



Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

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

Governmental Entity Information

Name of Governmental Entity: City of Stuart

Government Federal Employer Identification Number: [REDACTED]

Contact Information:

Primary Contact Name: Nicole King

Title: Senior Executive Coordinator

Mailing Address: 121 SW Flagler Ave
Stuart, FL 34994

Phone Number: 772-600-1267

Email: nking@ci.stuart.fl.us

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.

Martin Luther King Jr. Blvd commercial corridor improvements.

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.

This infrastructure improvements project is identified in the 2010 City of Stuart Community Redevelopment Plan. The redevelopment strategy for this area is to expand and reinforce the existing government center through accommodating the potential relocation of the existing School Board administration. The creation of additional major employment centers in this area of the City of Stuart has the potential to regenerate this entire area and create strong links businesses along Ocean Boulevard and the Downtown. By providing this infrastructure improvement should lead to significant revitalization due to the capital investment in this neighborhood. Not only is this project identified in the CRA Plan, it was also identified via the Asset Mapping Exercise as part of the DEO Competitive Florida Partnership grant process. This neighborhood was noted as an community asset and by providing investment in the area should result in economic opportunity per the Economic Development Strategy.

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.

Revitalizing the East Stuart neighborhood, which includes the MLK Jr., Blvd. corridor, is central to the future of the economy and the quality of life. This economic enhancement will increase opportunities for professional services by accommodating major employers within close proximity to the Downtown area of the City; stimulate East Stuart through redevelopment opportunities within this planning area; create a complete streets environment for improved mobility for all users in the community; continue to build upon the transportation grid of the City; and lastly enhance and compliment the many redevelopment project throughout the City of Stuart.

As for job growth, this project will not only ignite a plethora of immediate construction type jobs for the re-design of the corridor, more importantly create opportunities for a variety of professional services: investment banking, legal services, municipal services, commercial and social services. Most jobs identified above will range from \$45,000 to \$150,000. In 2015, professional services made up 9% of employment in Martin County. There were gains in job creation among business and insurance services. As a result of a recent poll (Oct 2017) of the local industries along the MLK corridor, such as legal, county services, accounting, local community garden/cafe and the local school district offices many indicated they were either retaining or hiring in the next fiscal year with salary ranges between \$20,000 and \$150,000. Therefore, the metrics used to measure a successful economic impact would be the number of jobs retained and created along this corridor. In addition, property values increase, increase in business permits due to the opening of new businesses along the corridor along with additional ad valorem to the City.



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.

Upon grant award, Engineering 365 days and Construction 530 days = 895.

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

These are city roads. There is no road numbers.

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?

Yes. The City of Stuart will pull permits internally via the Building/Development Dept.

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?

Upon award of FL Job Growth Fund, the City Manager's office will obtain the appropriate permits for the proposed projects internally from the Building Department.

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?

Martin Luther King, Jr Blvd Corridor is within the following Zoning Districts: Residential - Single Family; Residential- Duplex; Residential- Multi-Family/Office; Business Limited; Business General; Business Restricted; Limited Business/Manufacturing; Public Service; and the following PUDs: Residential, Commercial, Public Service, and Mixed Use.



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 Community Redevelopment Agency will commit up to \$50,000.

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

See attached Zoning Map



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	\$ 4,100,000.00	
Reconstruction	\$	
Design & Engineering	\$ 475,000.00	
Land Acquisition	\$	
Land Improvement	\$	
Other	\$	Please Specify: _____
Total Project Costs	\$ 4,575,000.00	

B. Other Public Infrastructure Project Funding Sources:

City/County	\$ 50,000.00	
Private Sources	\$	
Other (grants, etc.)	\$	Please Specify: _____
Total Other Funding	\$ 50,000.00	

Total Amount Requested \$ 4,525,000.00

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.

Construction Costs = \$4,100,000.00
 Streetscape Costs = \$2,050,000.00
 Parking/Facilities = \$2,050,000.00

Costs for Design and Engineering = \$475,000.00

TOTAL COSTS: \$4,575,000.00



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)?

Commission Action.

- 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.

Nov 13, 27th; Dec 11th; Jan 8, 22nd; Feb 12, 26th; Mar 12, 26th; Apr 9, 23rd.

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

A special meeting can occur within 5-7 days business days.

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



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

Name of Governmental Entity: City of Stuart

Name and Title of Authorized Representative: Dave Ross, City Manager

Representative Signature: Print, sign, scan and attach with form submission.

Signature Date:  11-1-17