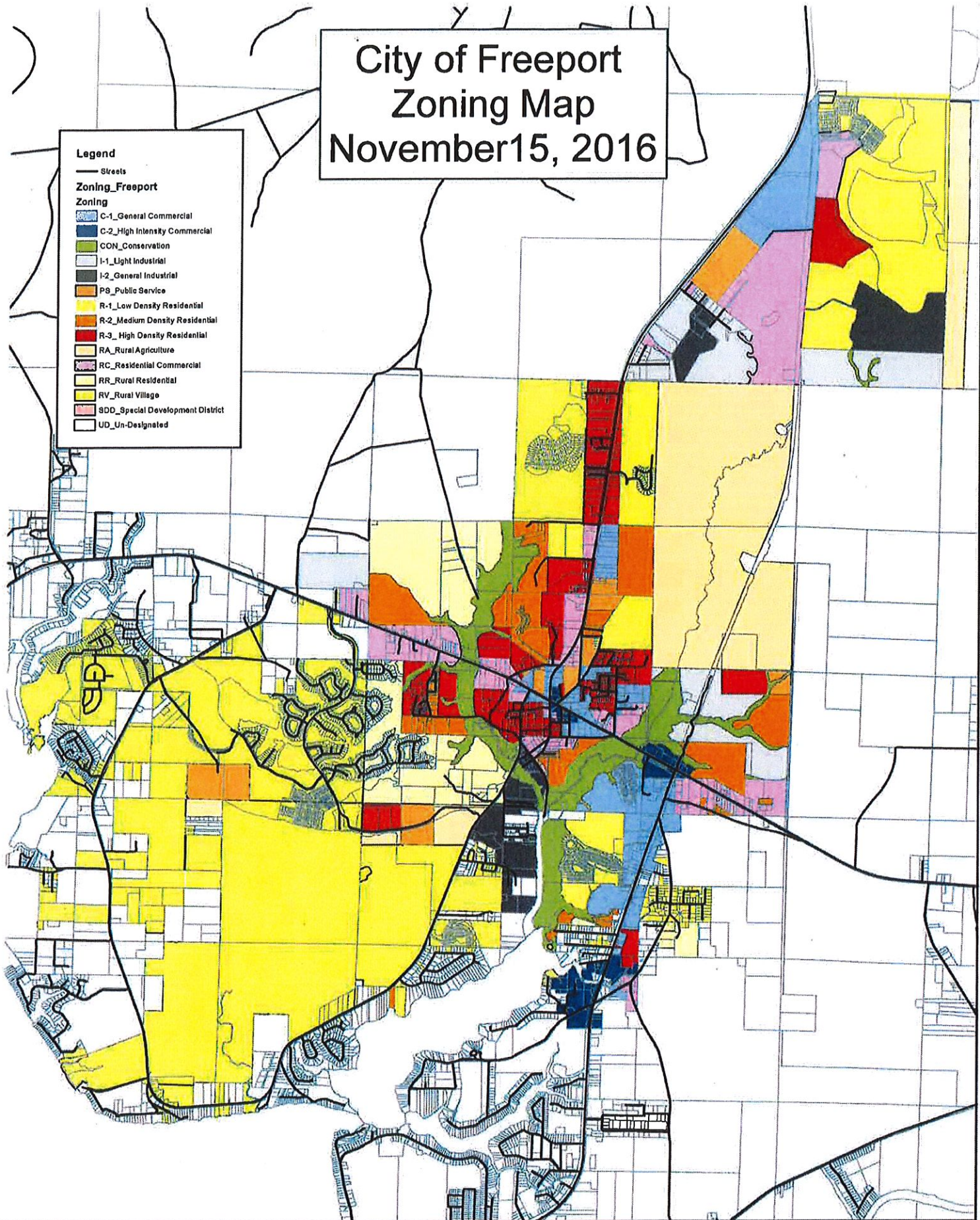
0.0015 0.3 Miles



City of Freeport Zoning Map November 15, 2016

Legend

- Streets
- Zoning_Freeport**
- Zoning**
- C-1_General Commercial
- C-2_High Intensity Commercial
- CON_Conservation
- I-1_Light Industrial
- I-2_General Industrial
- PS_Public Service
- R-1_Low Density Residential
- R-2_Medium Density Residential
- R-3_High Density Residential
- RA_Rural Agriculture
- RC_Residential Commercial
- RR_Rural Residential
- RV_Rural Village
- SDD_Special Development District
- UD_Un-Designated



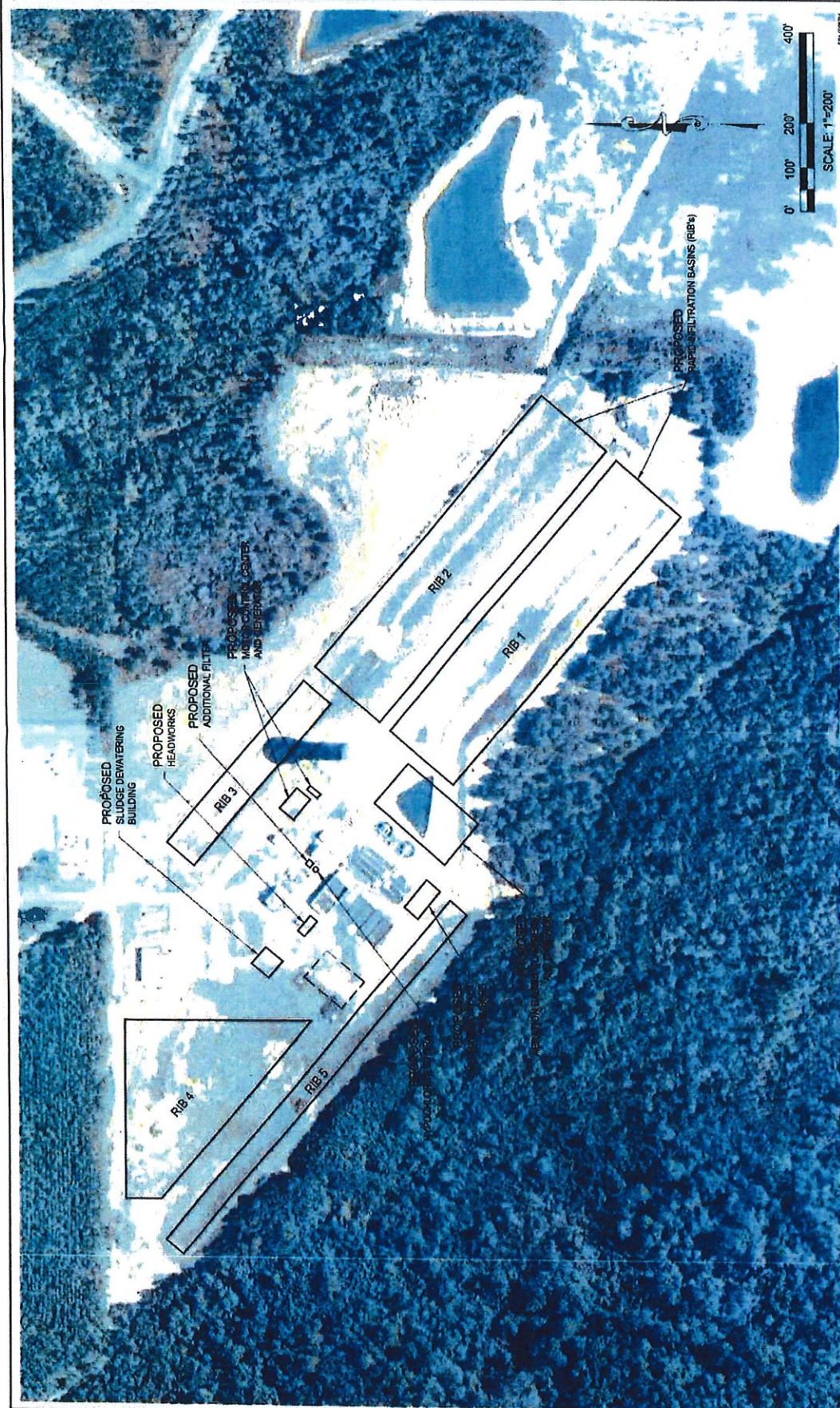
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0.0125 0.5 Miles



Attachment 4

Conceptual Plans



DATE: 08/08/2017		PROJECT NO: 50082605
SCALE: As Shown	SHEET	
DRWN: [Name]	CHKD: [Name]	FIG. 6.1
DATE: 08/08/2017	PROJECT NO: 50082605	SHEET
SCALE: As Shown	SHEET	
DRWN: [Name]	CHKD: [Name]	FIG. 6.1

FIGURE 6.1
PLAN VIEW - PROPOSED IMPROVEMENTS

Dewberry | PREBLE-RISH
324 MARINA DRIVE
PORT ST. JOE, FL 32456
(850)237-7200

CITY OF FREEPORT
WALTON COUNTY, FLORIDA

NO.	DATE	REVISION
1		
2		
3		
4		
5		

Attachment 5

Preliminary Cost Opinion

Attachment 6

Employment Estimates



City of Freeport Development

AREA	VESTED DEVELOPMENT/UNDER CONSTRUCTION	FUTURE DEVELOPMENT
Area A	Owls Head PDP 1865 du, 190,000 non-res., 250 hotel rooms: 215 jobs	Autobus Research & Development Center 500,000 sf R&D, 100 du, 100,000 ancillary non-res.: 350 jobs
	WC Industrial Park @ Freeport Phase 1-3 300,000 sf commercial/light industrial: 150 jobs	Energy Farms 100,000 sf solar/wind energy research/development: 50 jobs
	Freeport Industrial Park 100,000 sf commercial/light industrial: 50 jobs	
	Lafayette Creek Commerce Park 173,784 sf commercial/warehousing: 85 jobs	
Area B	Freeport Residential PDP 450 sf	The Preserve (331 Partners) 4320 du/2,774,128 sf non-res.: 1774 jobs
	Freeport Plantation PDP 495 du, 50,000 non-res.: 50 jobs	
	Plantation Marketplace 177,431 sf non-res.: 177 jobs	
	Verandas 294 sf	
Area C	Hammock Bay PDP 2275 du, 35,000 non-res.: 35 jobs	Watson Land Project 340 du, 325,000 non-res.: 175 jobs
	LaGrange Landing PDP 494 du	
	Riverwalk PDP 1865 du/50,979 sf non-res.: 50 jobs	
	Totals: 7,738 du, 1,077,194 sf non-res., 250 hotel rooms, 812 jobs	Totals: 4,760 du, 3,699,128 non-res., 2,349 jobs

Employment Estimates: Non-res: 1 job/1000 sf Hotel: 1 job/10 rooms Comm./Lt. Ind.: 1 job/2000 sf Comm./Warehousing: 1 job/2000 sf R & D: 1 job/2000 sf

City of Freeport Future Land Use Map

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 - I: INDUSTRIAL
 - SDD: SPECIAL DEVELOPMENT DISTRICT

Rock Hill Road

A

B

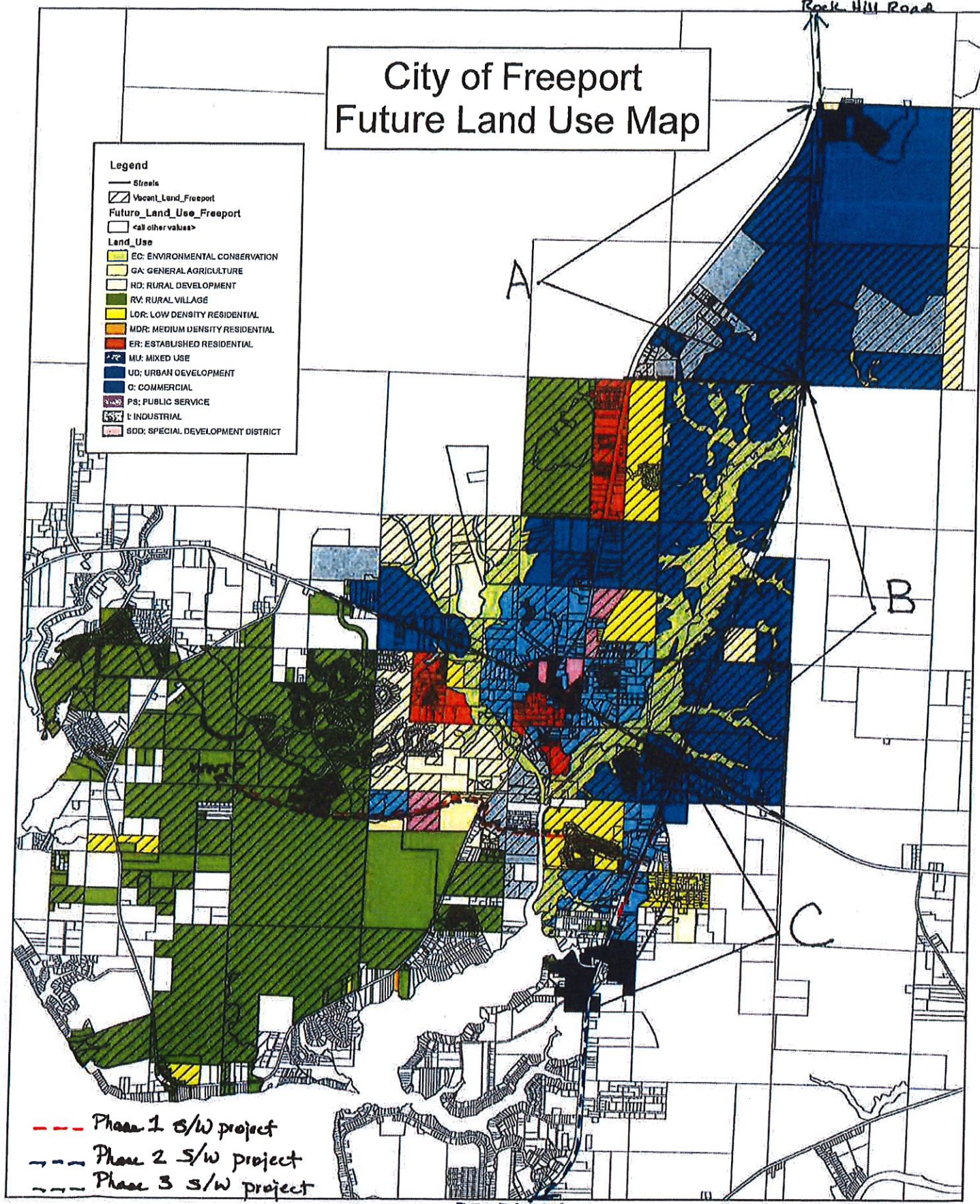
C

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- Phase 2 S/W project
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0.0035 0.3 Miles



Attachment 7

City of Freeport

City Council Meetings

City of Freeport City Council Meetings

- September 2017:
 - 9/12/17 @ 9:00 am
 - 9/28/17 @ 6:30 pm
- October 2017:
 - 10/10/17 @ 9:00 am
 - 10/26/17 @ 6:30 pm
- November 2017:
 - 11/14/17 @ 9:00 am
- December 2017:
 - 12/12/17 @ 9:00 am

*Note: Council meetings are held at Freeport City Hall located at 112 Hwy. 20 West. Council meetings occur on the 2nd Tuesday @ 9:00 am and the 4th Thursday @ 6:30 pm of each month.