



115 Spring Lake Boulevard • Sebring, Florida 33876-6143
Phone (863) 655-1715 • Fax (863) 655-4430
www.springlakefl.com

January 5, 2018

Thank you for the opportunity to apply for funding. We have submitted several attachments, as well as the application, to better explain our project. If you would like any other data, please do not hesitate to contact us.

Because of prior FDEO Grants to Highlands County in both 2013 and 2014 the Central Florida Regional Planning Council (CFRPC) began working with the County and Spring Lake on a Vision Project. This initiative has led to strategic plans being developed for both Spring Lake and its neighbor, the Sebring Airport.

State Highway Rt. 98 is the major artery between Rt. 27 in Sebring and major cities on the East Coast; over 10,000 vehicles per day pass thru this area that is void of any significant commercial development. The CFRPC held a series of workshops and meetings with various stakeholders that supported growth in this corridor and urged the Spring Lake Improvement District to expand its utility services to attract both commercial and residential development.

The District already has water lines along this corridor, and the addition of sewer lines will make this area very appealing to developers. The new waste water plant is being built on the east end of our District, on Rt. 98, and infrastructure will extend several miles to the west. We anticipate strong interest in developing this area with the availability of both water and sewer, and a grant to help our small community fund this project and create needed jobs would be very helpful.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joe DeCerio", is written over the printed name and title.

Joe DeCerio
District Manager



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: Spring Lake Improvement District

Government Federal Employer Identification Number: ██████████

Contact Information:

Primary Contact Name: Joe DeCerbo

Title: District Manager

Mailing Address: 115 Spring Lake Blvd.
Sebring, Florida 33876

Phone Number: 863-655-1715

Email: jdecerbo@springlakefl.com

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.

Spring Lake Improvement District Wastewater Treatment System Improvements; installation of a new master lift station; sanitary sewer force main and wastewater treatment plant (WWTP) to replace and expand an existing system which is in disrepair.

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.

Spring Lake Improvement District (SLID) is a developing community centered around an existing golf course/club house located within Highlands County adjacent to Sebring Regional Airport, Sebring International Raceway, Lake Isktopoga and surrounding campgrounds/agriculture. The proposed sanitary infrastructure will provide services to existing residents/commercial owners, as well as invite new industry, hospitality and other development to the area. The improvements can accommodate a combination of existing and future industrial, wholesale, manufacturing, warehousing, retail, office and residential sanitary sewer transmission services to the proposed WWTP within the District and along U.S. highway 98/County Road 700. The District has a history of seasonal visitors which includes aviation, raceway, golfing, fishing and camping enthusiasts. However, the District lacks the WWTP capacity and sanitary sewer "backbone" needed to attract growth within the communities and along US-98 which the proposed project and its future phase expansions will provide. The existing WWTP is in disrepair and FDEP has required it to be fully replaced by the end of 2018.

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.

The proposed public infrastructure project will promote economic recovery in Highlands County, the City of Sebring, SLID, Lake Istokpoga and the surrounding golf course community which will allow for new economic growth by providing sanitary sewer transmission and wastewater treatment services for existing/future residents/commercial owners within SLID and along US-98. This will attract local industries, businesses and residents to expand along the U.S. highway. According to Highlands County's website: more than 86% of Florida's population is located within a 150-mi radius of the county and is currently home to more than 100K people (with population spikes of 20% in seasonal months). The total population is projected to increase 11% by 2020.

The build-out of SLID's residential communities is only at 30%, thus the potential for growth exists; however, the water and sewer infrastructure does not. This project and its future project phases will continue to address the lack of infrastructure issues with plans of one day servicing the entire District while eliminating all residents of septic tanks/drain-fields. The current residents will bare the costs of these improvements over time, which is why the District is seeking financial assistance to help alleviate this burden. The route along U.S.98 is open for development, passing through a variety of zoning ranging from agriculture, industrial, commercial, industrial/commercial, mixed use, public ,and low to high density residential. The addition of centralized sewer will open up a wide range of potential light industrial and commercial improvements which will help increase economic diversification along US-98. The proposed project's level of success, from an economic standpoint, can be measured on the amount of new businesses constructed along the U.S. 98 route once the required infrastructure is fully functional. The proposed project is the District's first step at phasing these infrastructure improvements.



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.

April 1st, 2018 with 300 days for completion

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

2936 Duane Palmer Blvd., Sebring, Florida 33876

D. Who is responsible for maintenance and upkeep? (Indicate if more than one are applicable.)

Federal State County City Other SLID

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

The following regulatory agencies will require permits: FDEP, FDOT and SFWMD

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?

The following permits have been obtained: FDOT Standard Utility Permit, SFWMD ERP, FDEP Notification/Application for Constructing a Domestic Wastewater Collection/Transmission System, FDEP Wastewater Facility or Activity Permit Application 1 and 2, Highlands County General Utility Application/Permit. All required permits, plans and specifications are completed and the project is ready to be bid for construction.

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 land use already conforms to applicable zoning, land development regulations, Highlands County's Comprehensive Plan and Highlands County's proposed Selected Area Plan. All required permits, plans and specifications are completed and the project is ready to be bid for construction and the District is currently seeking funding to help pay for the proposed improvements.



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

N/A

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

Yes No

N/A

J. Does this project have a local match amount?

Yes No

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

SRF has approved SLID for a \$1.5M loan. All other costs will be paid for by the District and its current residents and/or by any other loans/grants awarded for this project.

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

The Preliminary Engineering Report, received permits, engineering plans and specifications are available upon request.



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	<u>\$ 2,805,000.00</u>		
Reconstruction	<u>\$ 0.00</u>		
Design & Engineering	<u>\$ 215,510.00</u>		
Land Acquisition	<u>\$ 76,316.00</u>		
Land Improvement	<u>\$ 0.00</u>		
Other	<u>\$ 235,000.00</u>	Please Specify:	<u>Bid/Const. Srvc</u>
Total Project Costs	<u><u>\$ 3,331,826.00</u></u>		

B. Other Public Infrastructure Project Funding Sources:

City/County	<u>\$ 0.00</u>		
Private Sources	<u>\$ 0.00</u>		
Other (grants, etc.)	<u>\$ 1,500,000.00</u>	Please Specify:	<u>SRF Loan</u>
Total Other Funding	<u><u>\$ 1,500,000.00</u></u>		
Total Amount Requested	<u><u>\$ 1,831,826.00</u></u>		

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.

The SRF \$1.5M loan has been approved and contract documents are being processed. Without this grant, the District will need to pass a debt service charge to their current rates at which the residents will repay the debt service with an increase on their monthly billing rate. This increase has been estimated at \$25.00 per month, increasing the total monthly wastewater residential bill to approximately \$72.00. Actual billing rate increases will need to be recalculated once the project funding is decided/awarded and once the construction bids have been received and the project is awarded.



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)?

A standard Motion to Approve by the Board of Supervisors.

- 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.

The Board meets the 2nd Wednesday of each month at 10:00 AM.

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

The Board can hold special meetings with the required 10 day public 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.



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: Spring Lake Improvement District

Name and Title of Authorized Representative: Joe DeCerbo, District Manager

Representative Signature: Joe DeCerbo

Signature Date: December 22, 2017



115 Spring Lake Boulevard • Sebring, Florida 33876-6143
Phone (863) 655-1715 • Fax (863) 655-4430
www.springlakefl.com

The Spring Lake Improvement District was created by the Florida Legislature and codified in Chapter 1971-669, Laws of Florida, as amended by Chapter 2005-342, Laws of Florida, as amended by Chapter 2012-264, Laws of Florida



Florida Department of Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Noah Valenstein
Secretary

October 10, 2017

Joe DeCerbo, District Manager
Spring Lake Improvement District
115 Spring Lake Boulevard
Sebring, Florida 33876-6143

Re: WW28051 – Spring Lake Improvement District (SLID)
Spring Lake Improvement District Wastewater Treatment Plant

Dear Mr. DeCerbo:

The plans and specifications entitled “Spring Lake Improvement District Wastewater Treatment System Improvements”, dated July 2017 (Signed on 9/27/2017), are in conformance with the requirements set forth in Chapter 62-503, F.A.C. These plans and specifications are accepted effective October 10, 2017.

As a result of the acceptance of the above documents, the District may now compete for a construction loan at the next available priority list meeting. If the District successfully competes for construction funding at this meeting, the next steps will be the submission of a loan application for construction, execution of this construction loan agreement and submission of the bidding information for this contract to the Department for review. Upon receipt of complete bidding information, the Department will authorize the contract award. Construction disbursement requests cannot be processed until this authorization has been issued. All addenda and change orders issued for this contract must also be submitted for our review.

If you have any questions or need further information, please call the Project Manager, Mahnaz Massoudi at (850) 245-2960.

Sincerely,

A handwritten signature in cursive script that reads "Mahnaz Massoudi".

Mahnaz Massoudi
Project Manager
State Revolving Fund Program

cc: Corbett Alday, VP, Guardian CRM Inc.
Keith R. Schriener, Project Engineer, CRAIG A. SMITH & ASSOCIATES



Pete Antonacci

January 5, 2018

President & CEO
Enterprise Florida
101 North Monroe Street, Suite 1000
Tallahassee, Florida 32301

Dear Mr. Antonacci:

This letter is to inform you, Enterprise Florida, the Department of Economic Opportunity, and Governor Rick Scott that Highlands County Economic Development supports Spring Lake Improvement District's Florida Job Growth Grant Fund proposal for wastewater treatment system improvements.

Created by the State Legislature in 1971, the 3,359-acre Spring Lake Improvement District is an independent special district and a unit of local government located in Highlands County, Florida. The District backs up to the world-famous Sebring International Raceway, one of the oldest continuously operating race tracks in the United States, and the Sebring Regional Airport, Multimodal Logistics Center, and Foreign Trade Zone. This area is where a large majority of the county's manufacturing and industrial operations are concentrated.

The Spring Lake Improvement District has ample room for additional residential development, as well as industrial and commercial development potential along U.S. Highway 98. Highlands County is home to an abundance of vacant land; however, most of the county's existing infrastructure and development is along the U.S. 27 corridor. The proposed wastewater treatment system improvements will help to alleviate barriers to development in the Spring Lake area and help open opportunities along U.S. Highway 98. In addition, U.S. 98 is slated to be widened to four lanes which will also make development in the Spring Lake area more attractive logistically. The widening project is in the Project Development and Environment Study (PD&E) phase.

Highlands County Economic Development is enthusiastic about the Spring Lake Improvement District's plans and vision for future development in the area, and the steps being taken to improve public infrastructure. Further development of residential, industrial and commercial projects in the area will only help to further economically diversify the Spring Lake area and Highlands County; ultimately creating jobs and spurring additional opportunities for growth.

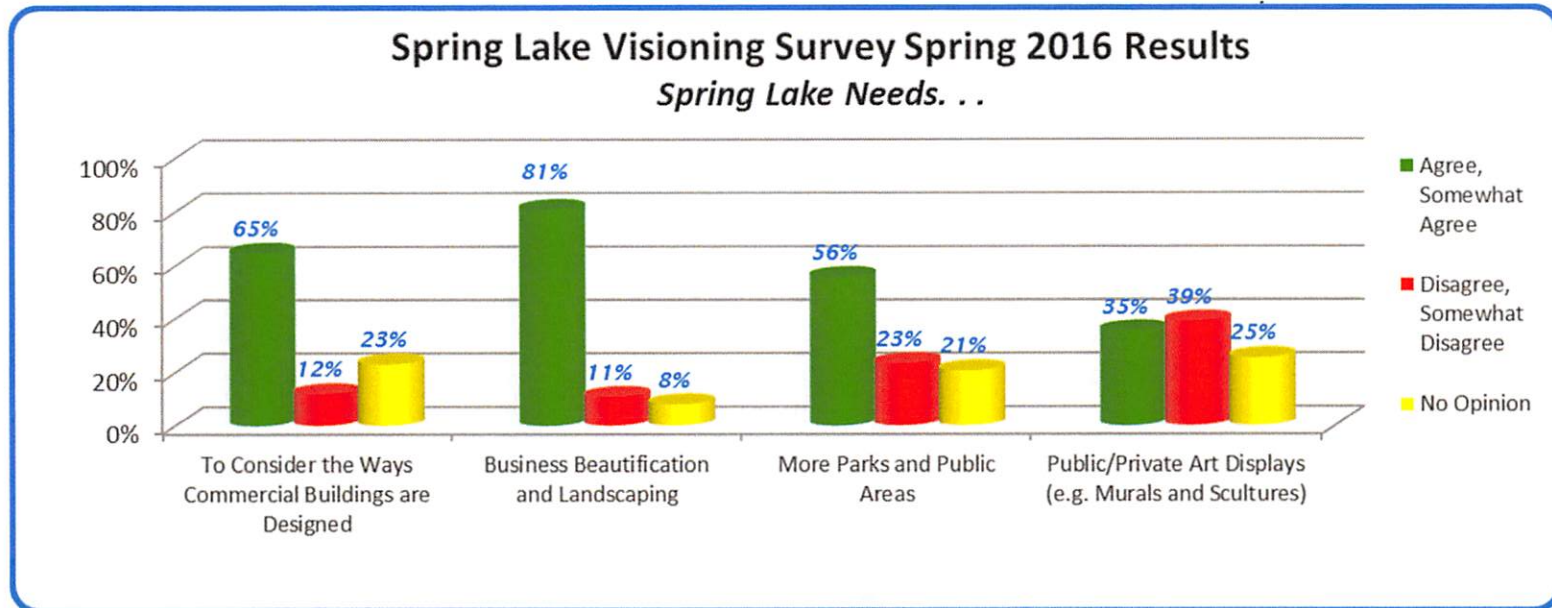
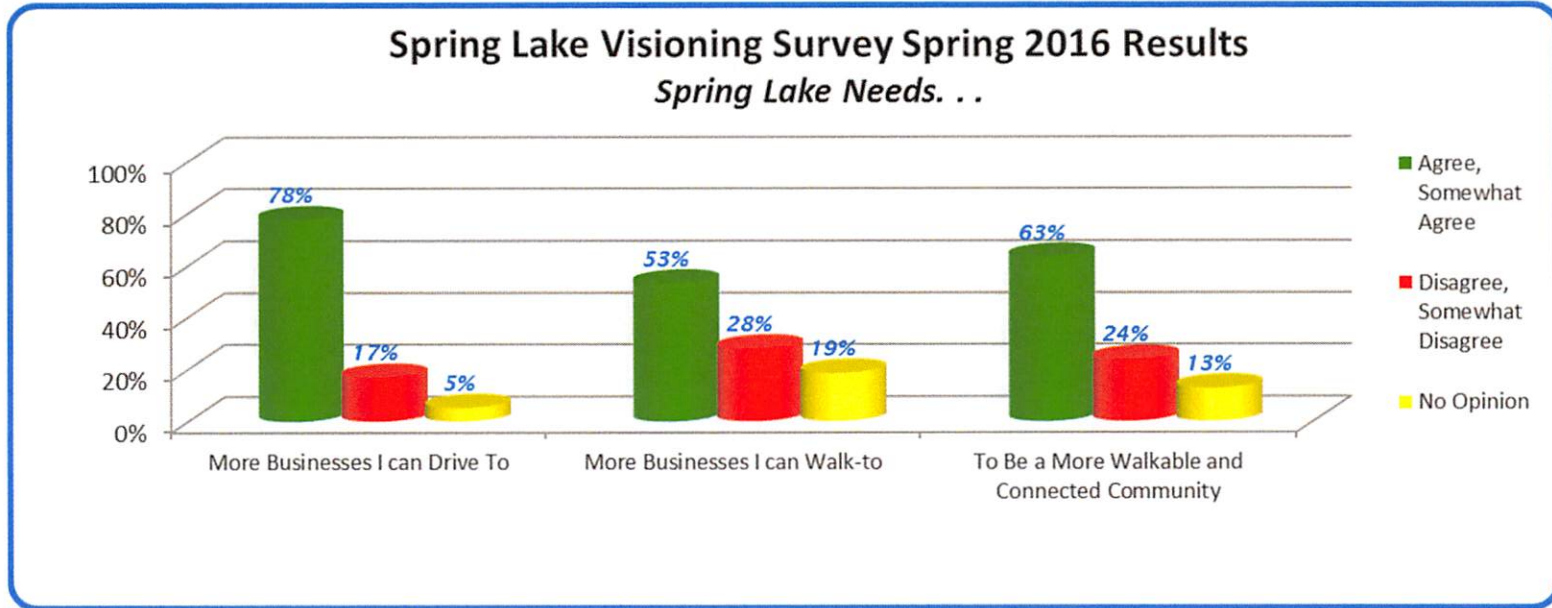
Sincerely,

A handwritten signature in blue ink that reads 'Meghan DiGiacomo'.

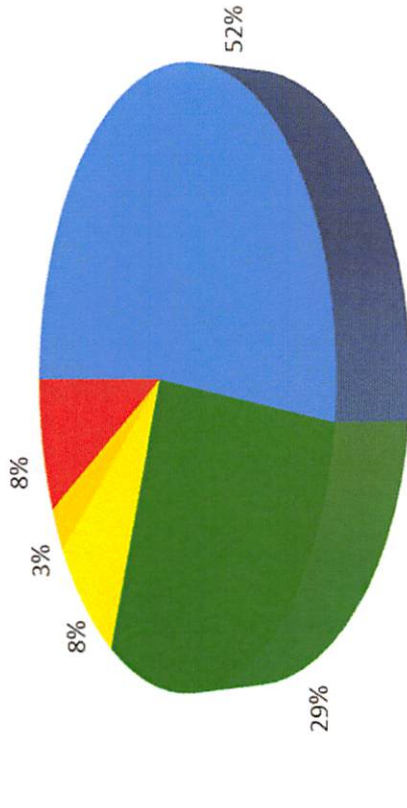
Meghan DiGiacomo
Business Development Manager
Highlands County Economic Development



SPRING LAKE SURVEY RESULTS:

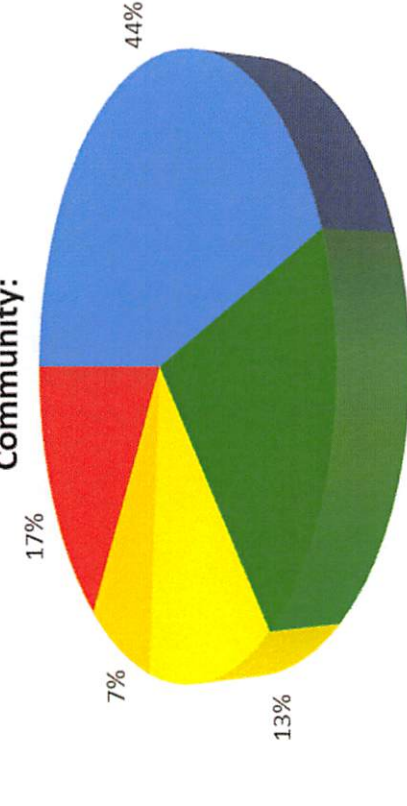


Business Beautification and Landscaping:



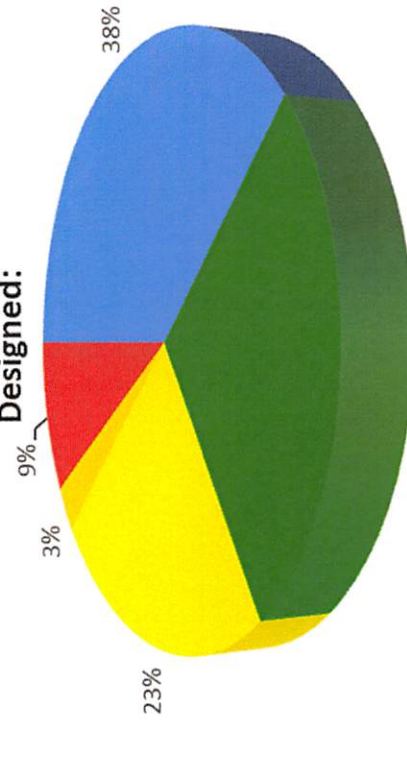
■ Agree ■ Somewhat Agree ■ No Opinion ■ Somewhat Disagree ■ Disagree

To Be a More Walkable and Connected Community:



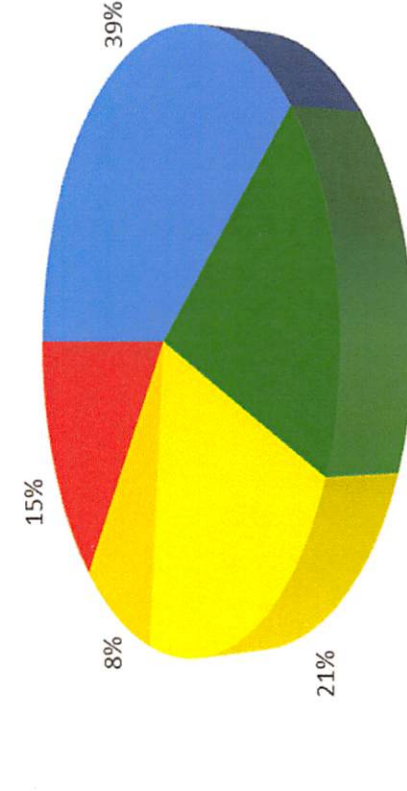
■ Agree ■ Somewhat Agree ■ No Opinion ■ Somewhat Disagree ■ Disagree

To Consider the Ways Commercial Buildings are Designed:



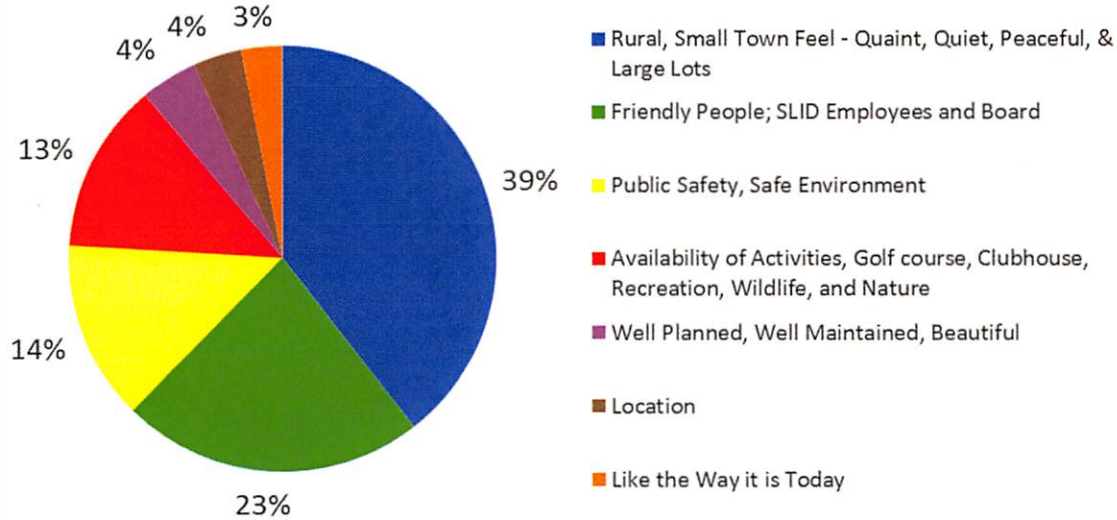
■ Agree ■ Somewhat Agree ■ No Opinion ■ Somewhat Disagree ■ Disagree

More Parks and Public Areas:

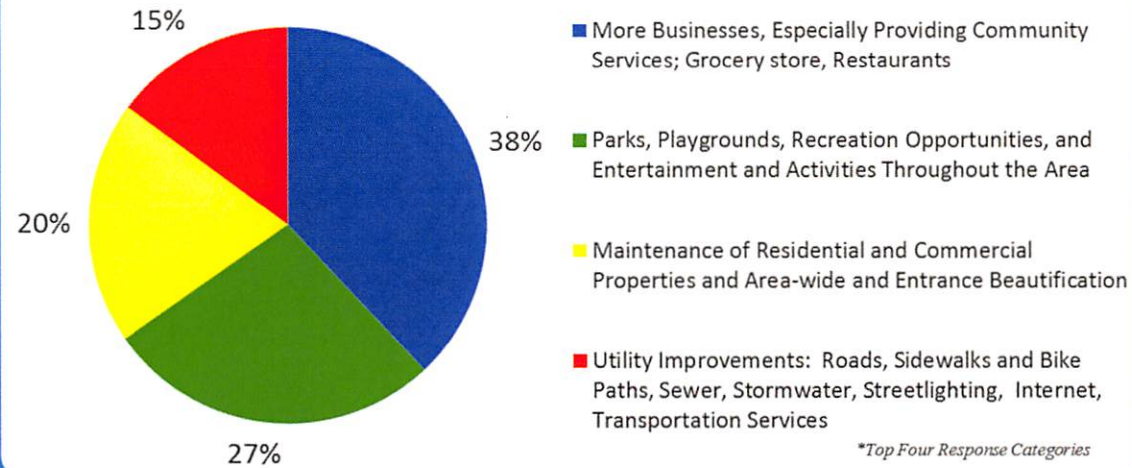


■ Agree ■ Somewhat Agree ■ No Opinion ■ Somewhat Disagree ■ Disagree

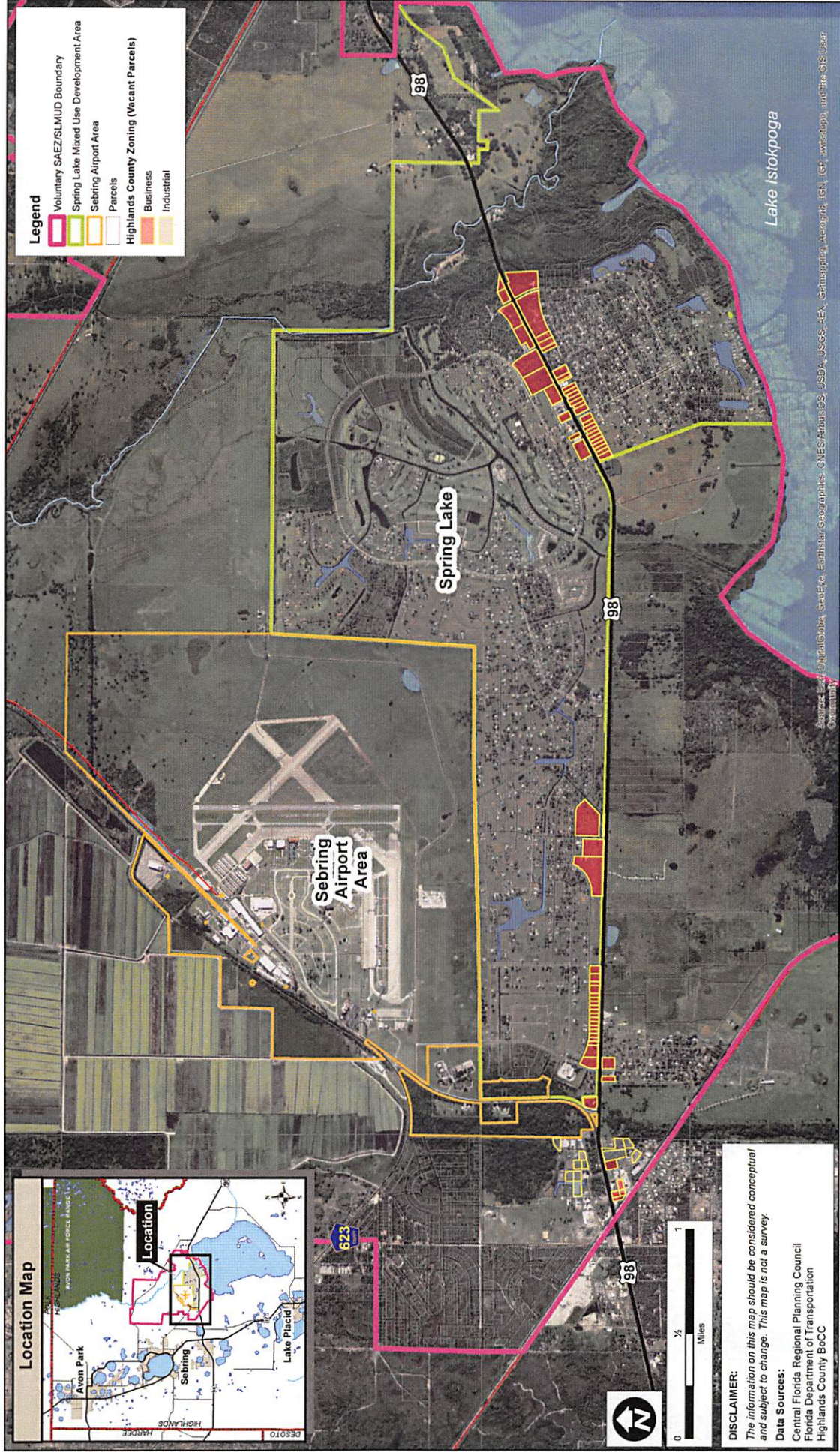
"What Do You Like Best About the Spring Lake Community?"



"What Changes Would You Like to See? What Would You Like the Area to Look Like 10 Years from Now?"



Non-Residential, Vacant Properties Map



SPRING LAKE IMPROVEMENT DISTRICT\17-19525-WWTP-Subplan-Improvements\09-Plans\09-EXHIBITS\PROP-IMP-ERW\SEA-EE-PROP-IMP-IMP.dwg, 9/7/2017 5:30:16 PM, mdrakez, li

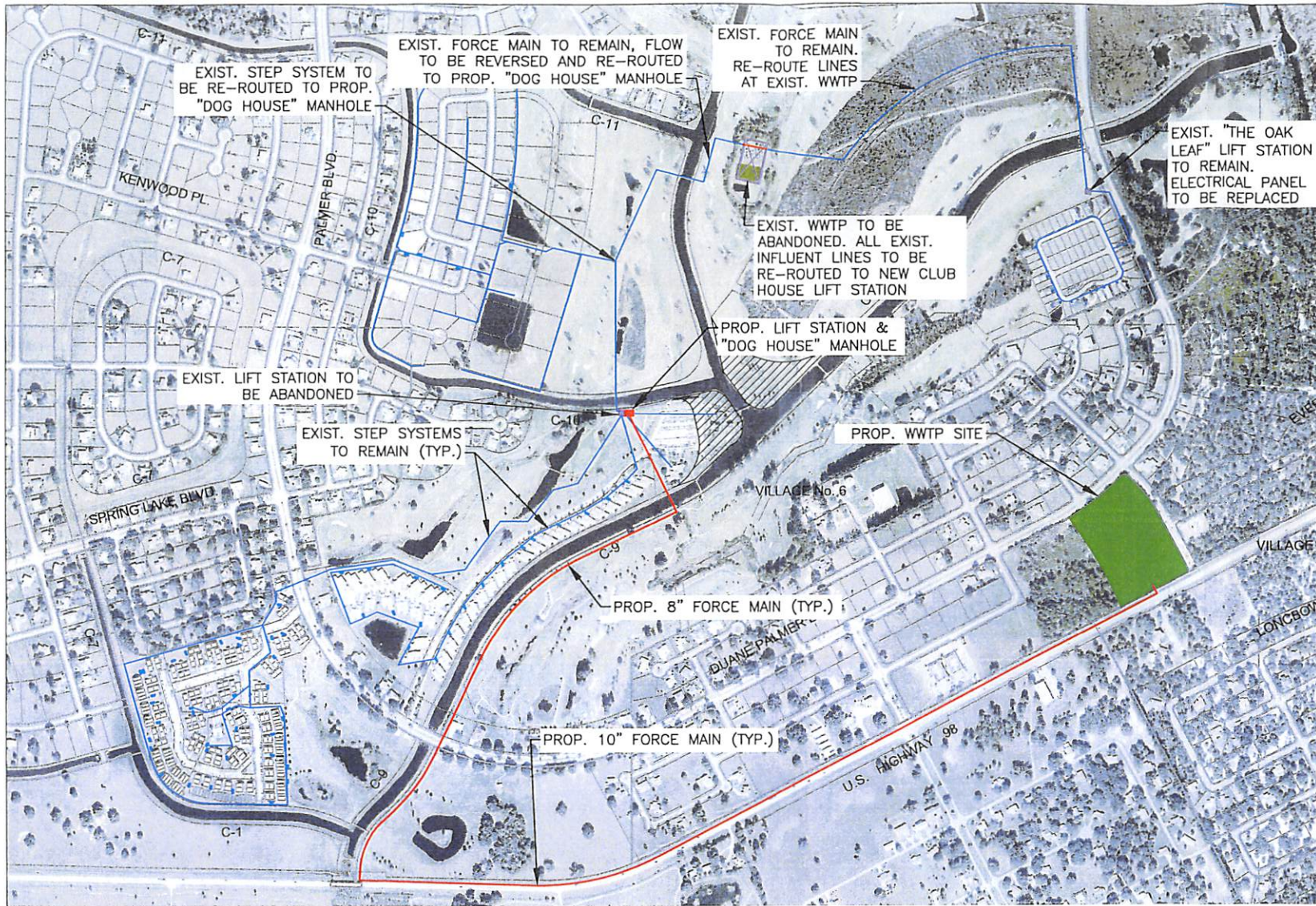
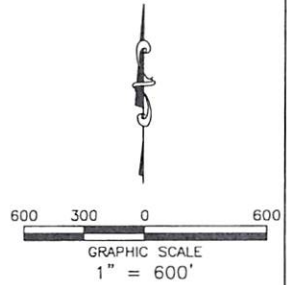


FIGURE 6
 SPRING LAKE
 IMP. DISTRICT -
 PROPOSED
 SEWER
 IMPROVEMENTS



- EXIST. COLLECTION SYSTEM & FORCE MAIN —
- PROP. FORCE MAIN —
- PROP. WWTP SITE ■