



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2023-2024

LFIR # 2600

1. Project Title

2. Senate Sponsor

3. Date of Request

4. Project/Program Description

The City of Port St. Lucie is requesting a \$3,000,000 appropriation towards the construction of the fourth phase of Tom Mackie Blvd which is located in the Tradition Center for Commerce in the City's jobs corridor. The fourth phase of Tom Mackie Blvd consists of 3,150 linear feet of infrastructure improvements including road, water, sewer and electric utility improvements. The expansion of Tom Mackie Blvd will provide access to 130 acres which can accommodate 800,000 square feet of industrial development and generate approximately 500 additional jobs on the lands adjacent to the road.

5. State Agency to receive requested funds

State Agency contacted?

6. Amount of the Nonrecurring Request for Fiscal Year 2023-2024

Type of Funding	Amount
Operations	0
Fixed Capital Outlay	3,000,000
Total State Funds Requested	3,000,000

7. Total Project Cost for Fiscal Year 2023-2024 (including matching funds available for this project)

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	3,000,000	41%
Matching Funds		
Federal	0	0%
State (excluding the amount of this request)	0	0%
Local	4,380,999	59%
Other	0	0%
Total Project Costs for Fiscal Year 2023-2024	7,380,999	100%

8. Has this project previously received state funding?

Fiscal Year (yyyy-yy)	Amount		Specific Appropriation #	Vetoed
	Recurring	Nonrecurring		

9. Is future funding likely to be requested?

a. If yes, indicate nonrecurring amount per year.

b. Describe the source of funding that can be used in lieu of state funding.

10. Has the entity requesting this project received any federal assistance related to the COVID-19 pandemic?



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If yes, indicate the amount of funds received and what the funds were used for.

COVID-19 CDBG CV1& 3 \$1,184,482; emergency internet distance learning and mortgage assistance. ARPA \$24,432,532.74; vaccine distribution, mortgage assistance, fiber infrastructure, stormwater improvements, planned water and sewer infrastructure. ERA \$9,256,584.99; rental assistance. COVID Relief Fund \$2,436,071.16; PPE, PD payroll, rental and mortgage assistance.

Complete questions 11 and 12 for Fixed Capital Outlay Projects

11. Status of Construction

a. What is the current phase of the project?

- Planning
 Design
 Construction

b. Is the project "shovel ready" (i.e permitted)?

No

c. What is the estimated start date of construction?

January 2024

d. What is the estimated completion date of construction?

January 2025

12. List the owners of the facility to receive, directly or indirectly, any fixed capital outlay funding. Include the relationship between the owners of the facility and the entity.

City of Port St. Lucie

13. Details on how the requested state funds will be expended

Spending Category	Description	Amount
Administrative Costs:		
Executive Director/Project Head Salary and Benefits		0
Other Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
Operational Costs: Other		
Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
Fixed Capital Construction/Major Renovation:		
Construction/Renovation/Land/Planning Engineering	The fourth phase of Tom Mackie Blvd consists of 3,150 linear feet of infrastructure improvements including road, water, sewer and electric utility improvements.	3,000,000
Total State Funds Requested (must equal total from question #6)		3,000,000

14. Program Performance

a. What specific purpose or goal will be achieved by the funds requested?



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The recent announcements of new industry relocating and expanding to Port St. Lucie and St. Lucie County, has created additional demand from manufacturing and distribution companies located in the Tradition Center for Commerce. Due to the increased demand, the City of Port St. Lucie is requesting \$3 million for the fourth extension of Tom Mackie Boulevard, a 3,150 linear foot roadway that will serve as the main north-south spine road of the Tradition Center for Commerce. The extension of Tom Mackie Boulevard will provide access to 130 acres of undeveloped land that can accommodate an additional 800,000 square feet of industrial development and create an additional 500 high wage jobs for St. Lucie County residents and the Treasure Coast region.

b. What activities and services will be provided to meet the intended purpose of these funds?

The fourth phase of Tom Mackie Blvd consists of 3,150 linear feet of infrastructure improvements including road, water, sewer and electric utility improvements. The expansion of Tom Mackie Blvd will provide access to 130 acres which can accommodate 800,000 square feet of industrial development and generate approximately 500 additional jobs on the lands adjacent to the road. The costs for road construction and utility improvements are broken down as follows:

- ROW Donation \$1,620,000
- Design \$ 410,000 (contracted)
- CEI \$ 410,000
- Roadway & Drainage \$3,086,299
- Lift Station \$ 500,000
- Gravity Sanitary Sewer \$ 210,000
- Sanitary Force Main \$ 175,000
- Water Main \$ 175,000
- Lighting \$ 100,000
- Landscape & Irrigation \$ 50,000
- Contingency (15%) \$644,000
- Total \$7,380,999

c. What direct services will be provided to citizens by the appropriation project?

There are currently two economic development projects in negotiations in the distribution industry, that would benefit from the proposed 3,150 linear foot roadway. The State's investment will help to unlock 130 acres, support the development of 800,000 square feet of warehouse distribution space, and help create 500 new jobs.

d. Who is the target population served by this project? How many individuals are expected to be served?

Population of 224,900

e. What is the expected benefit or outcome of this project? What is the methodology by which this outcome will be measured?

The fourth expansion of Tom Mackie Blvd will provide access to 130 acres of land, support the development of 800,000 square feet of warehouse distribution space and create 500 additional jobs in the City's jobs corridor. The City and Economic Development Council of St. Lucie County are in negotiations with two prospective projects (Project Asgarōr and Project Eagle) that will benefit from the roadway extension. The project benefits will be measured by the amount of capital investment, job creation and average wage.

f. What are the suggested penalties that the contracting agency may consider in addition to its standard penalties for failing to meet deliverables or performance measures provided for the contract?

Return the funding to the State.

15. Requester Contact Information

a. First Name Last Name

b. Organization

c. E-mail Address

d. Phone Number Ext.

16. Recipient Contact Information



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a. Organization

b. Municipality and County

c. Organization Type

- For Profit Entity
- Non Profit 501(c)(3)
- Non Profit 501(c)(4)
- Local Entity
- University or College
- Other (please specify)

d. First Name **Last Name**

e. E-mail Address

f. Phone Number

17. Lobbyist Contact Information

a. Name

b. Firm Name

c. E-mail Address

d. Phone Number