2019-2020 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: Martin County Board of County Commissioners

Government Federal Employer Identification Number: [redacted]

Primary Contact Name: George Stokus
Title: Assistant County Administrator
Mailing Address: 2401 SE Monterey Road
Stuart, FL 34996-3322
Phone Number: 772-221-2352
Email: gstokus@martin.fl.us

Secondary Contact Name: Rosemarie Zummo
Title: Executive Aide
Phone Number: 772-288-5421

**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 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.
   See attached document.

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

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?

D. Provide current property owner.
   Martin County, Florida

E. Is this infrastructure for public use or does it predominately benefit the public?
   ☐ Yes ☐ No

F. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?
   ☐ Yes ☐ No
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.

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.

Martin County is already underway with planning and will be ready to bid upon award. Construction is scheduled to commence on January 1, 2020 and is estimated to be complete within 365 days.

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

The project will require the following permits: a Florida Department of Environmental Protection (FDEP) permit is required for the water and wastewater systems. A Florida Department of Transportation (FDOT) permit will be required for placement of the water and wastewater lines in the road Right-of-Way along State Road 714.
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 permits will be secured in 2019 so that construction can begin in January 2020.

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?

The area is zoned for industrial and commercial use. The proposed improvements support expanded industrial and commercial use.

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

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

☐ Yes ☐ No

G. Does this project have a local match amount?

☐ Yes ☐ No

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

Martin County will provide a $4 million cash match for the project, available upon grant award.

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

See attached maps, preliminary engineering report and aerial photographs.
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** $2,000,000

Florida Job Growth Grant Fund

A. **Other Workforce Training Project Funding Sources:**

- City/County $4,500,000
- Private Sources $ 

Other (grants, etc.) $ 

Please Specify: 

**Total Other Funding** $4,500,000

B. **Public Infrastructure Project Funding Sources:**

- Construction $5,900,000
- Reconstruction $ 
- Design & Engineering $800,000
- Land Acquisition $ 
- Land Improvement $ 

Other $ 

Please Specify: 

**Total Project Costs** $6,500,000

**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.

See attached document.

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)?

Upon grant award, the Martin County Board of County Commissioners will vote to approve the funds.

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

County Administrator Taryn Kryzda will execute a grant agreement upon Board approval.

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.

Upcoming meetings: July 30, August 13, August 27, September 10, September 24, October 8, and October 22, November 12, November 26, December 3, and December 17. Martin County would need two weeks notice to hold a special meeting.

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.

On July 30, the Martin County Board of County Commissioners will provide formal permission to apply for Florida Job Growth Grant Fund resources. A copy of this motion will be forwarded to the Florida Department of Economic Opportunity.
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: Martin County Board of County Commissioners

Name and Title of Authorized Representative: Taryn Kryzda

Representative Signature: 

Signature Date: 
1. Program Requirements
   A. Provide a detailed description of the public infrastructure improvements.

Martin County seeks Florida Job Growth Grant Fund resources to extend central sanitary sewer and potable water to the Seven J’s Industrial Park located in Palm City (just east of Interstate 95 north and SR 714). The western extension will require approximately 27,500 linear feet of 16-inch diameter water main, approximately 15,300 linear feet of 6-inch diameter and 20,000 linear feet of 8-inch force main; conversion of two existing reclaimed water storage tanks to potable water tanks; and a potable water re-pump station at the Martin Downs Facility. See attached map of proposed improvements.

The proposed water main will generally connect to the existing water main on SW Martin Highway, near the west corner of the Canopy Creek Subdivision, and will continue west to the intersection of SW Martingale Drive and SW Martin Highway. The water main will also run north on SW 84th Avenue from SW Martin Highway, will continue west on SW Busch Street to the entrance of the Martin County Transfer Station, and run north on SW Poma Drive to the intersection of SW Joseph Way and SW Poma Drive.

The wastewater force main will generally follow the same route as the water main with the addition of force main from the west corner of the Canopy Creek Subdivision running east to SW Citrus Boulevard, then running north on SW Citrus Boulevard, then running east thru the right-of-way adjacent to SW Cargo Way and terminating at a manhole in front of Martin County-owned Lift Station 540.

Approximately 34 industrial and commercial users are currently located within the 1,334-acre Seven J’s Industrial Park. These businesses, providing employment to residents of both Martin and St. Lucie counties, are restricted now due to septic limitations. Aging septic systems threaten economic development and present a threat to the environment. On-site companies have pledged to expand following septic conversion.

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

The project will extend water and wastewater utilities to the Seven J’s Industrial Park, located just east of Interstate 95 north and SR 714 in Palm City. Both Martin County (project location) and St. Lucie County residents will travel to the project zone for employment. Located along Florida’s Treasure Coast, Martin County has population of 159,923 and a total area of 753 square miles (the fifth-largest county in Florida by land area). St. Lucie County has a population of 313,506 and a total area of 572 square miles. Both counties have diverse populations (13.2% Black African American in St. Lucie County; and 18.1% and 19.7% Hispanic in Martin and St. Lucie counties, respectively) that will benefit from Florida Job Growth Grant Fund investment.
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.

The proposed project aligns with all three State priorities:

**Economic Recovery:** Martin County regularly experiences the impacts of tropical storms and hurricanes. In 2018, the community saw limited damage from Hurricane Irma. Future storms will most definitely cross Martin County’s path. The proposed project will help to build the economic resilience of the Treasure Coast region. Underground water and sewer lines will help to ensure business continuity and minimize economic shocks in Martin County following natural disasters. Florida Job Growth Grant Fund investment will ensure that local manufacturers can thrive in an area vulnerable to climate impacts.

**Economic Diversification:** Martin County is working to diversify the regional economy, which has long depended on the construction and commercial development sectors as the engines of growth. Agriculture has declined in the area as farmland is redeveloped. Entrepreneurship is helping to fill the gap in Martin County. With a focus on talent and innovation, Martin County has emerged as a place where businesses can grow locally and have success on the global scale. It is home to more recipients of the Governor’s Business Diversification Awards than any other county in Florida. The provision of central sanitary sewer and potable water to Seven J’s Industrial Park will support the expansion of manufacturing and other industrial uses, helping to further diversify the regional economy.

**Economic Enhancement of a Targeted Industry:** To improve the average wage in the community, Martin County seeks to expand employment opportunities in the high growth/high wage manufacturing sector. A key action of the Treasure Coast’s Comprehensive Economic Development Strategy is the attraction of major manufacturers in the Energy Equipment Manufacturing, Biotechnology, Aircraft and Aircraft Part Manufacturing, Marine, and Automotive Manufacturing sectors. The provision of central water and sewer service to preferred development sites like the Seven J’s Industrial Park is critical to achieving that goal.

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.

It is estimated that extension of water and wastewater utilities to the area will support the creation of approximately 2,000 living-wage jobs and leverage more than $229 million from existing businesses and landowners. These jobs will result from both business expansion and recruitment within the Seven J’s Industrial Park. This employment is critical for struggling families in the region.
Existing businesses that will create over 2,000 new jobs at the Seven J’s Industrial Park include:

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<th>Company</th>
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<th>Estimated Jobs</th>
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<tr>
<td>Mancil’s Tractor Services</td>
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<td>Poma Construction</td>
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<td>539</td>
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<tr>
<td>Palm City Holdings</td>
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</table>

HM Property Investments and Palm City Holdings own vacant land in the Seven J’s Industrial Park. Martin County will work with these firms to recruit new businesses in the Energy Equipment Manufacturing (333414), Biotechnology (9541714), Aircraft and Aircraft Part Manufacturing (336411, 336412), Marine (334220), and Automotive Manufacturing (336390) sectors.

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 Treasure Coast Regional Council’s Comprehensive Economic Development Strategy identifies the extension of “central water and sewer service to all preferred development sites” as a key action that serves the goal of sustainable regional economic growth and diversification. This critical infrastructure is necessary to attract and grow manufacturing in Martin County. Approximately 34 industrial and commercial users are currently located within the Seven J’s Industrial Park. As employers to residents of both Martin and St. Lucie counties, these companies have not been able to expand due to on-site septic limitations.

The majority of land within the Seven J's Industrial Park is vacant. Limited-size septic tanks have hindered the ability of Martin County to attract new businesses and encourage existing businesses to expand. The provision of central sanitary sewer and potable water to Seven J's Industrial Park will support the expansion of manufacturing and other industrial uses, helping to diversify the regional economy and providing jobs for the residents of Martin and St. Lucie counties.

The project will also strengthen the region’s resilience. The Treasure Coast is vulnerable to severe weather events. Martin and St. Lucie counties have been and will continue to be significantly impacted by hurricanes and tropical storms. Florida Job Growth Grand Fund investment in robust infrastructure will enable the business community along the Treasure Coast to bounce back more quickly from devastating climate impacts.

The Treasure Coast Regional Council has reviewed the proposed project and found it consistent with its 2018-2023 Comprehensive Economic Development Strategy. It will further Objective 3 (concerning infrastructure which supports sustainable growth and economic diversity); Objective 3, Action 2 (concerning providing central water and sewer service to all preferred development sites); and Objective 7, Action 1 (concerning increasing the share of the economy which is not tourism or home construction).
The focus of new business growth and attraction to the Seven J’s Industrial Park is advanced manufacturing, particularly innovative, high-end products. Martin County also seeks to enhance manufacturing supply chains in the Aerospace, Marine, and Life Sciences sectors. This work will be supported by ongoing efforts at educational institutions like Indian River State College to train workers and address skill gaps in the region. Expanded manufacturing operations and new companies will also provide opportunities for local apprenticeships and work-and-learn training models.

Overall, the project will support Martin County’s goal to diversify the regional economy and build manufacturing strength. The Treasure Coast Regional Council seeks to expand employment opportunities in the high growth/high wage manufacturing sector. A key action of the Comprehensive Economic Development Strategy is the attraction of major manufacturers in the Medical/Bio-Science, Automotive, Aerospace, Marine, and/or Energy sectors. Expansion of the Seven J’s Industrial Park (served by water and sewer infrastructure) will help Martin County to recruit businesses in the targeted sectors and build economic clusters that spur additional job growth and development.

3. Program Budget

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

The proposed project includes:

1. Design & Engineering – This component is estimated at $800,000, including $600,000 of design/engineering expenses and $200,000 of project inspection fees.
2. Construction – This component is estimated at $5.7 million, with $4.8 million of construction costs and $900,000 of contingencies.

The total costs of the project is $6.5 million. The Florida Job Growth Grant Fund request is $2 million. Martin County’s match of $4.5 million will be available upon grant award. Permits will be in hand by January 2020 when construction is scheduled to begin.
Seven J's Flood Map

FEMA Flood Zone X
No Base Elevation
Western Utility Extension Preliminary Engineering Report

Date: April 19, 2019

Prepared for:
Martin County
Utilities & Solid Waste Department
2401 SE Monterey Road Stuart, FL 34996
772-320-3200

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EXECUTIVE SUMMARY

Martin County seeks $2,600,000 in Federal Fiscal Year 2018 Public Works and Economic Adjustment Assistance funding to extend central sanitary sewer and potable water to the Seven J's Industrial Park located in Palm City (just east of Interstate 95 north and SR 714). The project is known as the Western Utility Expansion Project and will serve properties currently on well water and septic systems.

The project consists of two inter-related projects: (1) installations of sanitary sewer force main, water mains and a lift station upgrade; and (2), an upgrade at the Martin Downs plant to convert a reclaimed water tank into a potable water re-pump station.

The project will allow commercial expansion of various facilities within the project service area providing for an estimated 250 new living-wage jobs. The project has been reviewed by the Treasure Coast Regional Council and found to be consistent with the 2018-2023 Comprehensive Economic Development Strategy.

A conceptual layout of the project has been prepared delineating the location of the proposed improvements and the conversion of the reclaimed water tank at the plant.

The proposed improvements can be constructed with standard underground utility installation methods. A study of the proposed and existing downstream sanitary sewer infrastructure has been commissioned by Martin County Utilities.

The project will be built in one phase but awarded under six separate contracts for the Mainline portion and Plant Upgrade portion of the project: Surveying; Separate Engineering Contracts for Mainline and Plant work; Separate Construction Contracts for Mainline and Plant work; and Construction Engineering Inspection.

The total cost of the project is estimated at $6,500,000. $3,900,000 in private funding from property owners benefitting from the project have been committed. Federal EDA funding is being requested for the balance $2,600,000.

The project is located within public rights of way along the shoulders of existing State and County roadways. The proposed repump station is to be built on County property. No additional real estate property acquisition is required.

The construction of the water and sanitary sewer infrastructure will require permits from the Florida Department of Environmental Protection. Since a portion of the project is within the right of way of S.R. 714 a Florida Department of Transportation Utility Permit. For the portion of the project within Martin County Right of Way, a Martin County Right of Way Permit is required.

The project is expected to take 20 months to complete, with approximately 8 months for design and permitting, 4 months for bidding, assessment and award, and 8 months for construction.
The Western Utility Extension Project will require approximately 25,700 linear feet of 16-inch diameter water main, approximately 15,500 linear feet of 6-inch diameter and 19,900 linear feet of 8-inch force main, conversion of two existing reclaimed water storage tanks to potable water tanks, and installation of a potable water re-pump station at the existing County-Owned Martin Downs Plant.

The proposed water main will generally connect to the existing water main on SW Martin Highway, near the west corner of the Canopy Creek Subdivision, and will continue west to the intersection of SW Martingale Drive and SW Martin Highway (S.R. 714). The water main will also run north on SW 84th Avenue from SW Martin Highway, will continue west on SW Busch Street to the entrance of the Martin County Transfer Station, and run north on SW Poma Drive to the intersection of SW Joseph Way and SW Poma Drive.

A re-pump station is required to provide water pressure to the end of the proposed lines and will include converting the existing 1 million-gallon ground storage reclaimed water tank (southeastern tank) and constructing three booster pumps and piping just south of the existing tank. The pumps will be equipped with VFDs which will be operated to maintain a set discharge pressure utilizing a pressure transmitter and a PLC. The VFDs, electrical equipment and PLC control cabinet will be housed in the existing electrical building. The electrical room’s existing HVAC system will need to be evaluated to verify it will be enough for the new thermal loading from the new electrical equipment. Piping improvements will also be required which includes severing the southeastern ground storage tank from the reclaim water system, severing the western water system from the eastern system to provide separate pressure zones. The converted ground water storage tank will be connected to the eastern potable water system for filling and plumbed to the booster pump suction that will serve the western potable water system.

The wastewater force main will generally follow the same route as the water main with the addition of force main from the west corner of the Canopy Creek Subdivision running east to SW Citrus Boulevard, then running north on SW Citrus Boulevard, then running east thru the Right-of-Way adjacent to SW Cargo Way, and terminating at the existing Martin County owned Lift Station 540. This lift station pumps to the County-Owned Martin Downs Inline Booster Pump Station, which has sufficient capacity to handle the additional flows of the Project.

Approximately 34 industrial and commercial users are located within the Seven J's Industrial Park. These businesses, providing employment to residents of both Martin
and St. Lucie counties, are restricted now due to septic limitations. Aging septic systems threaten economic development and present a threat to the environment. On-site companies have pledged to expand following completion of the Western Utility Extension Project.

The total cost of the project is estimated at $6.5 million. Two private property owners within the Seven J's Industrial Complex committed to match EDA funding with $3.9 million in cash.

**C2 – CONSISTENCY WITH FUNDING REQUESTS**

Most of the land within the Seven J's Industrial Park is vacant. Limited-size septic tanks have hindered the ability of Martin County to attract new businesses and encourage existing businesses to expand.

The provision of central sanitary sewer and potable water to Seven J's Industrial Park will support the expansion of manufacturing and other industrial uses, helping to increase diversification of the regional economy, and providing jobs for the residents of Martin and St. Lucie counties.

It is estimated that extension of water and wastewater utilities to the area will support the creation of 250 living-wage jobs. These jobs will result from both business expansion and recruitment within the Seven J's Industrial Park. This employment is critical for struggling families within the region.

The Treasure Coast Regional Council has reviewed the proposed project and found it consistent with its 2018-2023 Comprehensive Economic Development Strategy (CEDS). It will further Objective 3 (concerning infrastructure which supports sustainable growth and economic diversity); Objective 3, Action 2 (concerning providing central water and sewer service to all preferred development sites); and Objective 7, Action 1 (concerning increasing the share of the economy which is not tourism or home construction)

**C3 – CONCEPTUAL LAYOUT OF PROJECT**

Please refer to the attached conceptual layout of the proposed improvements in Appendix C.
C4 – PROJECT CONSTRUCTABILITY ANALYSIS

The project is a straightforward underground utility installation project. There is enough right of way for the installation of the utilities without impacting the existing roadways. There is enough room within the right of way to provide clearances from existing structures and other utilities.

Martin County contracted with Holtz Consulting Engineers to analyze the impact of connecting new sanitary sewer services to the existing force main and pumping stations downstream of the project. Their analysis concludes that the existing sanitary sewer infrastructure downstream of the Project can handle the additional flows.

A study was conducted to determine the requirements for converting the existing reclaimed water tanks into a re-pumping station, and a conceptual plan has been established.

A survey of the proposed corridor has been prepared and there have been no major obstacles in the proposed routing.

The next step of the project will be the preparation of engineering plans that will cover various areas of constructability, including:

- Water Table – Dewatering requirements
- Maintenance of Traffic
- Conflicts with other utilities
- Selection of Staging Areas
- Environmentally Sensitive Areas (At this time none are expected)
- Geotechnical Issues (At this time none are expected)

We do not foresee any insurmountable obstacles that can’t be addressed with standard engineering and construction methods within the proposed budget of the Project.

C5 – PROPOSED METHOD OF CONSTRUCTION

The installation of the water main and force main will be performed to published Martin County Utility Construction Standards and Specifications. It is expected that the installations of the mainlines will be performed with standard open trench construction. Where required to minimize disruption to the existing conditions, such as crossing S.R. 714, the utilities may be installed via directional bore.

The upgrade of the re-pump system will require reconditioning of an existing reclaimed water tank for use as potable water storage. A new pump station will be designed within the compound to allow re-pumping of the potable water to the new mainline.
Engineering plans and specifications for the underground mainline and lift station upgrade will be prepared by a qualified Civil Engineering Firm detailing the construction of the utilities. The firm will be selected by a CCNA qualification-based selection and the fees will be negotiated with the most qualified firm.

The Engineering plans and specifications for the Plant upgrade will be prepared by a Civil Engineering Firm with a Continuing Services contract with Martin County. Engineering Firms were awarded Continuing Services Contracts based on a CCNA qualification-based selection process.

The Construction of the underground mainline and lift station upgrade will be awarded by competitive bidding of the engineering plans and specifications by qualified underground contractors, following Martin County public procurement policies.

The Construction of the Plant upgrade will be awarded by competitive bidding of the engineering plans and specifications by qualified general contractors, following Martin County public procurement policies.

Third-Party Construction Engineering Inspection will be performed by one of the firms with a Continuing Services Contract with Martin County. CEI Firms were awarded Continuing Services Contracts based on a CCNA qualification-based selection process.

C6 – NUMBER OF CONSTRUCTION CONTRACTS ANTICIPATED

The two portions of the project will be constructed concurrently in one phase.

The project will be awarded as six contracts:

1. Surveying
2. Engineering Design and Permitting Mainline Improvements
3. Engineering Design and Permitting Plant Upgrades
4. Construction Mainline Improvements
5. Construction of Plant Upgrades (Reclaimed Water Conversion)
6. Third Party Construction Engineering Inspection services for Plant Upgrade;

CEI inspections of the Mainline Improvements will be performed by Martin County staff.
The total cost of the project is estimated at $6,500,000.

Property owners benefitting from this project have committed $3,900,000 of private funding for this project.

The Federal Assistance being requested is $2,600,000.

Please refer to Form SF 242-C in the appendix, along with a detailed construction cost estimate.

All the work is being proposed within existing public right of way and no additional real property acquisition is proposed. The conversion of the reclaimed water tank to a potable water re-pump station will be performed wholly within the Martin County owned plant at Martin Downs.

The following permits are required:

- Water Main Construction and Re-Pump Station Upgrades: Florida Department of Environmental Protection – Notice of Intent to use the General Permit for Construction of Water Main Extensions for PWS.
- Force Main Construction - Florida Department of Environmental Protection – Notification / Application for Constructing a Domestic Wastewater Collection / Transmission System
- Construction within the right of way of State Road 714 - Florida Department of Transportation Utility Permit
- Construction within Martin County right of way of State Road 714 – Martin County Right of Way Permit

The permitting of the project will run concurrently with the design of the project. Permit applications will be initiated at the 60% plan preparation milestone. Permitting through FDEP, FDOT and Martin County is expected to be within 60 days.
C10 – PROJECT SCHEDULE

Please refer to the schedule included in Appendix B. The total duration of the project, including design and permitting, bidding and construction is approximately 18 months. And broken down as follows:

- Engineering Design and Permitting: 8 months
- Bidding, Assessment and Award: 4 months
- Construction: 8 months
  Total 20 months

Please note that due to requirement to officially assess the property owners that will benefit from this improvement, and who have committed to fund it, a 90 day assessment period is required from the time bids are in for the work.

C11 – BUDGET COST BREAKDOWN

Please refer to the Construction Cost Estimate in Appendix A.
Appendix A

Cost Estimate Breakdown
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<th>Item#</th>
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<td>$145,000.00</td>
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<tr>
<td>11</td>
<td>Restoration (Sod, Asphalt, Sidewalks)</td>
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<td>LS</td>
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<tr>
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<td>Sub-total Architectural and Engineering Fees</td>
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<td>12</td>
<td>16&quot; C-900 PVC Water Main (Open Cut)</td>
<td>23,400</td>
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<td>13</td>
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<td>LF</td>
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<td>14</td>
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<td>LS</td>
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<td>15</td>
<td>Fire Hydrant Assembly</td>
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<td>16</td>
<td>6&quot; Force Main</td>
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<td>LF</td>
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<td>8&quot; Force Main</td>
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<td>Lift Station 540 Pump Upgrade</td>
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<td>LS</td>
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<td>Sub-total Force Main</td>
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<td></td>
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<td>Site Work</td>
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<td>LS</td>
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<td>22</td>
<td>Clean and Disinfect Reclaimed Water Tanks</td>
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<td>LS</td>
<td>$20,000.00</td>
<td>$20,000.00</td>
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<td>23</td>
<td>Pump Station / Electrical Upgrade / Piping</td>
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<td>LS</td>
<td>$485,000.00</td>
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<td>Generator</td>
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<td>LS</td>
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<td>Sub-total Plant - Reclaimed Water Tank Conversion</td>
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<td>Sub-Total</td>
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<tr>
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<td>$900,000.00</td>
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<tr>
<td></td>
<td>TOTAL:</td>
<td></td>
<td></td>
<td></td>
<td>$6,500,000.00</td>
</tr>
</tbody>
</table>
Appendix B

Project Schedule
# Western Utility Extension Project
## Martin County Utilities

<table>
<thead>
<tr>
<th>Task Name</th>
<th>Duration</th>
<th>Start</th>
<th>Finish</th>
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</thead>
<tbody>
<tr>
<td>Western Utility Extension Project</td>
<td>600 days</td>
<td>Wed May 1</td>
<td>Mon Nov 30</td>
</tr>
<tr>
<td>Engineering Design and Permitting</td>
<td>240 days</td>
<td>Wed May 1</td>
<td>Wed Dec 18</td>
</tr>
<tr>
<td>Engineering 30% and 60% Plans</td>
<td>90 days</td>
<td>Wed May 1</td>
<td>Fri Jul 26</td>
</tr>
<tr>
<td>Permitting</td>
<td>60 days</td>
<td>Sat Jul 27</td>
<td>Sun Sep 22</td>
</tr>
<tr>
<td>Engineering 90% Plans</td>
<td>60 days</td>
<td>Sun Sep 22</td>
<td>Tue Nov 29</td>
</tr>
<tr>
<td>Engineering 100% Plans, Bid Documents</td>
<td>30 days</td>
<td>Tue Nov 19</td>
<td>Wed Dec 18</td>
</tr>
<tr>
<td>Bidding</td>
<td>120 days</td>
<td>Wed Dec 18</td>
<td>Sun Apr 12</td>
</tr>
<tr>
<td>Bid Period</td>
<td>30 days</td>
<td>Wed Dec 18</td>
<td>Thu Jan 16</td>
</tr>
<tr>
<td>Assessment and Award</td>
<td>90 days</td>
<td>Thu Jan 16</td>
<td>Sun Apr 12</td>
</tr>
<tr>
<td>Construction</td>
<td>240 days</td>
<td>Sun Apr 12</td>
<td>Mon Nov 30</td>
</tr>
<tr>
<td>Mobilization</td>
<td>30 days</td>
<td>Sun Apr 12</td>
<td>Mon May 11</td>
</tr>
<tr>
<td>Construction</td>
<td>180 days</td>
<td>Mon May 11</td>
<td>Sun Nov 1</td>
</tr>
<tr>
<td>Certification / Close out</td>
<td>30 days</td>
<td>Sun Nov 1</td>
<td>Mon Nov 30</td>
</tr>
</tbody>
</table>
Appendix C

Conceptual Plant Upgrade
and Mainline Plans
CONTROL POINT - "I95 85 A01"
FDOT BRASS DISK IN CONCRETE MONUMENT
N: 1028445.47
E: 874763.90
EL.: 20.90' (NAVD 88)

S 89°50'42" E 11,502.69'
BEARING BASIS

CONTROL POINT - "I95 85 A04"
FDOT BRASS DISK IN CONCRETE MONUMENT
N: 1028476.61
E: 863261.26
EL.: 25.37' (NAVD 88)

BENCHMARK - "SCB-714"
MARTIN COUNTY DISK IN CONCRETE STRUCTURE
N: 1028235.91
E: 877597.85
EL.: 19.43' (NAVD 88)

BENCHMARK - "714-42"
MARTIN COUNTY DISK IN CONCRETE STRUCTURE
N: 1028435.48
E: 869799.92
EL.: 22.65' (NAVD 88)

BENCHMARK - "MCSO"
MARTIN COUNTY DISK IN CONCRETE STRUCTURE
N: 1033990.00
E: 862251.00
EL.: 26.52' (NAVD 88)

BENCHMARK - "NCB-1"
MARTIN COUNTY DISK IN CONCRETE STRUCTURE
N: 1028560.18
E: 877690.76
EL.: 19.26' (NAVD 88)

BENCHMARK - "714-95"
MARTIN COUNTY DISK IN CONCRETE STRUCTURE
N: 1028464.57
E: 856501.34
EL.: 28.98' (NAVD 88)

BENCHMARK - "714-1"
MARTIN COUNTY DISK IN CONCRETE
N: 1028513.62
E: 858033.65
EL.: 30.04' (NAVD 88)
STA. 507+00 - SEE SHEET 4 FOR CONTINUATION.
See FIS Report for Detailed Legend and Index Map for FIRM Panel Layout

Legend

Special Flood Hazard Areas

- Without Base Flood Elevation (BFE) (Zone A, X, AE)
- With BFE or Depth (Zone B, C, D, AR, VE, AR)
- Regulatory Floodway

Other Areas of Flood Hazard

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee, See Notes (Zone X)
- Area with Flood Risk due to Levee (Zone D)

Other Areas

- Area of Minimal Flood Hazard (Zone X)
- Effective LOFRs

Other Areas of Flood Hazard

- Area of Undetermined Flood Hazard (Zone D)

General Structures

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Other Features

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

Map Panels

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/19/2019 at 11:15:19 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
PERMISSION TO APPLY

1. PERMISSION TO APPLY FOR THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FLORIDA JOB GROWTH FUND

- **Requestor** – Department of Administration
- **Granting Agency** – Florida Department of Economic Opportunity Florida Job Growth Grant Fund
- **Project Description** – The extension of utilities to the Seven Js industrial park located west of the Martin County landfill will encourage economic development. These grant funds will be used to offset the costs to provide water and wastewater to approximately 34 industrial and commercial properties located just east of Interstate 95 north and SR 714 in Martin County. Most of these lands, owned by 18 different entities, are vacant and restricted to using limited sized septic tanks, reducing the potential for jobs creation and economic activity for Martin County. Data collected for the first quarter of 2018 shows almost 2,000 St. Lucie County residents traveled into this area to work. This data demonstrates the potential for additional job creation throughout this part of the County.
- **Requested Grant Award** – $2,250,000
- **Budgetary Impact** – Grant Match of $2,250,000 budgeted from Private Utility Assessments
- **Annual Operating Cost** – Staff time for grant administration.

**ALTERNATIVE ACTION:**
- Programmatic Implication if not approved – n/a
- Financial Fiscal impact if not approved - $2,250,000 in grant funds will be unavailable to offset the costs of this public works project.

**DOCUMENTS REQUIRING ACTION:**
- None at this time.

**RECOMMENDATION:**
- Move that the Board authorize the Department of Administration to apply for the Florida Department of Economic Opportunity Florida Job Growth Grant Fund
PHQJ-2  BR 24, LLC, REZONING (B121-003)
Request by BR 24, LLC, for approval of an amendment to the zoning atlas to change the zoning from the existing A-1, Small Farms District, to the RE-2A, Rural Estate District, or the most appropriate zoning district, for approximately 17 acres located on the south side of SE Bridge Road approximately 2.7 miles west of US-1, in Hobe Sound. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item:  19-0615  RESOLUTION NO. 19-7.13
ACTION TAKEN:  The Board received and filed the Agenda Item Summary and all of its attachments including the Staff Report for the record and approved the request to amend the Martin County Zoning Atlas to change the zoning district on the subject property from A-1 to RE-2A and adopted the resolution of approval.

DEPARTMENTAL  ADMINISTRATION
DEPT-1  OFFICE OF MANAGEMENT AND BUDGET ITEMS WHICH REQUIRE BOARD APPROVAL
This is a placeholder on all Board meeting agendas to streamline the process for grant applications, awards, budget resolutions, budget transfers from reserves, and CIP amendments. Specific items requiring approval, if any, will be provided by Supplemental Memorandum.

Agenda Item:  19-0502 Supplemental Memo (15 items)
ACTION TAKEN:
1. Permission to Apply for the Florida Department of Economic Opportunity Florida Job Growth Fund - The Board authorized the Department of Administration to apply for the Florida Department of Economic Opportunity Florida Job Growth Grant Fund.

2. Permission to Apply for the FY 2020-2021 Local Government Funding Request (LGFR) from the Florida Department of Environmental Protection (FDEP) for Beach Management - The Board authorized staff to submit the LGFR grant application to FDEP for the Beach Management Program grant and adopted the Resolution in support of this project.  RESOLUTION NO. 19-7.14

3. Permission to Apply for the FY 2020-2021 Local Funding Government Request (LGFR) from the Florida Department of Environmental Protection (FDEP) for Inlet Management - The Board authorized staff to submit the application for the FY2020-2021 LGFR from FDEP and adopted the Resolution in support of this project.  RESOLUTION NO. 19-7.15

4. Permission to Apply for the FY 2020-2021 Local Government Funding Request (LGFR) from the Florida Department of Environmental Protection (FDEP) for the Beach Management Funding Assistance Grant - The Board authorized staff to submit the LGFR grant application to FDEP for the Beach Management Program grant and adopted the Resolution in support of this project.  RESOLUTION NO. 19-7.16

5. Permission to Accept The Florida Department of Transportation (FDOT) Local Agency Program (LAP) Agreement For the Port Salerno Elementary Sidewalks (Safe Routes To School) Project (FM# 439979-1-58-01) - The Board authorized the Chairman to execute the LAP Agreement as well as any non-monetary grant related documents upon review and concurrence of the County Attorney’s Office; adopted the Resolution; and adopted the Budget Resolution.
July 11, 2019

Mr. Ken Lawson, Executive Director
Florida Department of Economic Opportunity
800 N. Magnolia Avenue, Suite 100
Orlando, FL 32803

Reference: Support for Martin County’s Application for DEO Florida Job Growth Grant
Seven J’s Industrial Park Project

Dear Mr. Lawson:

On behalf of the Stuart/Martin County Chamber of Commerce, I write in support of Martin County’s sanitary sewer and potable water extension project to the Seven J’s Industrial Park located in the north central part of Martin County. Most of the lands are currently restricted to using limited sized septic tanks, thus reducing the potential for jobs creation and economic activity. The installation of a central sewer collection system will allow elimination of on-site septic systems failures in order to protect surface and ground waters, a priority of the Clean Water Act and the Martin County Board of County Commissioners.

This project has been reviewed by the Comprehensive Economic Development Strategy Committee for the Treasure Coast and found to be consistent with the Objectives and Actions in the 2018-2023 Comprehensive Economic Development Strategy (CEDS) for the region.

The proposed project furthers CEDS objectives:

- Concerning infrastructure supporting sustainable growth and economic diversity.
- Concerning providing central water and sewer service to all preferred development sites.
- Concerning increasing the share of the economy which is not tourism or home construction.

The provision of central sanitary sewer and potable water to this existing industrial area will support the expansion of manufacturing and other industrial uses, helping to increase diversification of Martin County’s economy and potential job creation for residents living on the Treasure Coast. Data collected during 2018 shows a growing number of St. Lucie County residents travel into this area to work.

We understand the economic value of this important project and look forward to a successful review by Florida’s Department of Economic Opportunity. Thank you.

Sincerely,

Joseph A. Catrambone
President/CEO
July 12, 2019

Ken Lawson, Executive Director
Florida Department of Economic Opportunity
800 N. Magnolia Ave. Suite 100
Orlando, FL 32803

RE: Support for Martin County’s Application for DEO Florida Job Growth Grant – Seven Js Industrial Park Project

Dear Mr. Lawson:

I am writing to express my support of Martin County’s sanitary sewer and potable water extension project to the Seven Js industrial Park which is located in the north central part of Martin County. These old septic systems fail and endanger our surface and ground waters. Solving this problem is a priority of both the Clean Water Act and of the Martin County Board of County Commissioners.

The Comprehensive Economic Development Strategy Committee for the Treasure Coast has reviewed this project and found that it is consistent with the Objectives and Actions in the 2018-2023 Comprehensive Economic Development Strategy (CEDS) for our region. Among the CEDS objectives met with this project are supporting sustainable growth and economic diversity. As it stands these old septic systems are limiting economic expansion of the businesses located within. The project provides the area with the potential to expand the share of the economy which is not tourism or residential construction. It provides for the installation of central sanitary sewer and potable water to an industrial area which will inevitably increase the diversification of Martin County’s economy and help with job creation.

I understand the value of this vital project to Florida and to Martin County and I look forward to a successful review by Florida’s Department of Economic Opportunity.

Sincerely,

[Signature]
Gayle Harrell, Senator
Dist. 25
July 15, 2019

Ken Lawson
Executive Director
Florida Department of Economic Opportunity
800 N. Magnolia Avenue, Suite 100
Orlando, FL 32803

RE: Support for Martin County’s Application for DEO Florida Job Growth Grant
Seven J’s Industrial Park Project

Dear Mr. Lawson:

I offer this letter on behalf of the Economic Council of Martin County in support of Martin County’s sanitary sewer and potable water extension project to the Seven J’s Industrial Park located in the north central part of Martin County. The use of septic tank systems limits the opportunities for business growth and job creation at this industrial site. The installation of a central sewer collection system will provide the opportunity for increased job growth by allowing greater utilization of the property.

This project has been reviewed and supported by the Comprehensive Economic Development Strategy (CEDS) Committee of the Treasure Coast Regional Planning Council. Coincidentally I currently chair that committee. This project was found to be consistent with the current CEDS Plan. The proposed project satisfies our CEDS plan Objective, Infrastructure and Growth Leadership as it provides water and sewer service to preferred development sites and infill locations. The plan’s Objective, Economic Resiliency is also supported by the project as it supports an increase in the share of the economy that is not tourism or home construction related.

The provision of central sanitary sewer and potable water to this existing industrial area will aid it the local economic development efforts to increase and diversify Martin County’s economy. In fact data collected during 2018 shows a growing number of St. Lucie County residents travel into this area to work. This fact clearly indicates the potential job creation will benefit not only Martin County residents but also residents living throughout the Treasure Coast region.

We understand the economic value of this important project and look forward to a successful review by Florida’s Department of Economic Opportunity.

Sincerely,

[Signature]

Ted Astolfi
CEO/President
July 15, 2019

Ken Lawson  
Executive Director  
Florida Department of Economic Opportunity  
800 N. Magnolia Avenue  
Suite 100  
Orlando, FL 32803

RE: Support for Martin County’s Application for DEO Florida Job Growth Grant  
Seven Js Industrial Park Project

Dear Mr. Lawson:

I write in support of Martin County’s sanitary sewer and potable water extension project to the Seven Js Industrial Park located in the north central part of Martin County. Most of the lands are currently restricted to using limited sized septic tanks, thus reducing the potential for jobs creation and economic activity. The installation of a central sewer collection system will allow the elimination of on-site septic systems failures in order to protect surface and ground waters, a priority of the Clean Water Act and the Martin County Board of County Commissioners.

This project has been reviewed by the Comprehensive Economic Development Strategy Committee for the Treasure Coast and found to be consistent with the Objectives and Actions in the 2018-2023 Comprehensive Economic Development Strategy (CEDS) for the region.

The proposed project furthers CEDS objectives:

- Concerning infrastructure supporting sustainable growth and economic diversity.
- Concerning providing central water and sewer service to all preferred development sites.
- Concerning increasing the share of the economy, which is not tourism or home construction.

The provision of central sanitary sewer and potable water to this existing industrial area will support the expansion of manufacturing and other industrial uses, helping to increase diversification of Martin County’s economy and potential job creation for residents living on the Treasure Coast. Data collected during 2018 shows a growing number of St. Lucie County residents travel into this area to work.
I recognize the economic value of this important project to Florida and Martin County and look forward to a successful review by Florida’s Department of Economic Opportunity.

Thank you.

Sincerely,

MaryLynn Magar, Representative
Speaker pro tempore
District 82
July 18, 2019

Ken Lawson, Executive Director
Florida Department of Economic Opportunity
800 N. Magnolia Avenue, Suite 100
Orlando, FL 32803

RE: Support for Martin County’s Application for DEO Florida Job Growth Grant Seven Js Industrial Park Project

Dear Mr. Lawson:

On behalf of the Business Development Board of Martin County, I write in support Martin County’s sanitary sewer and potable water extension project to the Seven Js Industrial Park located in the north central part of Martin County. Most of the lands are currently restricted to using limited sized septic tanks, thus reducing the potential for jobs creation and economic activity at a time of great market potential. The installation of a central sewer collection system will allow the elimination of on-site septic systems failures in order to protect surface and ground waters, a priority of the Clean Water Act and the Martin County Board of County Commissioners.

This project has been reviewed by the Comprehensive Economic Development Strategy Committee for the Treasure Coast and found to be consistent with the Objectives and Actions in the 2018-2023 Comprehensive Economic Development Strategy (CEDS) for the region.

The proposed project furthers the region’s CEDS objectives by:
- Supporting infrastructure investments to encourage economic growth and industrial development;
- Providing desired central water and sewer service to all preferred development sites; and
- By diversifying the economy with traded industries versus local tourism or industries with lower-paying jobs.

The provision of central sanitary sewer and potable water to this existing industrial area will support the expansion of the Treasure Coast regional economy too. Data collected during 2018 shows a growing number of Treasure Coast residents traveling to this area and Martin County to work.

We look forward to a successful review by Florida’s Department of Economic Opportunity and thank you for your time, support and consideration.

Sincerely,

Jean K. Goodrich
Executive Director