



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: Town of Lake Park

Government Federal Employer Identification Number [REDACTED]

Contact Information:

Primary Contact Name: John D'Agostino

Title: Town Manager

Mailing Address: 535 Park Avenue
Lake Park, FL 33403

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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.

Town of Lake Park - Lakeshore Drive Drainage Improvements - see Attachment 1.A.

- 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.

Please see Attachment 1.E.

Attachment 1.A

Lakeshore Drive Drainage Improvements will reduce flooding, improve drainage along Lakeshore Drive with peripheral drainage improvements to neighborhoods on the western portion of Town, and improve the quality of storm water runoff before it reaches the Intracoastal Waterway.

Lakeshore Drive, which runs parallel to the Intracoastal Waterway in Palm Beach County, frequently becomes impassable during rainstorms and "king tides" for varying periods of time. The roadway becomes a public safety hazard to residents requiring EMS, Fire, and Police services. In 2008, the Town retained engineers to design a storm drainage improvement project for Lakeshore Drive. With recent tidal changes, the project now requires a redesign to include a pump station.

With coastal development and sea level rise, seawater is flowing from the Intracoastal Waterway through the existing storm sewer pipes and onto the streets, sidewalks, and grassy areas. Surface water percolation into the soil is affected. The updated project design will include a pump station and increase storm water piping and inlets and fixtures necessary to keep water from the Intracoastal Waterway out of the storm drainage system.

The project reconstructs the Lakeshore Drive roadway including sidewalks to a higher elevation. The redesigned project will increase the number of storm drainage inlets and storm water pipe capacity; storm water treatment is also included. By adding pumping facilities, the project mitigates roadway flooding from severe rainfall, other storm, and tidal events.

Drainage basins will be constructed along both sides of the road to allow the water to drain faster to the outflow areas and into the Intracoastal Waterway. The outflow pipe will be retro-fitted with closure devices to prevent water from infiltrating back to the roadway.

The major items of the redesigned project will include new roadway drainage; reconstruction of the roadway with curb and gutter, and sidewalks; and a pump station. Each storm water outfall will include a storm water treatment structure, which currently does not exist. Lawn clippings, refuse and other suspended sediment will be captured by the water treatment structure before it reaches the Intracoastal Waterway.

The project reconstructs Lakeshore Drive from 190 feet south of Date Palm Drive to 65 feet northwest of Castlewood Drive, a distance of 3,250 linear feet. More than fifty storm drainage inlets are included in the project. The storm inlet grate elevations have been set at 4.00 feet above mean sea level (MSL) or higher with the exception of a few between 4.00 and 3.70 MSL. The new storm water carrying pipes include sizes up to 60 inches in diameter. New storm water catch basins, curb and gutter, and sidewalk promote better surface drainage that leads to greater protection of life and property.

This project ranks sixth on the Palm Beach County Local Mitigation Strategy (LMS) project list and is the top priority in the Town's Capital Improvement Plan in its Comprehensive Plan, which was updated via Ordinance 02-2017 in February 2017.

The design and environmental permitting was completed less than ten (10) years ago; however, the Town was unable to fund \$7.5 million project and the permits expired.

Attachment 1.E

The Lakeshore Drive Drainage Improvements project is key for the Town's current and future economic development. The area, which is adjacent to the Marina, US-1 Highway, and two parks on the Intracoastal Waterway, is poised for growth and expansion; its location is a hidden gem in the metropolitan Palm Beach County area.

The project is an integral part of a significant economic development initiative already underway through the Town's Community Development Department along with consultant firm, Redevelopment Management Consultants (RMA).

The Town contracted RMA to provide a report for the US-1 Highway Mixed Use District, which includes Lakeshore Drive. The report describes existing conditions, data and parcel analysis. According to RMA's market analysis, the buildout potential to develop hundreds of thousands of square feet of commercial use and 3,400 residential units in the area exists. This would be accomplished through a basket of rights concept, which enables flexibility in the disbursement of development rights throughout the US-1 corridor rather than capping the per parcel rights. Development could occur based on market demands.

The overall economic impact would serve to diversify the Town's tax base by introducing an exponential increase in tax revenue, as well as the introduction of additional services and people through added residential units, in the area. Projected sales tax revenue at build out is \$11 million per year.

Development of the Marina area adjacent to the US-1 Mixed Use corridor will occur with the implementation of this project. The Marina has many unique attributes, such as its sheltered location, that make it attractive to the boating community. Developers will be able to purchase and construct various types of retail space that adds to the area and Marina offerings. It builds upon current assets.

High rise condominiums will be constructed; private investment of several hundreds of millions of dollars on the waterfront will occur. A diversified tax base means more revenue to State, county and local tax base. Retail development will result in increased sales tax revenue.

Because the Lakeshore Drive will remain free from flooding and ponding water with this project, the US-1 Corridor Mixed Use District economic development initiatives can move forward. Property taxes will increase, sales tax revenue will increase, and jobs will be created.

Not only does this project reduce flooding and improve drainage along Lakeshore Drive, it also provides peripheral drainage improvements to neighborhoods on the western portion of Town. This impacts the economic development efforts in the Park Avenue Downtown District. The Town currently has redevelopment plans for the 754 Park Avenue site to introduce corporate IT offices with 108 employees earning an average salary of \$75,987 per year, along with a Brewery and unique Restaurant. Also under redevelopment is 918 Park Avenue, a historically designated structure, to introduce added retail, a high-end salon, and creative office spaces serving professional millennials and similar groups in need of creative office space solutions.

In addition, the 801 Park Avenue building is currently on the market with a prospective buyer who hopes to complete the 3-story multi-family structure and increase office/retail/restaurant services to the downtown, along with attracting 20 new residents to the area. The 940 Park

Avenue building is in transition and the owner is working with the Town for the possible future resurgence of this building through a redevelopment plan that may serve to combine this parcel with neighboring parcels to create a transit oriented development type of development if negotiations and funding are successful.

The Town has a positive reputation for its arts and cultural scene, and its historical buildings are popular with tourists. Increased development will expand the Town's appeal and offerings to its residents and visitors. The project is shovel ready and will result in hundreds of new jobs and significant economic development.

The Town is committed to economic development; it is necessary to increase the Town's tax base. The current leadership supports bold actions to make these requisite changes. On August 9, 2017, August 31, 2017, and on October 23, 2017, the Town held public meetings describing the Town's redevelopment plans. Additional meetings are scheduled through April 2018 to take the US-1 Highway Mixed Use District plans to fruition.

In its commitment to further its economic development vision, the Town is also partnered with Treasure Coast Regional Planning Council (TCRPC) and its consultants to produce the Lake Park Market Study.

Other initiatives adopted in the Town's 5-Year Capital Improvements plan include the development of Lakeshore Drive Promenade, a "Complete Street" of approximately 3,900 linear feet that spans from US-1 Highway to Park Avenue to 7th Street, and a Complete Streets Initiative/Safe Streets program along US-1 Highway (4,100 linear feet). Investors and developers need to know that their efforts are sustainable and can flourish.

Lakeshore Drive Drainage Improvements is the key initiative that will enable the Town to attract and retain viable development that will serve to diversify the Town's tax base along the US-1 corridor, the Marina, and downtown areas. It will also bring in services that will serve the wider geographical area.

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.F.

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

Attachment 1.F

The Town has attracted Dedicated IT, an information technology company, that is relocating its corporate offices to downtown Lake Park. Dedicated IT focuses on small and medium sized businesses to provide services such as network and systems security, cloud services, CIO services, and off-site network and systems management.

The company will build out 4,225 square feet of office space and proposes to hire a total of 108 employees with an average salary of \$75,987 per employee. This relocation is estimated to provide \$900,000 in capital improvements to the site, as a restaurant and brewpub are planned in the building. Another restaurant is also being developed in the building next to Dedicated IT.

Dedicated IT anticipates its employees purchasing homes in the Town, which adds to the local tax base. Millennials attracted to IT work tend to dine out often and enjoy downtown atmospheres to live, work, and play in. The Town's downtown area has numerous restaurants, retail, and entertainment venues. Discretionary income spent by the influx of new employees will add to local, county, and state tax bases.

The addition of Dedicated IT to the Town will provide a much needed positive economic impact on the Town's tax base and will likely lead to increased economic diversification, as more millennials will be attracted to the Town. With the necessary, increased infrastructure, the Town is able to continue the momentum that has begun.

The Town currently has one thriving microbrewery and with another brewpub underway in this burgeoning cottage industry in the state. It is remarkable that the small Town of Lake Park is contributing to this industry, which has exponential room for growth when compared to other states with a mature craft brewing industry.

According to a 2014 University of Florida craft brewing study, total tax impacts from Florida's craft brewery activities were estimated at \$78.5 million in 2013, of which 59% went to state and local governments in Florida. A new report from the Brewers Association indicates craft breweries in Florida had an economic impact of \$3.1 billion in 2016.

While a brewery employs an average of eight (8) employees with an average wage of \$42,200, just one job at a craft brewery will create an additional 45 jobs in other industries on average, such as packaging, business services, distributing, transportation and agriculture.

In addition, a craft brewery is classified as an attraction. Breweries tend to be about more than beer, serving as community hubs, gathering places, and sources of local identity and pride. They are also increasingly serving as engines of economic development and catalysts for cities and towns. The Town already has tourist appeal due to its number of historic buildings. Surrounding retail establishments will benefit from the increase in visitors and exposure as well.

The two new restaurants under development will add approximately 25 new jobs to the Town; the project will create approximately 100 construction jobs. Each person will contribute to the tax base through owning or renting a home and patronizing local retail establishments.

The projected sale tax revenue from the Town's current economic development activities is \$11 million per year, which benefits the State, county and local tax bases. The success generated by implementing this infrastructure project will be evident by the increase in areas such as business tax receipts and sign permits processed by the Town.



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.

Engineering updates are underway, as of 10/9/17. It is a 3-year project.

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

GPS-south limits:26-47-42.05 N & 80-03-11.13 W; north:26-48-13.22 N & 80-03-16.00W

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.E and 2.F.

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?

Please see Attachment 2.E and 2.F.

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 zoning designation and future land use of the project site is public lands rights-of-ways. The improvements will conform to those uses.

Attachment 2.E and 2.F

2.E

A summary of requisite permits is as follows:

Required Permit	Status	Permit Type	Permit Issuance Date	Anticipated Application Submittal Date
South Florida Water Management District (SFWMD)	Expired 2016	Environmental Local	May 31, 2011	1 st quarter, 2018
Army Corps of Engineers	Permit Number: SAJ-2010-02567 (NW-DLR)	Environmental	2010	1 st quarter, 2018
Seacoast Utility Authority (SUA)	To be applied for	Utility Local		1 st quarter, 2018
Palm Beach County Health Department	To be applied for	Health Local		1 st quarter, 2018
Palm Beach County Fire Rescue	To be applied for	Fire Local		1 st quarter, 2018

The initial project design and environmental permitting was completed seven years ago; however, the Town was unable to fund the project and the permits expired. The Town has a complete set of plans from 2014 and is currently working with Calvin, Giordano, and Associates, Inc. for updated plans to include the pump station.

2.F

All local permits will be prioritized.



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.

The Town is providing a match of \$1.2M. \$600,000 will come from the Town's One-Cent Sales Tax revenue and \$600,000 from State General Appropriations received.

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

Please see Attachment 2.K.

Attachment 2.K

The Town is a Financially Disadvantaged Municipality (as defined in Chapter 62-552, F.A.C) and fervently seeking funding sources such as FEMA funding through the Hazard Mitigation Grant Program (HMGP) for this key project. Currently, it is ranked with Lake Worth Lagoon Initiative grant program and will go to Palm Beach County Commission for next year's legislative request. The project is on the Local Mitigation Strategy (LMS) list at number 6. The Town is identifying additional sources to further leverage \$600,000 received from General Appropriations this year.

Recent Resolutions for the project unanimously approved by Commission include 12-02-17 (Hazard Mitigation Grant Program) on February 15, 2017, and 60-08-17 (Lake Worth Lagoon Initiative grant) on August 2, 2017. The project is listed on the Town's Capital Plan as the highest priority. The first three phases are shovel ready at \$5.5 million. The Town has spent \$295,000 in engineering plans to address drainage and flooding; the first phases are shovel ready.

The following photographs demonstrate the urgency for this project. Developers need to know their investments are protected and able to flourish.

Heavy Rainfall Event 2012



During High Tides 2016



October 2017





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	\$ 7,200,000		
Reconstruction	\$		
Design & Engineering	\$ 300,000		
Land Acquisition	\$		
Land Improvement	\$		
Other	\$	Please Specify:	_____
Total Project Costs	\$ 7,500,000		

B. Other Public Infrastructure Project Funding Sources:

City/County	\$ 600,000		
Private Sources	\$		
Other (grants, etc.)	\$ 600,000	Please Specify:	Gen. Approp. _____
Total Other Funding	\$ 1,200,000		
Total Amount Requested	\$ 6,300,000		

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.

Please see Attachment 3.C.

Attachment 3.C

Because this is a shovel ready project that only needs an engineering update to include the pump station, it is underway. The Town has complete plans for the first phases of the project and is using General Appropriations funding (\$600,000) from the State to obtain updated project designs from Calvin, Giordano, and Associates, Inc., permitting, and begin construction.

Total project cost is \$7.5 million. The timeline of this project is three (3) years. Engineering redesign is underway (\$300,000). Permitting and the bid solicitation process will begin within the first quarter of 2018. (\$13,000). The remainder of the funds (\$7,187,000) and timeline are construction related. Total amount requested is \$6,300,000.

The Town is exploring multiple ways to bring this key project to fruition and further leverage General Appropriations funding (\$600,000) and the One-Cent Sales Tax revenue (\$600,000), for a total of \$1.2 million, used as the match in this application.

Deliverable Milestone	Dates of Work	Total Cost Estimate
Commission contracts approval for engineer redesign	12/6/17	\$300,000
Begin and complete redesign; submit for permitting	12/6/17 – 3/6/18	\$10,000
Permitting complete / Advertise and solicit bids for segments 1, 2, and 3.	3/6/18 – 7/6/18	\$3,000
Mobilization / break ground on segment 1 – vicinity of Greenbrier Drive. Complete clearing, grubbing, and site preparation.	7/6/18 – 10/6/18	\$100,000
Construct outfall pipe at Lake Worth Lagoon to pump station	10/6/17 – 3/6/18	\$480,000
Construct Pump Station	12/1/17 – 3/6/18	\$1,900,000
Initiate segment 2 north of Greenbrier Dr.- mobilization, clearing, grubbing.	3/6/18 – 9/6/19	\$443,000
Install storm water pipe, utilities.	3/6/18 – 9/6/19	\$1,090,000
Install curb & gutter, sidewalk and drivable pavement course.	3/6/18 – 9/6/19	\$822,000
Initiate segment 3 – south of Greenbrier Dr. – mobilization, clearing, grubbing.	9/6/19 – 12/6/19	\$451,000
Construction, segment 3 – underground utilities, storm water pipe	12/6/19 – 7/6/20	\$1,090,000
Install curb & gutter, sidewalk and drivable pavement course.	7/6/20 – 10/6/20	\$811,000
Construction complete	10/6/20	TOTAL: \$7,500,000



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)?

Town of Lake Park Commission would need to approve the execution of a grant agreement.

- 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 4.B and 4.C.

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

The Commission may hold special meetings with seven (7) days' 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.

Attachment 4.B and 4.C

4.B.

The schedule for upcoming Commission meetings for six months is as follows:

October 18, 2017
November 1, 2017
November 15, 2017
December 6, 2017
December 20, 2017
January 3, 2018
January 17, 2018
February 7, 2018
February 21, 2018
March 7, 2018
March 21, 2018

4.C

The Town Commission authorizes the Mayor to execute documents via Resolution. The Town Attorney works with Town staff to create Resolutions which authorize the Mayor to sign on behalf of the Commission. Resolution 85-10-17 authorizes the Mayor to sign this application.



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: Town of Lake Park

Name and Title of Authorized Representative: Mayor 

Representative Signature: Michael O'Rourke -

Signature Date: 10/4/2017