

Florida Job Growth Grant Fund



City of Port St. Lucie

Public Infrastructure Grant Proposal

Tradition Center of Commerce



2018-2019 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. If additional space is needed, attach a word document with your entire answer.

Governmental Entity Information

Name of Governmental Entity: City of Port St Lucie

Government Federal Employer Identification Number: [REDACTED]

Primary Contact Name: Elijah Wooten

Title: Business Navigator

Mailing Address: 121 SW Port St Lucie Blvd, Building B

Port St Lucie, FL 34984

Phone Number: 772-873-6374

Email: ewooten@cityofpsl.com

Secondary Contact Name: Wesley McCurry

Title: CRA Director

Phone Number: 772-871-7386

Public Infrastructure Grant Eligibility

Pursuant to section 228.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible 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:

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

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

A. Provide a detailed description of the public infrastructure improvements.

Road, water, sewer and electric utility improvements for the Tradition Center for Commerce. A detailed project description and the proposed cost are referenced in the addendum.

B. Provide location of public infrastructure, including physical address and county of project.

The extension of Hegener Drive will serve as the main north-south spine road for the Tradition Center for Commerce. The project is located in the City of Port St Lucie in St Lucie County, FL.

C. Is this infrastructure currently owned by the public? Yes No

If no, is there a current option to purchase or right of way provided to the County?

The right-of-way is currently owned by a public entity, Port St Lucie Governmental Finance Corporation, and will be donated and conveyed to the City of Port St Lucie as part of the project.

D. Provide current property owner.

Port St. Lucie Governmental Finance Corporation, a Florida not for profit corporation, wholly owned and formed by the City of Port St Lucie to acquire properties and assist in financing City projects.

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

Yes No

The extension of Hegener Drive will serve as the main spine road for the Tradition Center for Commerce.

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

Yes No

The extension of Hegener Drive in the Tradition Center for Commerce will provide access to approximately 108 acres for office and industrial development in the City's jobs corridor. Based on the existing entitlements in the MPUD, the 108 acre parcels can accommodate 1,606,905 square feet of office and industrial development.

G. 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](#)).
 - Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.
 - 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 Port St Lucie is requesting funding assistance for a roadway improvement project to provide access to 108 acres of undeveloped land within an industrial park know as the Tradition Center for Commerce. Tradition Center for Commerce is located along Interstate 95 in an area of the city designated as the jobs corridor. The jobs corridor is approximately 1,400 acres of largely undeveloped land with five miles of frontage along I-95. A number of infrastructure improvements have been constructed to attract investment in the jobs corridor including two interchanges on Interstate 95, construction of a four lane north south arterial roadway and the extension of water and sewer lines.

2. Additional Information:

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

A. Is this an expansion of an existing training program? Yes No

N/A

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

Please see the attached addendum for additional information.

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

South Florida Water Management District (SFWMD) Environmental Resource Permit
 SFWMD Consumptive Water Use Permit
 City of Port St Lucie Construction Permit
 Southern Grove Community Development District Work Authorization

- D. 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?

The estimated timeline to obtain the above referenced permits is six months, after a design consultant has been selected. City projects receive priority and the estimated approval time frame is three months.

- E. 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 is New Community Development District (NCD). The zoning is Master Planned Unit Development (MPUD). The proposed improvements will conform to the uses referenced.

- F. 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

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

Yes No

- H. Does this project have a local match amount? Yes No

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

The City of Port St Lucie will contribute \$1 million from the Tradition Economic Development Fund. The Governmental Finance Corp./will contribute the right-of-way with market value of \$160,000.

- I. Provide any additional information or attachments to be considered for this proposal. Maps and other supporting documents are encouraged.

The addendum provides detailed responses to the application. The proposed budgets, maps and supporting documents for the road and utility improvements are included in the exhibits.

3. Program Budget

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

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

1.) **Total Amount Requested** \$ 2,918,749.06
 Florida Job Growth Grant Fund

A. Other Workforce Training Project Funding Sources:

City/County \$ 1,160,000

Private Sources \$

Other (grants, etc.) \$

Please Specify: _____

Total Other Funding \$ 1,160,000

B. Public Infrastructure Project Funding Sources:

Construction \$ 2,814,737.26

Reconstruction \$

Design & Engineering \$ 915,943.70

Land Acquisition \$

Land Improvement \$

Other \$ 348,068.10

Please Specify: Contingency

Total Project Costs \$ 4,078,749.06

Note: The total amount requested must equal the difference between the workforce training project costs in 3. and the other Public infrastructure project funding sources in 2.

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

The matching grant funds will be provided by the City of Port St Lucie through the Tradition Economic Development Fund. The funding is currently available for qualified economic development projects. A budget amendment ordinance approved by the City Council will be required to use funds from the Tradition Economic Development Fund if the project is approved. The property is owned by the Government Finance Corporation who will contribute the land needed for the road right-of-way.

4. Approvals and Authority

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

- 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)?

The grant agreement would need to be presented to and approved by the City Council. Pursuant to City Charter Sec. 4.04, the City Manager is authorized to sign contracts on behalf of the City.

If board authorization is not required, who is authorized to sign?

N/A

- 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.
- ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice.

The City Council meeting schedule is included in exhibits. The Mayor can call a Special City Council Meeting. Notices are published five days prior to the meeting date.

- 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.

Pursuant to the City Charter, section 4.04, which outlines the powers and duties of the City Manager, the City Manager may, among other things, "sign contracts on behalf of the City pursuant to the provision of appropriations ordinances".

I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described entity and to the best of my knowledge, that all data and information submitted in proposal is truthful and accurate and no material fact has been omitted.

Name of Governmental Entity: City of Port St Lucie

Name and Title of Authorized Representative: Russ Blackburn, City Manager

Representative Signature: 

Signature Date: 7-25-18

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

1. Program Requirements

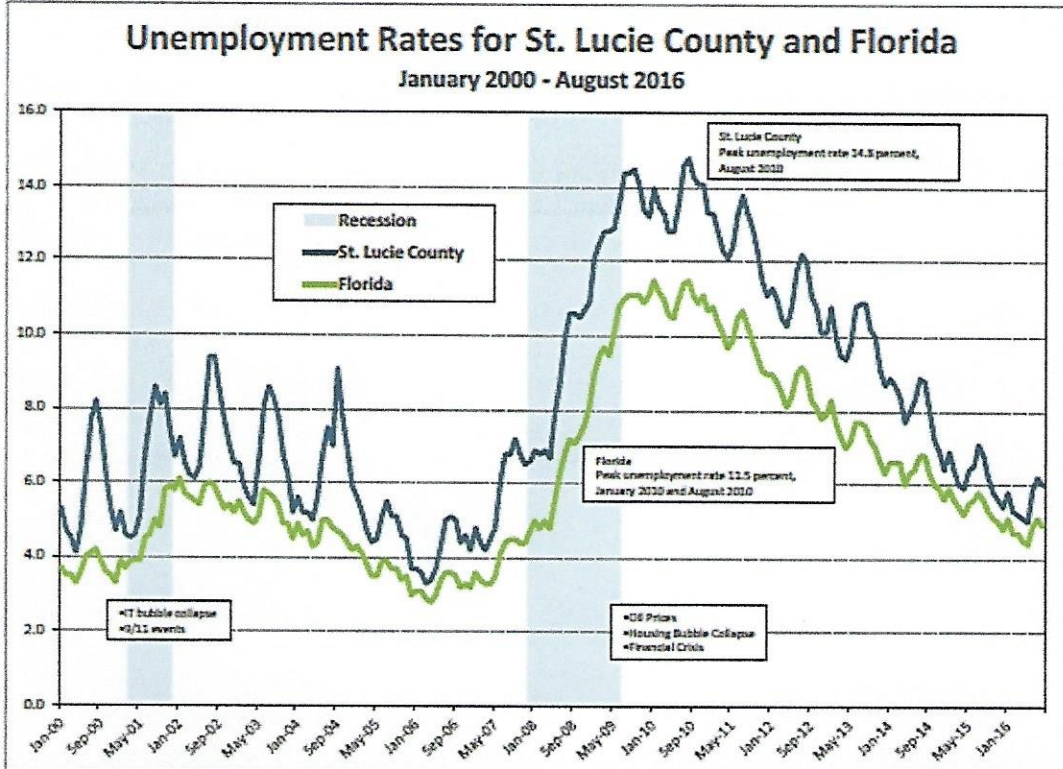
- G. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote economic recovery, economic diversification and economic enhancement of a targeted industry.

The proposed roadway including drainage and utility service improvements will serve ±133 acres and provide direct access to an additional ±108 acres of vacant land that can accommodate an estimated 1,606,905 square feet of commercial development, generate over 2,473 new jobs, and promote economy recovery in the City of Port St. Lucie.

Land Use/Industry Sector	Acres (±)	FAR	Building Sq Ft (±)	Employees per 1,000 Sq Ft	Est. No. of Employees
Industrial/Warehouse/Distribution	54.13	0.32	796,937	0.4	319
Office/R&D	54.13	0.32	809,968	2.66	2,155
Total	108.27		1,606,905		2,473
Public Road ROW	6.22				
Stormwater Retention (TOB)	19.40				
Total	133.89				

The City of Port St Lucie was one of the areas in Florida hardest hit by the Great Recession. From 2002 to 2006, Port St. Lucie was one of the fastest growing area's in the country. The tax base dropped by over 51% from 2007 to 2012. Property values fell from a high of \$13 billion in 2007 to a low of \$6.3 billion in 2012. The current value is at \$8.8 billion. To weather the Great Recession, the City had to cut operating expenses, capital expenses and draw down on reserve funds. Consequently, the City is limited in its ability to fund capital projects needed to recruit new businesses and private investment to the area. Unemployment peaked in 2010 with a high of 14.8 percent in St. Lucie County compared to 11.5% for the State of Florida. Historically, the unemployment rate in St. Lucie County has always exceeded the unemployment rate for the State of Florida as shown in the following table.

Unemployment Rates



Source: Florida Department of Economic Opportunity, Bureau of Labor Market Statistics, Local Area Unemployment Statistics program, not seasonally adjusted.

High population growth in the City of Port St. Lucie has contributed to St. Lucie County's higher unemployment numbers. The City of Port St. Lucie was incorporated in 1961 by the General Development Corporation (GDC) and was designed as a primarily residential community. The development plan created over 80,000 platted single family residential lots with limited land for commercial or industrial uses to adequately serve a city with a large and growing population. The City of Port St. Lucie has experienced decades of rapid population growth and is now the eighth largest city in Florida by population and the third largest in South Florida. Rapid population growth has increased the number of job seekers in the local labor force. Growth in employment has not kept pace with population growth.

With the annexation of the 3,606 acres of land known as the Southern Grove DRI, the City has been able to accommodate and target large employers. The City designated the 1,400 acres in Southern Grove spanning two interchanges with Interstate 95 as a jobs corridor in 2006 and adopted a targeted industries list to attract manufacturing, medical industries, pharmaceutical industries, research and development, bio science and other industries to Port St. Lucie. The Great Recession severely impacted the development plan for Southern Grove and the jobs corridor. More than \$165 million in special assessment bonds were issued in Southern Grove prior to the recession in 2008 to fund the infrastructure improvements, which included roadways, I-95 interchange access, storm water improvements, water and sewer facilities. These bonds were secured by the assessments levied against the properties within Southern Grove. The drastic decline in property values that followed the Great Recession limited investment in Southern Grove due to the high carrying cost of these assessments on the properties compared to the current value of the land.

As the economy has improved, retail and residential development has increased in Southern Grove as these uses can more easily absorb infrastructure costs to serve the development compared to industrial uses. The City of Port St Lucie is committed to preserving industrial land for economic development to attract and retain manufacturing, research and development and life sciences industries. The grant funding will promote job growth in targeted industries and increase the number of high wage jobs in the city and county. In addition, the city's many amenities and ample supply of existing and planned workforce housing are a benefit for the employees of prospective employers relocating and expanding in Port St. Lucie.

The buildout of the office, warehouse and research/development sites to be served by this project will generate an estimated annual revenue to the City of Port St Lucie of ±\$395,000, based on ad valorem taxes paid by existing development.

Development Type	Projected Annual Ad Valorem Revenue
Office	\$ 219,698
Warehouse/Industrial	\$ 130,951
Research & Development	\$ 43,846
Total	\$ 394,495

- Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new jobs will be created using North American Industry Classification System (NAICS) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.

In December 2017, the City of Port St Lucie was awarded \$3,003,247.83 from the Florida Job Growth Grant to fund infrastructure improvements in the Tradition Center for Commerce. The grant provided funding for the construction of a loop road and water and sewer improvements that opened 100 acres of pad ready sites for commercial and industrial development. The initial benefactor of the loop road was City Electric Supply that purchased 37 acres and will build a 400,000-square foot manufacturing and distribution facility. The company will retain 222 full time employees, create 50 new jobs and make a capital investment of \$38 million in equipment, real estate and the construction of their manufacturing and distribution facility. The State of Florida successfully retained City Electric Supply against competitors Dallas, Texas and Charlotte, North Carolina. The company started site work in July 2018 and anticipates receiving their certificate of occupancy in September 2019.

Based on the above 100 acres made available for industrial development by the prior Florida Job Growth Grant, the St Lucie Economic Development Council has referred two additional manufacturing prospects interested in purchasing sites in the Tradition Center for Commerce. Project Glaze is a manufacturer and distributor of ophthalmic instruments. The company is seeking 9.75 acres to build a 50,000-square foot manufacturing and distribution facility. The company will create 50 new jobs over a three-year period paying an average wage of \$42,000 plus benefits and invest \$6.9 million in capital improvements. The State of Florida is competing with Seattle, Washington; Houston, Texas and Minneapolis, Minnesota to retain the company.

The second project referred by the St Lucie Economic Development Council is Project Connect, which is a manufacturer and distributor of cable and wiring for the aeronautical industry. The company is seeking a

14-acre site in the Tradition Center of Commerce and intends to build a 100,000-square foot manufacturing and distribution facility. The company will invest \$42 million in equipment, land and construction of their new facility. Project Connect will create 125 new jobs paying an average wage of \$47,000 plus benefits. The site being considered is adjacent to City Electric Supply. The State of Florida is competing with Connecticut and North Carolina to attract the expansion of Project Connect.

The development activity of the above-mentioned employers will generate additional development interest and job growth within the Tradition Center for Commerce, which requires additional lands to be made available for development. The proposed extension of the loop road sought by this application would open an additional 74 acres for commercial and industrial development in the Tradition Center for Commerce allowing the City to build upon and sustain the momentum of employment growth in this area.

- 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 Port St. Lucie is requesting funding assistance for a roadway improvement project to provide access to an additional 74 acres of undeveloped land within an industrial park known as Tradition Center for Commerce. Tradition Center for Commerce is located along Interstate 95 in an area of the city designated as the Jobs Corridor. Port St. Lucie has grown to become the 8th largest City in Florida by population and the third largest city by land size in Florida. The Jobs Corridor is approximately 1,400 acres of largely undeveloped land with five miles of frontage along I-95. The area was formerly a citrus grove that was annexed into the City in 2004 and is part of the Southern Grove Development of Regional Impact (DRI). When Southern Grove was annexed into the city, the 1,400 acres along the I-95 corridor was earmarked as a future employment center to ensure the allocation of an appropriate quantity of lands in the city that are desirable for commercial and industrial purposes with high visibility and direct access to a major transportation corridor.

The Southern Grove DRI was approved in 2006 following annexation of the former citrus groves in 2004. The Southern Grove DRI is approved for 7,388 dwelling units, 2.4 million square feet of office space, 3.6 million square feet of retail space, 2.5 million square feet of research and development space, 4.6 million square feet of industrial space, a 300-bed hospital, 791 hotel rooms, and other ancillary uses. As identified in the City's Strategic Plan, the buildout of the Southern Grove DRI is a high priority for the City because of the potential to diversify the local economy, increase employment, and attract higher waged jobs to the city. As noted in a study conducted in 2016 by the Department of Economic Opportunity, the local economy is heavily dependent on health services, retail trade, leisure and hospitality.

In 2018, the average annual wage in St. Lucie County is \$37,889. In comparison, the average annual salary for the state of Florida was \$46,346 in 2018 and \$59,039 for the country as a whole. St. Lucie County has a higher than average outflow rate with over 60 percent of the working population commuting outside the county for employment compared to an average of 56.8 percent among Florida counties.

A number of infrastructure improvements were constructed to attract investment in the jobs corridor including two interchanges with Interstate 95, construction of a north south arterial roadway known as SW Village Parkway, and the extension of water, sewer, and other utility services lines. The area is now home to the 300 bed Tradition Medical Center with over 500 hundred employees, two life science

buildings, Keiser University’s Port St. Lucie Campus, several medical offices buildings, restaurants, and a hotel.

Tradition Center for Commerce is the next phase in the development of the jobs corridor. Tradition Center for Commerce North MPUD (master planned unit development) consists of 472 acres of available land that is approved for 3.9 million square feet of research and industrial development as well as retail and office uses. The area is accessible via SW Village Parkway. Additional infrastructure improvements are required to support the subdivision of the large tracts of available land into smaller developable lots.

In 2017, Tradition Land Company began a process of divesting its interest in Tradition. In late 2017, the City was notified that the balance of the Southern Grove residential parcels and the entire Western Grove would be purchased through a conditioned agreement with Mattamy Homes. The broker for Tradition Land Company was unsuccessful in selling the non-residential properties, due to the financial burden caused by the special assessments for the infrastructure improvements in Southern Grove. Tradition Land Company offered to transfer approximately 1,223 acres of non-residential properties located in the jobs corridor to the City of Port St Lucie. In June 2018, the City Council accepted the transfer of 1,223 acres of non-residential property. With the acceptance of the 1,223 acres, the City is now in control of its jobs corridor and is actively seeking developers to joint venture in the development of office and industrial properties. An RFP issued by the City attracted 7 responses for commercial and industrial development within the 1,223 acres, with a majority being concentrated in the area of the loop road and loop road extension. The loop road extension would result in ±174 acres of pad ready commercial and industrial sites available for immediate development.

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

The commencement date of the proposed road and utility infrastructure improvements for Tradition Commerce Park is based on grant approval and funding. Once the notice to proceed is issued, the following is the construction timeline for the road and utility improvements. The land for the right-of-way will be dedicated by the developer.

Road Infrastructure

Description	Timeframe
Design and permitting	7 months
Advertising and contract award	2 months
Construction	9 months
Total	18 months

Utilities Infrastructure

Description	Timeframe
Design and permitting	7 months
Advertising and contract award	2 months
Construction	9 months
Total	18 months

Since the road and utility infrastructure improvements can be constructed simultaneously, the total project construction timeframe is 18 months from the date of notice to proceed.

The following is the list of permits that are required for the proposed road and utility improvements in Tradition Commerce Park.

- South Florida Water Management District (SFWMD) Environmental Resource Permit
- SFWMD Consumptive Water Use Permit
- City of Port St Lucie Water Distribution System Construction Permit
- City of Port St Lucie Wastewater Collection System Construction Permit
- City of Port St Lucie Construction Permit
- Southern Grove Community Development District Work Authorization

4. Approvals and Authority

- B. 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.

Pursuant to City Charter, section 4.04, which outlines the powers and duties of the City Manager, the City Manager may, among other things, "direct and supervise the administration of all departments, offices and agencies of the City, except as otherwise provided by this charter or by law, "as well as "sign contracts on behalf of the City pursuant to the provisions of appropriations ordinances".

Sec. 4.04. - Powers and duties of city manager.

The City Manager may:

- (a) Appoint a City Clerk with the approval of the City Council, and assign the duties of the City Clerk to include: notice of meetings given to council members and the public and the press, and the City Clerk shall keep the minutes of council proceedings;
- (b) Appoint, when he deems it necessary, one or more Assistant City Managers and establish the duties and functions for those positions;
- (c) Appoint, and when he deems it necessary for the good of the city, suspend or remove any city employee and appointive administrative officer provided for by or under this Charter, except as otherwise provided by law, this Charter or personnel rules adopted pursuant to this Charter. He may authorize any administrative officer who is subject to his direction and supervision to exercise these powers with respect to subordinates in that officer's department, office or agency;
- (d) Direct and supervise the administration of all departments, offices and agencies of the city, except as otherwise provided by this Charter or by law;
- (e) Attend all council meetings and shall have the right to take part in discussion but may not vote;
- (f) See that all laws, provisions of this Charter and acts of the council, subject to enforcement by him or by officers subject to his direction and supervision, are faithfully executed;
- (g) Prepare and submit the annual budget and accompanying documentation;
- (h) Submit to the council and make available to the public a complete report on the finances and administrative activities of the city as of the end of each fiscal year;
- (i) Make such other reports, as the council may require concerning the operations of city departments, offices and agencies, subject to his direction and supervision;
- (j) Keep the council fully advised as to the financial conditions and future needs of the city and make such recommendations to the council concerning the affairs of the city as he deems desirable;
- (k) Sign contracts on behalf of the city pursuant to the provisions of appropriations ordinances;
- (l) To accept service of process;
- (m) Exercise those extraordinary powers during the existence of an emergency as authorized by the City Council pursuant to ordinance or established procedures.

(n) Perform such other duties as are specified in this Charter or may be required by the council.

(Adopted by electorate, 11-2-76; Amendment adopted by electorate, 11-2-04)

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

The following is a detailed cost estimate of the proposed improvements.

Exhibits

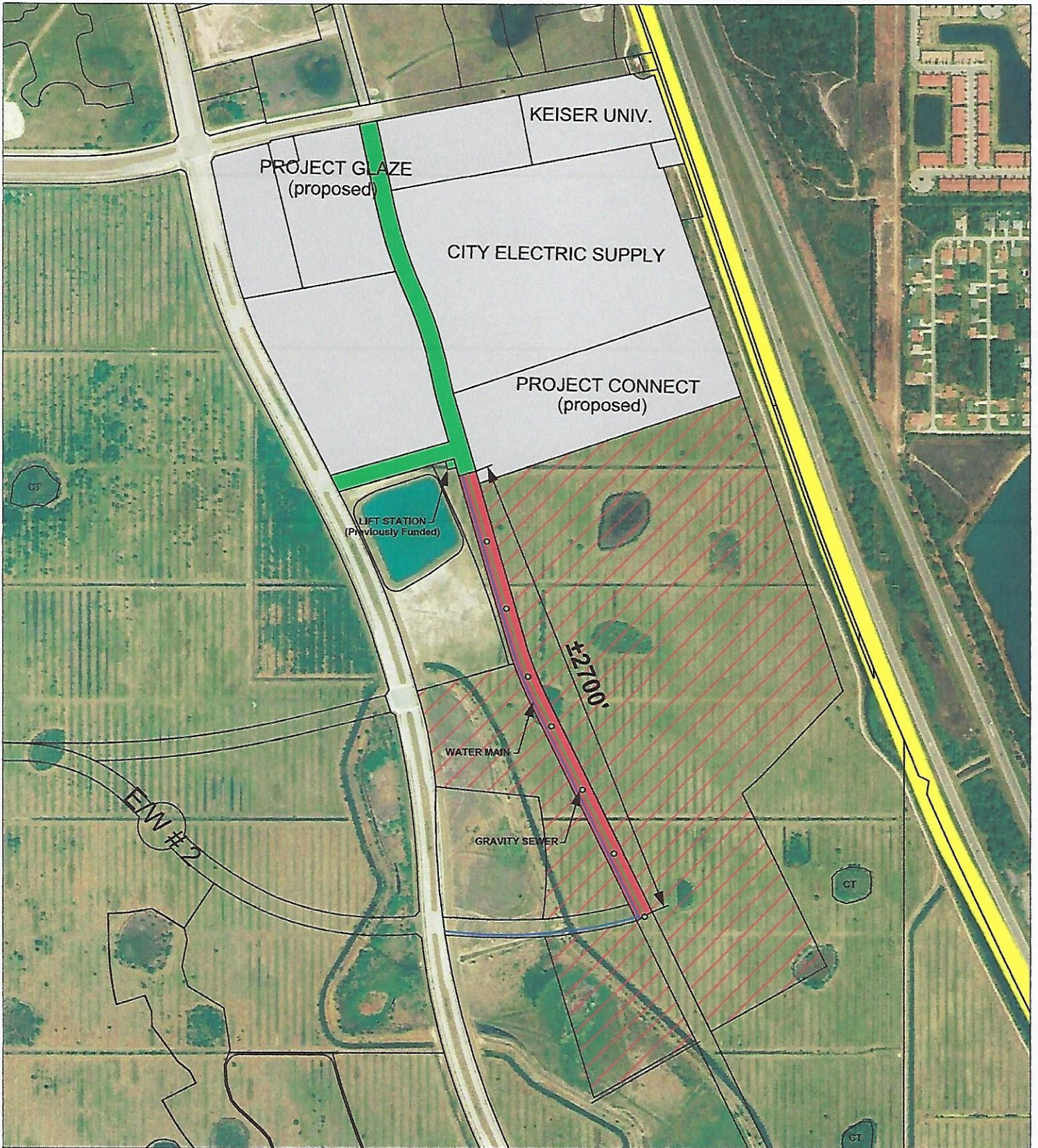
Project Budget

Mancill's Total Bid Amt (\$) \$3,306,038.40 Lift Station Amt (\$) \$257,250.00 Revised Total w/o Lift Station (\$) \$3,048,788.40 Loop Rd Ph 1 & 2 Total Length (ft) 3,010.00 \$/ft w/o Lift Station \$1,012.89
 FPL Costs Ph 1 & 2 \$89,122.40 Loop Rd Ph 1 & 2 Total Length (ft) 3,010.00 FPL Cost per LF \$29.61

Loop Rd Extension			
	\$/ft	Loop Rd Extension Length (ft)	Total (\$)
Road Construction Cost	\$1,012.89	2,700.00	\$2,734,793.58
FPL Construction Cost	\$29.61	2,700.00	\$79,943.68
Total Construction Costs			\$2,814,737.26
Design Cost	12% of Construction Cost *		Total (\$)
	\$337,768.47		\$337,768.47
CEI & Geo Cost	12% of Construction Cost **		Total (\$)
	\$328,175.23		\$328,175.23
Loop Rd Extension -Sub-Total			\$3,480,680.96
10% Contingency			\$348,068.10
Loop Rd Extension Total			\$3,828,749.06
Alternate Item -Master Plan Design for road, drainage and utilities(north of Open View, south of Discovery, east of Village and west of I-95)			\$250,000.00
Loop Rd Extension Total with Alternate Master Plan			\$4,078,749.06

* Phase 1 & 2 was 7.66% of Mancill's Bid Amount. So I went with 10% as industry standard average percentage, plus 2% for platting.
 ** Phase 1 & 2 was 10.82 % of Mancill's Bid Amount. So I went with 12% as industry standard average percentage

Location Map

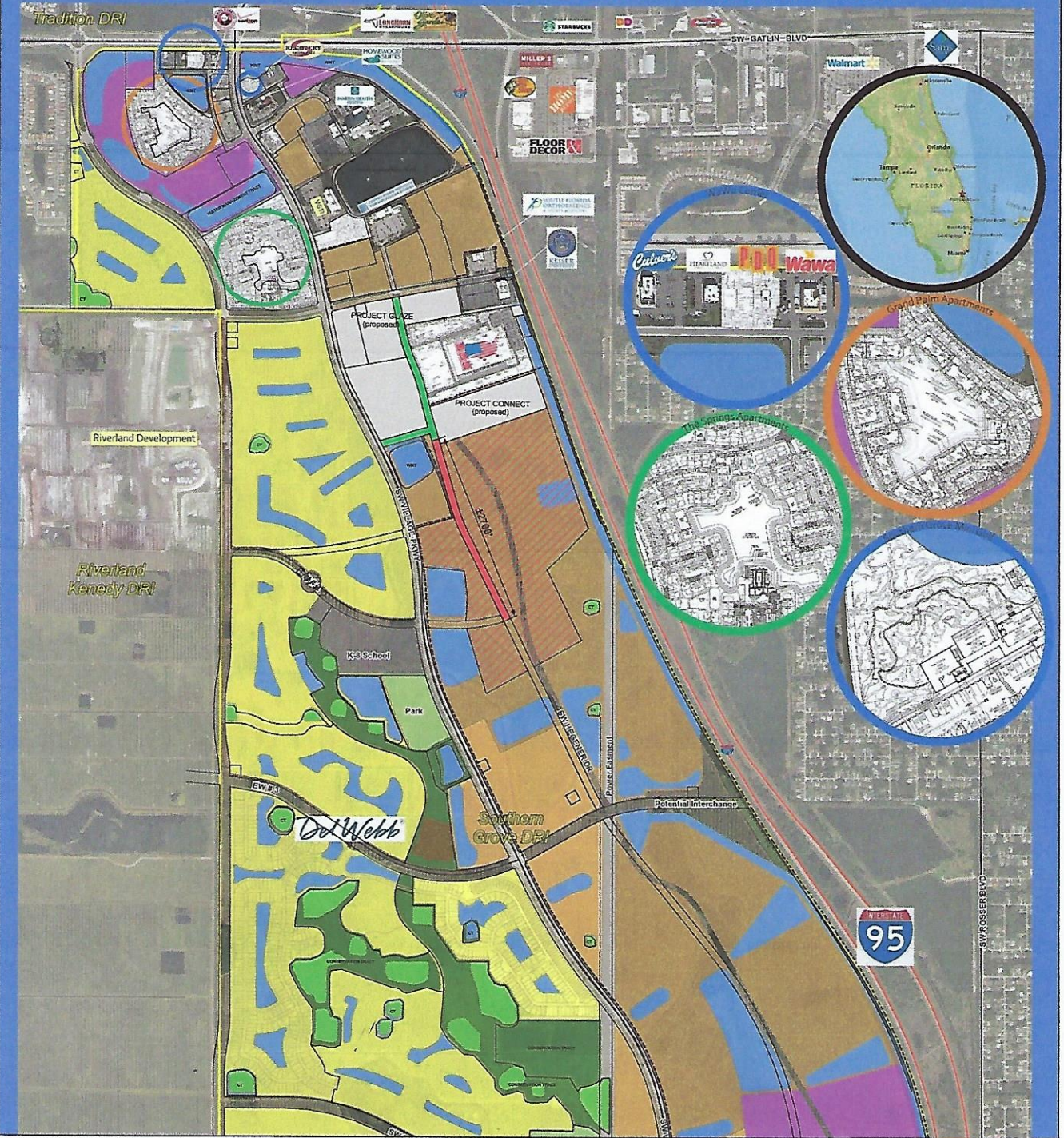






- LANDS SERVED BY PREVIOUSLY FUNDED INFRASTRUCTURE
- PREVIOUSLY FUNDED INFRASTRUCTURE
- PROPOSED INFRASTRUCTURE
(Road, Water, Sewer, Drainage, Electric, Sidewalk, Landscaping)
- LANDS TO BE SERVED BY PROPOSED INFRASTRUCTURE

TRADITION CENTER FOR COMMERCE



MAP OF SOUTHERN GROVE CRA MASTER PLAN



-  LANDS SERVED BY PREVIOUSLY FUNDED INFRASTRUCTURE
-  PREVIOUSLY FUNDED INFRASTRUCTURE
-  PROPOSED INFRASTRUCTURE
-  LANDS TO BE SERVED BY PROPOSED INFRASTRUCTURE

TRADITION CENTER FOR COMMERCE

