



## **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: Indian River County

Government Federal Employer Identification Number: \_\_\_\_\_

#### **Contact Information:**

Primary Contact Name: Vincent Burke

Title: Director of Utility Services

Mailing Address: 1801 27th Street  
Vero Beach, Florida 32960

Phone Number: 772-226-1830

Email: vburke@ircgov.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.

North Sebastian Septic to Sewer- Phase I. The project will construct approximately 6,195-LF of 10" PVC and 3,995-LF of 8" PVC gravity sewer to serve 58 parcels primarily zoned commercial.

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- 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.

The North Sebastian Phase I Septic Sewer ("Project") includes a gravity sewer system to service an area with a land use designation of primarily commercial properties on septic for a total construction cost of \$2,977,932. See Attachment A. The lack of public sewer prevents or limits the orderly growth of commercial development in the area. The availability of public sanitary gravity sewer to the area will facilitate responsible eco-friendly development while concurrently eliminating the threat of septic tank leaks into the groundwater and into the Indian River Lagoon. The commercial areas which will be included in this project are generally described as follows:

- The commercial area in the unincorporated part of Indian River County along the east side of US Highway 1 from the Sebastian Cemetery north to Bay Street.
  - The commercial area in the City of Sebastian including North Central Avenue, Jackson Street, Madison Street and Davis Street.
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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.

Targeted industries positively impacted by this project:

Sebastian River Medical Center  
Health Care Industry  
Accommodation and Food Services  
Retail Trade  
Small Business  
Please see Attachment B

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According to the Indian River County Community Development Report dated July, 2017, the Sebastian River Medical Center was ranked in the top 5 largest employers in Indian River County. Health Care is the largest employer in the County. Sebastian Hospital is currently expanding the existing facility to accommodate more beds. Since the North Sebastian Phase I area plays an integral part in supporting the hospital where support services such as accommodation, food services, medical offices and retail can be accommodated with centralized sewer. Numerous planned developments have not come into fruition due to the lack of infrastructure in the area. Therefore, the North Sebastian Sewer Project will greatly assist in the development of the vacant parcels and existing commercial uses intending on expanding their businesses.

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## 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.

The start date is scheduled for 8/10/17, with 330-calendar days for completion.

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

US Hwy 1 from Central to Bay Street, Central Ave, Davis, Madison, and Jackson Street.

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?

All necessary permits are in place. FDEP, FDOT, City of Sebastian & IRC ROW.

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 FDEP, FDOT, City of Sebastian & IRC ROW have all been secured.

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 City of Sebastian city limits predominantly has a future land use designation of Riverfront Mixed Use with a zoning of Commercial Waterfront Residential District (CWR). The un-incorporated Indian River County has a land use/zoning designation of commercial. The proposed improvements conform to the future land use/zoning designations.





- 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.

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- 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.

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- J. Does this project have a local match amount?

☒ Yes ☐ No

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

Indian River County

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

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

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### 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>\$ 2,977,932.00</u>
Reconstruction	<u>\$</u>
Design & Engineering	<u>\$ 305,220.00</u>
Land Acquisition	<u>\$</u>
Land Improvement	<u>\$</u>

Other	<u>\$</u>
<b>Total Project Costs</b>	<u><b>\$ 3,283,152.00</b></u>

Please  
Specify: \_\_\_\_\_

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

City/County	<u>\$ 995,911.65</u>
Private Sources	<u>\$ 638,000.00</u>

Other (grants, etc.)	<u>\$ 649,240.35</u>
<b>Total Other Funding</b>	<u><b>\$</b></u>

Please  
Specify: SJRWMD

<b>Total Amount Requested</b>	<u><b>\$ 1,000,000.00</b></u>
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**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.**

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

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#### 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)?

Approval from the Indian River County Board of County Commissioners

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- 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.

Starting September, 2017 BCC will meet a total of 15 times in the next 6-month.

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

Special meetings can be held with 48-hours of notice.

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- 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: Indian River County

Name and Title of Authorized Representative: Jason Brown, County Administrator


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

Signature Date: \_\_\_\_\_





















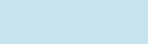


INDIAN RIVER COUNTY  
DEPARTMENT OF UTILITY SERVICES  
NORTH SEBASTIAN SEWER PARCELS LOCATION MAP

**Legend**

 City of Sebastian

**PARCELS**

	0000		1100		2700
	0100		1200		2800
	0200		1700		4900
	0417		1900		7600
	0419		2100		7700
	0800		2300		8701
			2500		8900
			8901		







HOME OF PELICAN ISLAND

**OFFICE OF THE CITY MANAGER**

1225 MAIN STREET ~ SEBASTIAN, FL 32958

PHONE 772-388-8200 ~ FAX 772-581-0149

[jgriffin@cityofsebastian.org](mailto:jgriffin@cityofsebastian.org) ~ [www.cityofsebastian.org](http://www.cityofsebastian.org)

Reviewing Board:

It is my pleasure to write a letter in support of Indian River County's 2016-2017 Cost-Share Funding grant application to St. Johns River Water Management District concerning the Sebastian Septic to Sewer project ("Project")

The City of Sebastian is a waterfront district on the Indian River Lagoon. There are a large number of septic tanks within the city limits of Sebastian as well as within the unincorporated areas of Indian River County ("County"). According to the United States Department of Agriculture's Soil Conservation Service, most of the soil within the County is not conducive for the use of septic tank systems. This limitation, combined with the County's high water table, creates a high potential for groundwater contamination and pollution in the Indian River Lagoon. The Project will both decrease the number of existing septic tanks as well as prohibit the installation of any future septic tanks within its service area. This will benefit the water quality of the Indian River Lagoon.

Furthermore, the Project will provide an economic benefit to the Sebastian area. The Project will install a centralized sewer system and allow for environmentally sensible commercial development along the east side of US 1. This will create additional employment and economic activity for the Project area.

In conclusion, I fully support the efforts of the County as they seek external funding to support the Project. Any project that can enhance or assist with the prosperity of the Indian River Lagoon will benefit our community and its citizens.

Thank you for allowing me to share my thoughts on this important public project.

Joseph F. Griffin  
City Manager





**Statement of the Indian River Neighborhood Association in Support of  
Indian River County Grant Application**

By Resolution of the Board of Directors:

The Indian River Neighborhood Association (IRNA) is a community-based organization that serves the economic and quality-of-life of interests of over 100,000 property owners and residents of Indian River County (IRC). It is the largest such organization in Indian River County.

Impairment of the Indian River Lagoon (IRL) and waterway restoration is a top-priority issue for IRNA. The Lagoon, a primary driver of our quality of life and economy, directly impacts much of our \$19 billion of property value.

IRNA has carefully examined a number of case studies and strategies that address nutrient-load reduction in the IRL, along with related scientific, engineering and cost data. We conclude that elimination of Onsite Sewage Treatment and Disposal Systems (OSTDS, or conventionally, "septic systems") is the most direct, cost-effective and scalable strategy to reduce nutrient loading to the IRL. To this end, IRNA successfully lobbied the IRC Board of County Commissioners to undertake a detailed Strategic Plan for elimination of OSTDS in the County.

Extension of the County system in US1 Corridor of Sebastian represents a very high priority opportunity for a number of reasons, including but not limited to (1) the project is a linear corridor that runs parallel, and directly proximate to the Indian River Lagoon, in which the direction of flow of groundwater directly deposits nutrient pollution. (2) Individual parcels are high-value targets, (3) there is popular demand, as evidenced by the connection rate in comparable areas to the south. Property owners perceive the improvements to have a positive net return on investment. (4) investment is believed to be a catalyst for pent-up demand to redevelop the area, and this will have a large positive multiplier in terms of future economic activity and employment in the area.

Perhaps most importantly to IRNA, the success and timing of the US1 Corridor project is critical to establish a favorable case-study with which to support IRC Utilities, IRNA, and allied civic associations, as well as the County Commission, in moving public opinion towards support of the larger OSTDS Strategic Plan.

By:

A handwritten signature in black ink, appearing to read "C. B. Smith", is written over a horizontal line.

On behalf of the  
The Board of Directors,  
Indian River Neighborhood Association, Inc.  
April 22, 2016

From: mike burford [mailto:mburford77@gmail.com]  
Sent: Monday, October 12, 2015 1:26 PM  
To: Wesley S. Davis <wdavis@ircgov.com>  
Subject: Sewer feasibility

----- Forwarded message -----

From: "mike burford" <mburford77@gmail.com>  
Date: Oct 12, 2015 1:24 PM  
Subject: Sewer feasibility  
To: <wdavis@irc.gov>  
Cc:

Good afternoon,

I own a small business here in sebastian, we have no sewer. We have a water disposal/recycling system that requires constant upkeep and supervision to ensure a environmentally friendly disposal. Every few years we have to go through a recertification process of our facility, which is not an easy process. I'm sure I'm not the only business that goes through this everyone uses water.

I have been following the sewer feasibility study since it's proposal and have been waiting for its implementation. Anyways, just wanted to be heard, we need a sewer.

Regards,

Mike

Family car wash co.

13020 us hwy 1 sebastian fl 32958