



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 Edgewater

Government Federal Employer Identification Number [REDACTED]

Primary Contact Name: Tracey T. Barlow

Title: City Manager

Mailing Address: PO Box 100
Edgewater, FL 32132

Phone Number: (386) 424-2400 Ext. 1201

Email: TTBarlow@cityofedgewater.org

Secondary Contact Name: Samantha Bergeron

Title: Economic Development Coordinator/Parks and Recreation Director

Phone Number: (386) 424-2400 Ext. 7201

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.

A. The project title is "West Indian River Blvd. Infrastructure Expansion". The expansion will support and enhance economic development by encouraging permitted development of Sustainable.... cont'd

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

The "West Indian River Blvd. Infrastructure Expansion" project is located west of the I-95 and SR442 Interchange in the City of Edgewater located in Volusia County.

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?

N/A

D. Provide current property owner.

City of Edgewater rights of way. The rights-of-way was previously acquired by the City of Edgewater as they have planned for future growth in an effort to promote job producing opportunities.

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

Yes

No

Infrastructure is for public use and will serve a very large location that is zoned and planned to attract and facilitate many job creation opportunities to include retail, commercial, distribution and/orcont'd

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

Yes

No

This infrastructure is for public use and will serve a location that is zoned and planned to attract and facilitate many jobs whether retail, commercial, distribution and/or light industrial as well as allowing for residential development to occur within the region further promoting the "smart growth" sustainable community development allowing residents to work, shop and live within a close proximity of their residents further reducing impacts on other areas/regions. Location is also approximate to Kennedy Space Center and Cape Canaveral and Jacksonville seaports allowing for distribution industry

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.

This project will connect the existing City of Edgewater community to an area that has been annexed and planned for development of large Mixed-Use and Sustainable Community Developments/Planned Unit Developments. Three separate developments, two of which were Development of Regional Impacts (DRI), have been planned and permitted within this area the infrastructure will be constructed. The Restoration DRI is over 5,000 acres and is Sustainable Community Development whereas jobs, shopping, recreation, schools and housing are all contained within the development. This concept of planning is not only to create the community feel but to also reduce the impact on other.....cont'd

2. Additional Information:

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

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

12 months to complete final design/permitting and commence construction from the grant award date.
An additional 12 months to complete construction.

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

St. Johns River Water Management District Environmental Resource Permit
Army Corp. of Engineers Individual Permit
National Pollutant Discharge Elimination System Stormwater Permit
Florida Department of Environmental Protection/Department of Health Water Construction Permit
Florida Department of Environmental Protection Sewer Collection Permit

- C. 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 required permits will be obtained concurrently with the same 12 months that design is being finalized.

- D. 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?

Currently, Sustainable Community Development; Mixed Use; Sustainable Community Development (SCD)/Planned Unit Development (PUD). Deering Park - Mixed Use Planned Unit Development

- E. 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

N/A

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

Yes No

The project would commence immediately upon grant approval with the final engineering, permitting and bidding of such improvement project. As this is an existing unimproved ROW without infrastructure, engineering and permitting can be expedited.

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

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

N/A

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

Please see attached conceptual design plan.

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** \$ 8,080,000
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ N/A

Private Sources \$ N/A

Other (grants, etc.) \$ N/A

Please Specify: _____

Total Other Funding \$ N/A

B. Public Infrastructure Project Costs:

Construction \$ 6,990,000

Reconstruction \$ N/A

Design & Engineering \$ 1,090,000

Land Acquisition \$ N/A

Land Improvement \$ N/A

Other \$ N/A

Please Specify: _____

Total Project Costs \$ 8,080,000

Note: The total amount requested must be calculated by subtracting the total Public Infrastructure Project Funding Sources in A. from the total Public Infrastructure Project Costs in B.

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

Road/Transportation Network Construction - \$5,830,000

Utility Construction - \$ 1,160,000

Design, Engineering and Permitting - \$ 1,090,000

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 Agreement would be presented to the local City Council for a single reading and approval.

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

City Council approval with the Mayor as being authorized signatory

- 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.

City Council meeting are scheduled the first Monday of the months and a special meeting can occur with a 3-business day notice.

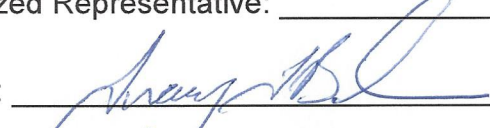
- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

The City Manager is permitted to seek grant opportunities and such award of grants will be presented to the City Council for their authorization of acceptance and execution of associated agreements.

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 Edgewater

Name and Title of Authorized Representative: Tracey T. Barlow, City Manager

Representative Signature: 

Signature Date: 9-28-18

Attachments to City of Edgewater's Public Infrastructure Grant Proposal
for
Infrastructure Expansion of West Indian River Blvd. in the City of Edgewater

1. Program Requirements:

A. The project title is "West Indian River Blvd. Infrastructure Expansion". The expansion will support and enhance economic development by encouraging permitted development of Sustainable.... **cont'd**.... Community Developments/Planned Unit Developments and Mixed-Use Developments. The projects will further extend 4,445.36 linear feet of unimproved ROW section of West Indian River Blvd. The project will include the construction of the roadway as well as extend the utility infrastructure. The extension of the roadway and utilities will allow for the construction of job producing industry such manufacturing, distribution and other commercial supporting industry. The infrastructure improvements will include surveying, design/engineering, permitting, road construction and the extension of water, wastewater and reclaim water lines. This extension will not only connect to I-95, with existing interchange ramps, but will further connect to the existing City of Edgewater community and infrastructure and has the opportunity to be extended to S.R. 417 at a later time.

E. Infrastructure is for public use and will serve a large location that is zoned and planned to attract and facilitate many job creation opportunities to include retail, commercial, distribution and/or....**cont'd**....light industrial as well as will allow residential development to occur within the region further promoting the "smart growth" sustainable community development allowing residents to work, shop and live within a close proximity of their residents further reducing impacts on other areas/regions and infrastructure.

G. How the proposed public infrastructure will promote:

- Economic recovery in specific regions of the state: The location of the requested infrastructure enhancement is centrally located in the Central Florida region of Volusia County. It is adjacent to I-95 strategically located between I-4 corridor and SR 528 leading into the center portion of Central Florida. Location is also within reasonable distance of Cape Canaveral and Jacksonville freight seaports and the Kennedy Space Center. Improvements will not only allow for retail, and commercial development near I-95 but will also conveniently support the creation of many jobs in the distribution and light industry category.
- Economic diversification: The location of the improved infrastructure is located in an area that is zoned and permitted with Master Planned Unit Developments for Mixed-Use and Sustainable Community Developments providing for a diversification of job creation opportunities. Based on this strategic location and the proximity to many existing large boat manufactures such as Brunswick Commercial and Boston Whaler and its proximity to the Kennedy Space Center and 2 separate freight seaports, it allows for a diversity of opportunities for a

variety of manufactures and/or distribution centers. This diversification will allow for a variety of skill levels for job placement further creating jobs for a very diverse job seeking workforce with a variety of educational.

- Economic enhancement of Targeted Industry: : Currently, The City of Edgewater has partnered with two adjacent cities New Smyrna Beach and Oak Hill to create the Southeast Volusia Marketing Initiative as part of the Comprehensive Economic Development Strategy; where the cities are collaborating and partnering together to recruit businesses in the aviation industry, aerospace industry and commercial space travel industry to provide opportunities in the Southeast Volusia Area for the expansion of current and future activities at Kennedy Space Center. This improved infrastructure is critical to the successful recruitment activities as the annexed properties are located west of I-95, the major Interstate Highway used to transport the aviation related goods to Kennedy Space Center. These targeted businesses will provide a greater diversification in the types of manufacturing businesses in Edgewater as well as create value added jobs that are higher in wage than the average wage of Volusia County. The SEVMI Plan focuses on Aviation, Aerospace and other supporting Industries. The approved developments are projected to generate more than 5,525 additional jobs in Edgewater.

NAICS Codes

324110 Aviation fuels manufacturing

[334519](#) Testers for checking hydraulic controls on **aircraft manufacturing**

[336411](#) Unmanned and robotic **aircraft manufacturing**

[336411](#) Ultra light **aircraft manufacturing**

[336411](#) **Aircraft manufacturing**

[336414](#) **Space vehicles**, complete, manufacturing

[336414](#) Developing and producing prototypes for complete guided missiles and **space vehicles**

[423860](#) Guided missiles and **space vehicles** merchant wholesalers

[334220](#) **Satellite communications** equipment manufacturing

[517410](#) Long-distance telephone **satellite communication** carriers

[517410](#) Earth stations for **satellite communication** carriers

- 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:

This project will connect the existing City of Edgewater community to an area that has been annexed and planned for development of large Master Planned Unit Developments with Mixed-Use and Sustainable Community Developments. Three separate developments, two of which were Development of Regional Impacts (DRI), have been planned and permitted within the area the infrastructure will be

constructed. The Restoration DRI is over 5,000 acres and is Sustainable Community Development whereas jobs, shopping, recreation, schools and housing are all contained within the development. This concept of planning is not only to create the community feel but to also reduce the impact on other....**cont'd**.... outside infrastructure by not having to travel away from your community to work or shop. The developments will support and facilitate job producing opportunities as well as workforce required to balance the jobs to housing as required in the DRI. The adjacent Farmton DRI is over 47,000 acres and is staged to have planned development to occur over a 50-year period. This development will span over southern Volusia County and northern Brevard County. The extension of W. Indian River Blvd. will allow for connection to these planned developments as well as allow an additional connection of the City of Edgewater to Brevard County via the Farmton Development. This infrastructure will create development opportunity and will provide for the safe and convenient commute if freight traffic as well as employees commuting to their jobs from both counties. It will further enhance not only the City of Edgewater but rather the entire region of Southeast Volusia County and the northern portion of Brevard County by:

- Increasing the opportunity in needed job growth for the already permitted development of large Mixed-Use and Sustainable Community Developments/Planned Unit Developments
- Permitting the opportunity for jobs to be created within the same sustainable community and region further reducing the need for travel away from the area for work and shopping thus reducing the impact on other areas.
- Creating job opportunities for an entire region immediately adjacent to I-95 encouraging retail, commercial, distribution and light industrial development adjacent to existing infrastructure.
- Creating opportunities for a large variety of job types to locate into the State of Florida to support existing industry such as boat manufacturing, aerospace or distribution to the Central Florida region to support a variety of retail and commercial businesses.

Restoration DRI
 5,187 Acres
 8,500 Dwelling Units
 3.3 Million SQ Feet Non-Residential

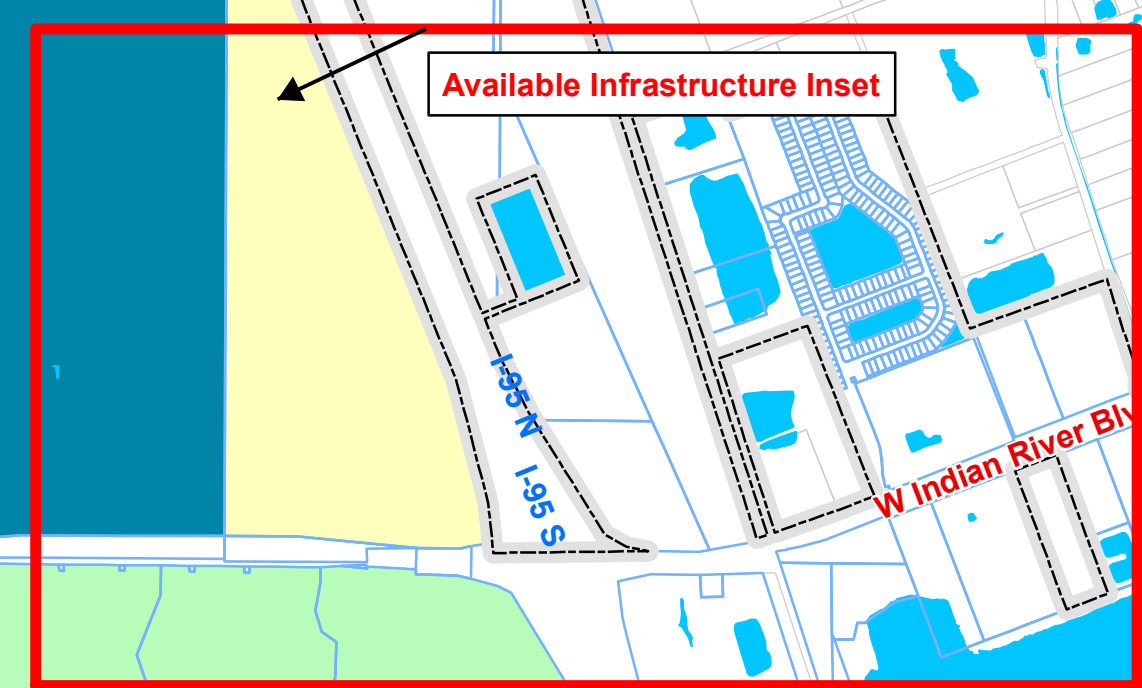
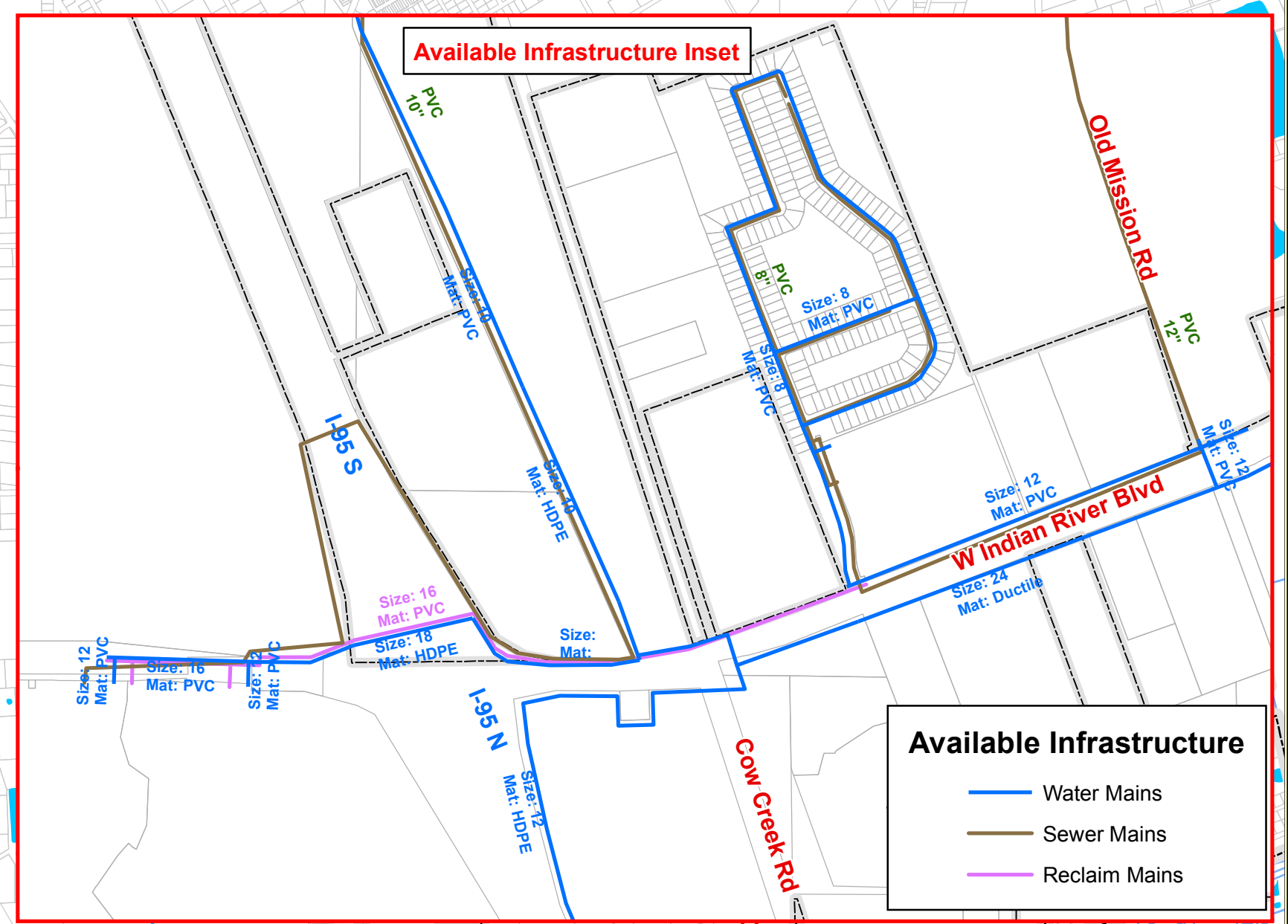
Hawks Gate LLC
 155.39 Acres
 Retains County FLU & Zoning

Deering Park
 877.5 Acres
 1362 Dwelling Units
 19,111,950 SQ Feet Non-Residential

Farmton Gateway District
 821 Acres
 4,692 Dwelling Units
 820,217 SQ Feet Non-Residential

Volaco Inc.
 670.276 Acres
 Development limited to 310 trips per day.

Farmton Local Plan after 2025
 18,408 Dwelling Units
 3,879,783 SQ Feet Non-Residential



- City Limits
- City Parcels
- Farmton Gateway District
- Farmton Plan Area Owner
- Farmton Deering Park LLC
- Farmton North LLC
- Hawks Gate LLC
- Volaco Inc
- Miami Corporation



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CONCEPT ROAD EXTENSION PLAN

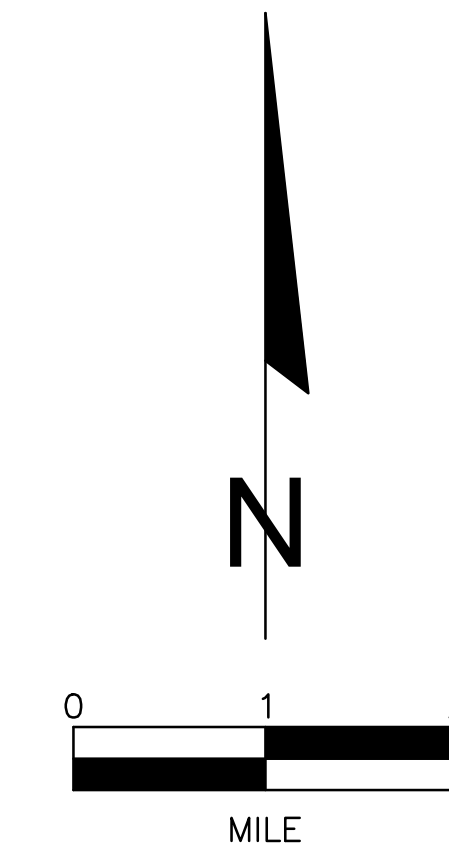
INDIAN RIVER

BOULEVARD WEST

INDEX OF ROADWAY PLANS

SHEET No.	SHEET DESCRIPTION
1	COVER SHEET-INDEX
2	OVERALL PLAN
3	CONCEPT PLAN
4	CONCEPT PLAN
5	TYPICAL SECTIONS

PROJECT NUMBER: 1122B



VICINITY MAP

GOVERNING STANDARDS AND SPECIFICATIONS:
 FLORIDA DEPARTMENT OF TRANSPORTATION,
 DESIGN STANDARDS DATED 2016 AND STANDARD
 SPECIFICATIONS FOR ROAD AND BRIDGE
 CONSTRUCTION DATED 2014, AS AMENDED
 BY CONTRACT DOCUMENTS.

ATTENTION IS DIRECTED TO THE FACT THAT
 THESE PLANS MAY HAVE BEEN REDUCED IN
 SIZE BY REPRODUCTION. THIS MUST BE
 CONSIDERED WHEN OBTAINING SCALED DATA.

PROJECT LENGTH IS BASED ON \varnothing OF CONSTRUCTION

LENGTH OF PROJECT		
	LINEAR FEET	MILES
ROADWAYS	4,448.59	0.84
BRIDGES	0	0
NET LENGTH OF PROJECT	4,448.59	0.84
EXCEPTIONS	0	0
GROSS LENGTH OF PROJECT	4,448.59	0.84

ENGINEER OF RECORD:

MARK S. DOWST P.E.
 536 N. HALIFAX AVENUE, SUITE 100
 DAYTONA BEACH, FLORIDA 32118
 PHONE: (386) 258-7999 FAX: (386) 257-4310
 E-MAIL: mdowst@mdaeng.com

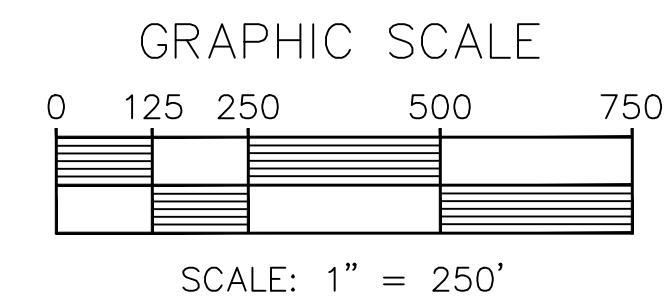
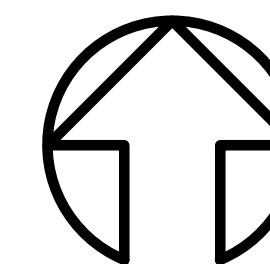
NO.	DATE	APPR.	REVISION

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MARK DOWST & ASSOCIATES, INC.
 ENGINEERS * PLANNERS * SURVEYORS
 EB 4335
 536 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999
 SCALE AS SHOWN | DESIGNED MSD | DRAWN JAY | CHECKED MSD | DATE 08-28-18

COVER SHEET-INDEX
 INDIAN RIVER BOULEVARD WEST
 EDGEWATER, FLORIDA

PROJECT NO.	1
1122B	1



RESTORATION

HAWKS GATE

DEO GRANT APPLICATION
(4,445.36 L.F.)

200FT R.O.W

DEO GRANT APPLICATION UNDER CONSTRUCTION
(4,445.36 L.F.)

SR-442

DEERING PARKWAY / INDIAN RIVER BLVD.

DEERING PARK

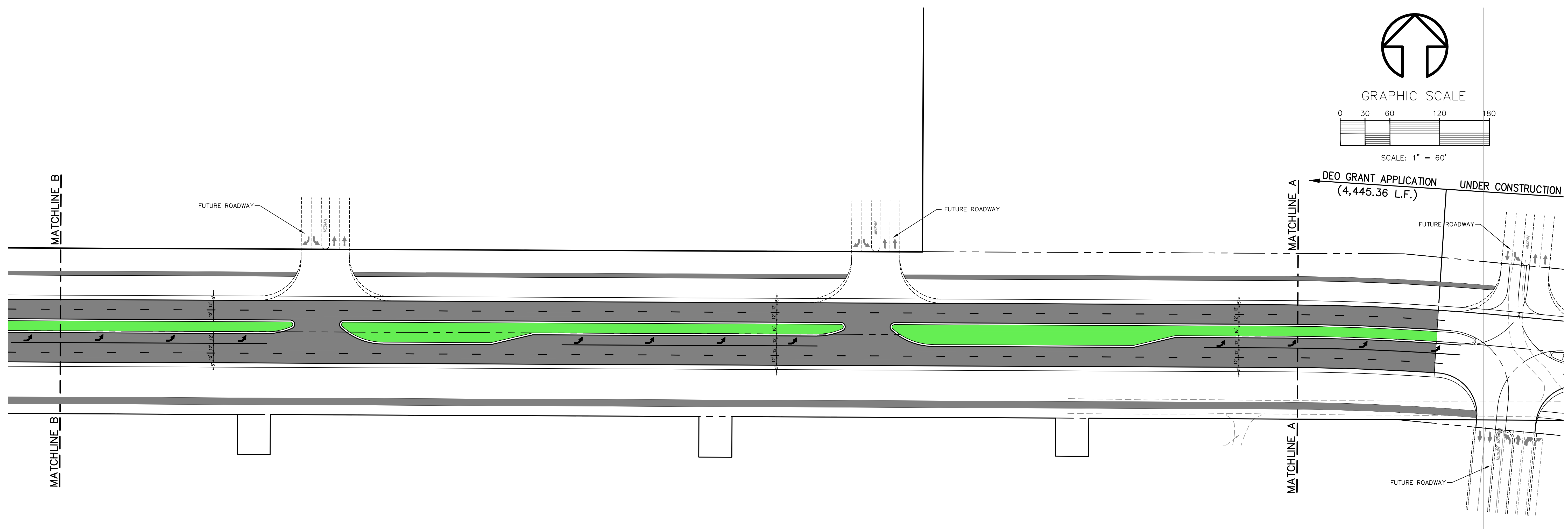
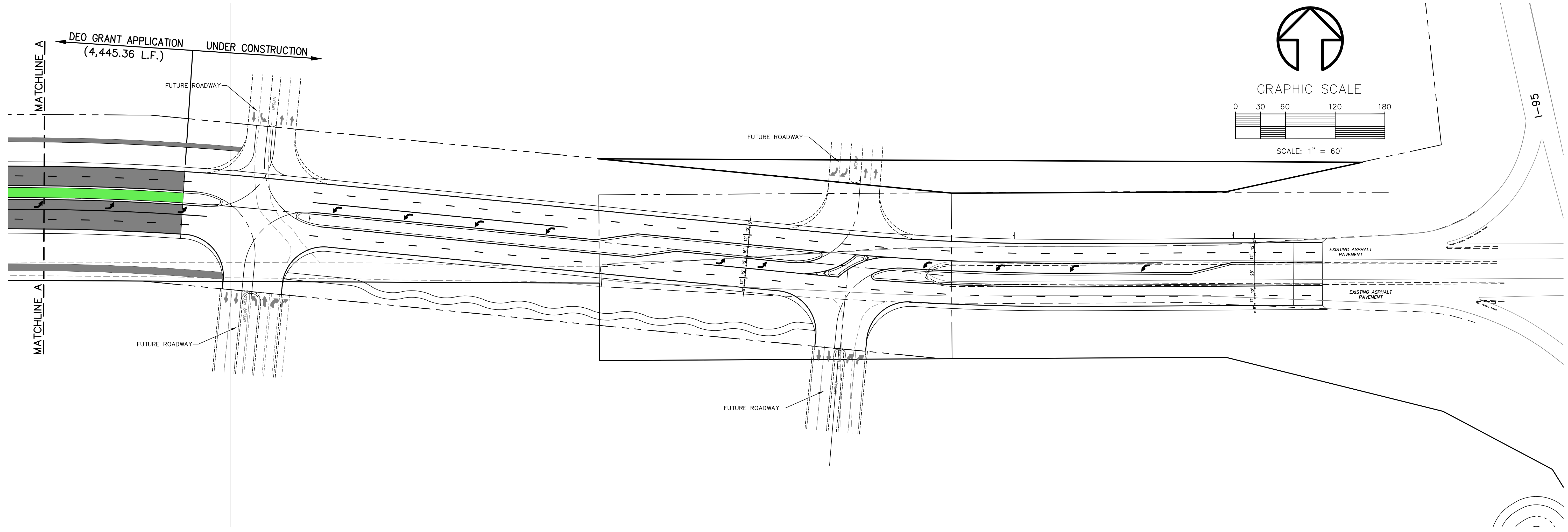
I-95

NO.	DATE	APPR.	REVISION

MARK DOWST & ASSOCIATES, INC.
 ENGINEERS * PLANNERS * SURVEYORS
 536 N. HALIFAX AVENUE, SUITE # 100 • DAYTONA BEACH, FLORIDA 32118 • (386) 258-7999
 SCALE 1"=400' DESIGNED MSD DRAWN MATT CHECKED MSD BY DATE 09-18-18

OVERALL PLAN
 INDIAN RIVER BOULEVARD WEST
 EDGEWATER, FLORIDA

PROJECT NO.
 1122B 2
 1122B-CONCEPT



REVISION	
NO.	DATE
APPR.	

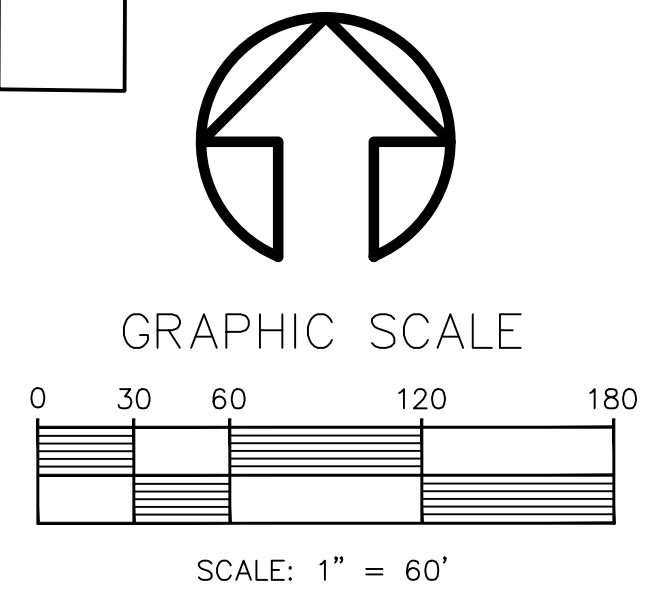
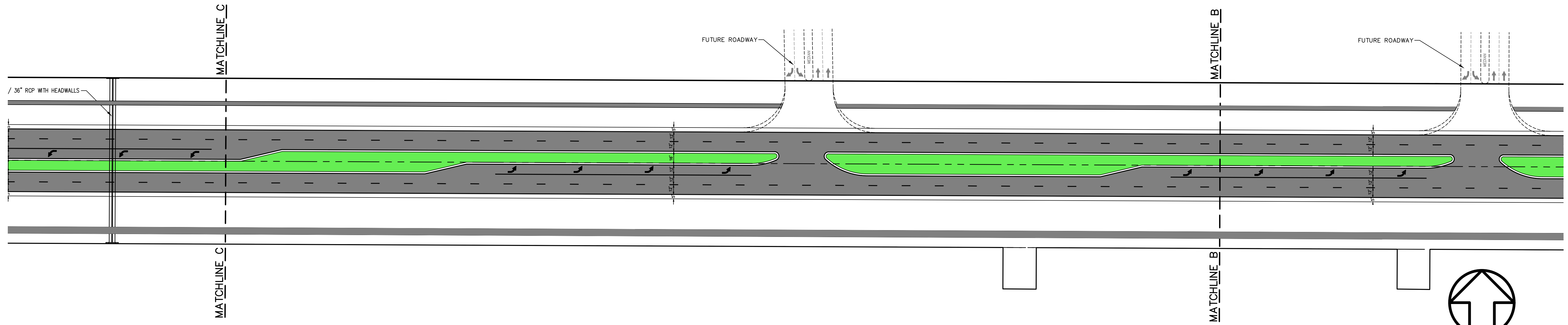
DESIGNED	MSD	CHECKED	MSD	DATE	09-17-18
DRAWN	MATT	CHECKED	MATT	DATE	

MARK DOWST & ASSOCIATES, INC.
 ENGINEERS * PLANNERS * SURVEYORS
 EB 4335
 536 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999
 SCALE 1"=60'

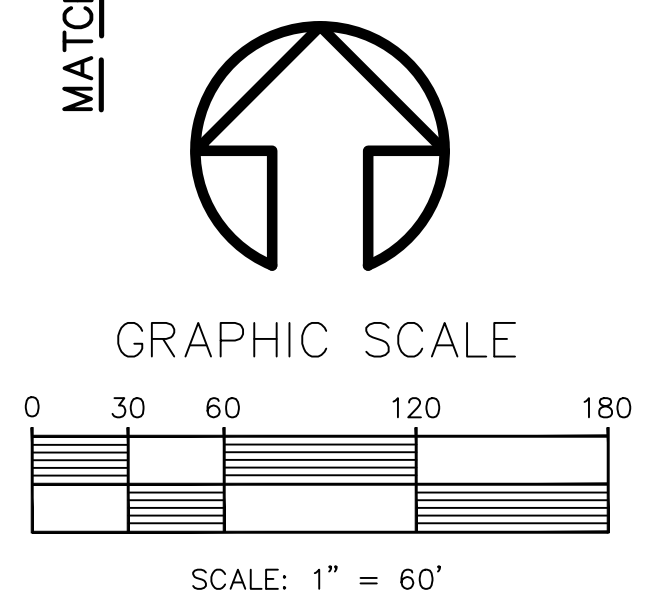
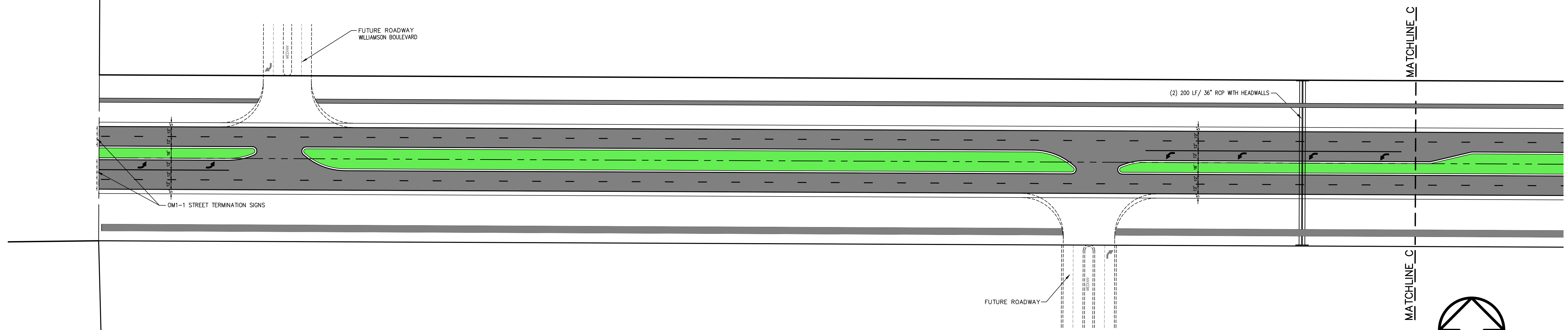
CONCEPT PLAN
 INDIAN RIVER BOULEVARD WEST
 EDGEWATER, FLORIDA

PROJECT NO.	1122B
	3

1122B-CONCEPT



DEO GRANT APPLICATION
(4,445.36 L.F.)

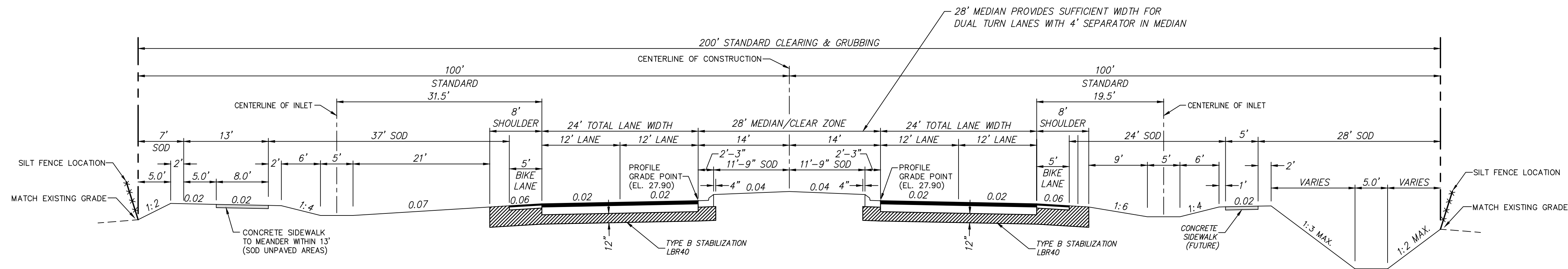


NO.	DATE	APPR.	REVISION

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 EB 4335
 536 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999
 SCALE 1"=60' DESIGNED MSD DRAWN MATT CHECKED MSD DATE 09-17-18 BY DATE

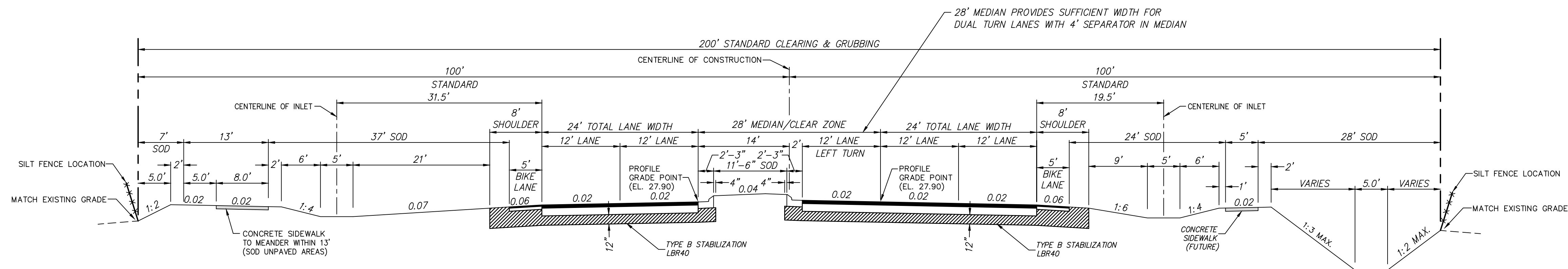
CONCEPT PLAN
 INDIAN RIVER BOULEVARD WEST
 EDGEWATER, FLORIDA

PROJECT NO.
 1122B 4
 1122B-CONCEPT



TYPICAL SECTION PROVIDED TO ILLUSTRATE BASE ROAD SECTION
(WITHOUT TURN LANES AND MEDIAN OPENINGS SHOWN)
(45 MPH DESIGN SPEED)

NEW CONSTRUCTION
10" CRUSHED CONCRETE COURSE WITH
2" TYPE "S" STRUCTURAL COURSE (220 LBS./SY., 2-1" LIFTS)
AND 1" TYPE "S-3" SURFACE COURSE (110 LBS./SY.)
PAVED SHOULDERS
4" CRUSHED CONCRETE COURSE WITH
1-1/2" TYPE "S" STRUCTURAL COURSE (165 LBS./SY.)



TYPICAL SECTION
(45 MPH DESIGN SPEED)

NEW CONSTRUCTION
10" CRUSHED CONCRETE BASE COURSE WITH
2" TYPE "S" STRUCTURAL COURSE (220 LBS./SY., 2-1" LIFTS)
AND 1" TYPE "S-3" SURFACE COURSE (110 LBS./SY.)
PAVED SHOULDERS
4" CRUSHED CONCRETE BASE COURSE WITH
1-1/2" TYPE "S" STRUCTURAL COURSE (165 LBS./SY.)

REVISION

APPR.

DATE

NO.

MARK DOWST & ASSOCIATES, INC.
ENGINEERS * PLANNERS * SURVEYORS
EB 4335
536 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999

SCALE 1"=10'

TYPICAL SECTIONS
INDIAN RIVER BOULEVARD WEST
EDGEWATER, FLORIDA

PROJECT NO.

1122B

1122B-SECTIONS

5

DATE

DATE

DESIGNED

MSD

CHECKED

MSD

BY

LAT

DRAWN

MSD

DATE

08-28-18