

Sponsor: Cole

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, ALABAMA, that the attached Sewer Cost Sharing Fund Application between the City of Florence and Marina Mar Florence, LLC, for the installation of a lift station and sewer extension/force main along Highway 72 with connection to the City of Florence sewer at Sky Park Road with reimbursement including up to 50% of the project cost not to exceed \$250,000.00 which will be reimbursed to Marina Mar Florence, LLC, is hereby approved, ratified and confirmed.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, ALABAMA, that the Mayor is hereby authorized to execute any necessary documents on behalf of the City of Florence.

ADOPTED this _____ day of _____, 2024.



CITY COUNCIL

APPROVED this _____ day of _____, 2024.

MAYOR

ADOPTED & APPROVED this _____ day of _____, 2024.

CITY CLERK - TREASURER



SEWER COST SHARING APPLICATION

Return to:
Florence Water/Wastewater Department
P.O. Box 1023
Florence, AL 35631-1023

Applicant Information

Marina Mar Florence, LLC
5111 Maryland Way, Suite 201
Brentwood, TN 37027
615-972-2233

Project Information

*Include parcel
ID, and
businesses or
industries to be
served by the
proposed sewer
line extension.*

Parcell # 1608270003003002
New Resturant Located on above Parcel
Sewer Extension would run along Hwy 72 to sky park road pump
station
Estimated Cost will be \$500,000 to \$550,000

Distribution

Water/Sewer Engineering
Building Department
Planning Department
City Engineering
Business Development

11/25/2024

Departmental Reviews

(Official Use Only)

Water/Sewer Eligible Non-Eligible

Include
comments to
justify or
reason(s) for
rejection

Notes attached

Reviewed By: *Tad Cole*

Building Dept. Eligible Non-Eligible

Include
comments to
justify or
reason(s) for
rejection

In agreement with Water Department

Reviewed By: *Gary Williamson*

Planning
Dept. Eligible Non-Eligible

Include
comments to
justify or
reason(s) for
rejection

Notes attached

Reviewed By: *Melissa Bailey*

Recommend funding to the City Council

Water/Wastewater Manager

Date:

[Signature]

11/26/24

Mayor

[Signature]

Date:

11/26/24

July 23, 2024

Mr. Roger Brown
Nashville Capital Group, LLC
5111 Maryland Way #201
Brentwood, TN 37027

RE: Marina Mar Sewer Extension

Roger:

We have completed preliminary (30%) design for the proposed lift station and force main to serve the Marina Mar development. Attached are the following:

- 1) Drawing of a typical lift station for this application.
- 2) Preliminary plan and profile sheets for the force main.
- 3) Preliminary construction and total project cost estimates.

Requirements and preliminary design conditions for the lift station include:

| | |
|-----------------------|--|
| Flow, gpm | 80 |
| TDH, ft | 60 |
| Pumps | Duplex Grinders (1 + Standby) |
| Wetwell & Valve Vault | FRP |
| Electrical Service | 208V/3 Ph |
| Acceptable Suppliers | Pump & Process, JH Wright, or Morrow Water |

Specifics for the force main include:

| | |
|-------------------------------|---|
| Diameter | 4" |
| Material | Ductile Iron if on State ROW or SDR 26 PVC if on dedicated 15' min. easement |
| Minimum Cover | 30" |
| Air Relief Valve Manufacturer | ARI |

Flow estimates were based upon the following:

| | |
|-----------------------------------|--|
| Full-Service Restaurants | 560 seats (40 gpd/seat) |
| Marina with Bathhouse | 83 slips (30 gpd/slip) |
| Ship/Shore Store | 1200 sf (60 gpd/100 sf) |
| Townhouses <u>or</u> Retail Space | 10 (200 gpd each) <u>or</u> 20,000 sf (125 gpd/1000sf) |
| Peaking Factor | 4.0 |
| Capacity of Sky Park Rd LS | 100 gpm |

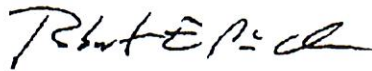
Based upon the available information we have on the Highway 72 State ROW, an ALDOT permit will be required. If a utility easement is granted as shown in the attached plans, a permit may only be required

RE: Marina Mar Sewer Extension
Mr. Roger Brown
July 23, 2024 | Page 2

for the bore at Sky Park Road. If a utility easement is not provided, the entire route within the State ROW will have to be surveyed and permitted. If at all possible, we'd recommend installing the force main within an easement as shown. This approach will be much quicker and less expensive.

Please let me know if you have any questions.

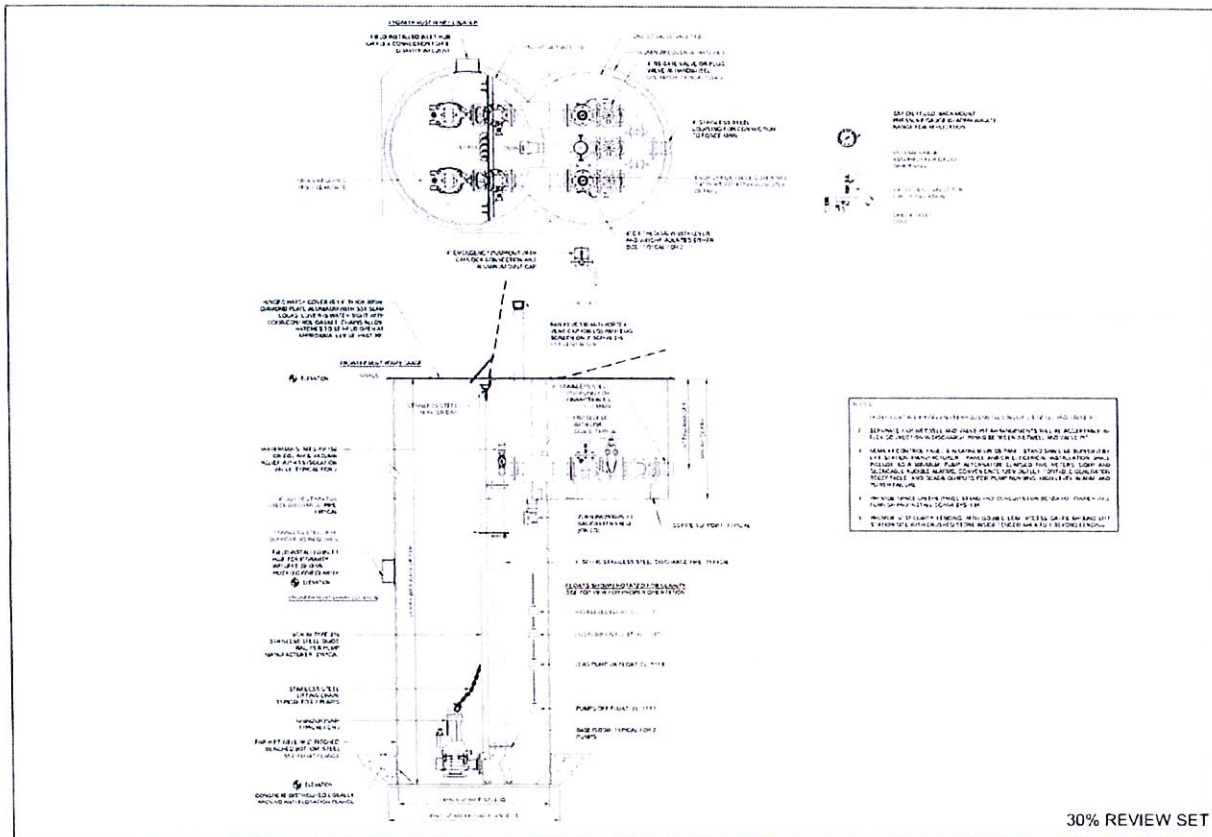
Sincerely,
Engineers of the South, LLC



Robert E. Pride, PE
Principal Engineer

Attachments: Drawing of Typical Lift Station
Preliminary Plan and Profile Sheets for Force Main
Preliminary Construction Cost Estimate

CC: File: P:\Misc Projects\NC-2410 Marina Mar Sewer Extension\Correspondence\Outgoing\R Brown Prelim 7-23-24.docx



PRELIMINARY
NOT FOR
CONSTRUCTION
RECORDING
PURPOSES OR
IMPLEMENTATION

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
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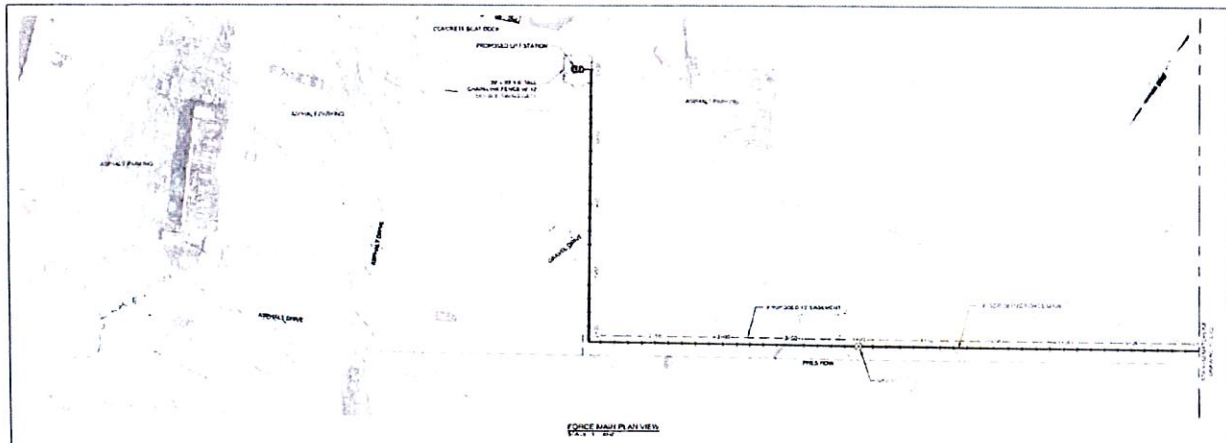
NASHVILLE CAPITAL GROUP
MARINA WAR LIFT STATION & FORCE MAIN

LIFT STATION PUMPS & ELECTRICAL

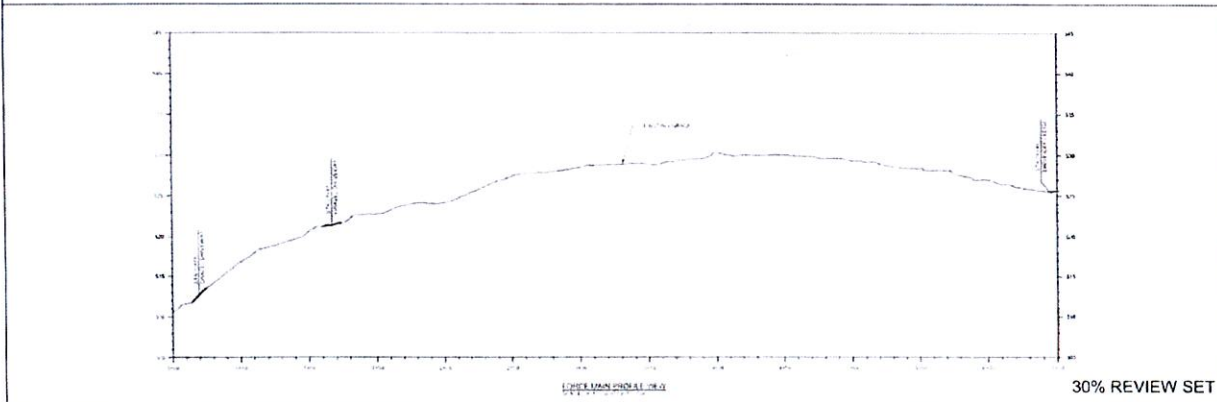
BOOKS IN WIDE AT FULL SCALE

CS NO. 10-1110
DATE: JULY 2021
DESIGNED BY: RLP
DRAWN BY: JAL
DWG. NO.: 20-C-01
SHEET NUMBER: 1

30% REVIEW SET



FORCE MAIN PLAN VIEW 1



FORCE MAIN PROFILE 1

30% REVIEW SET



PRELIMINARY
NOT FOR
CONSTRUCTION,
RECORDING,
PURPOSE, OR
IMPLEMENTATION

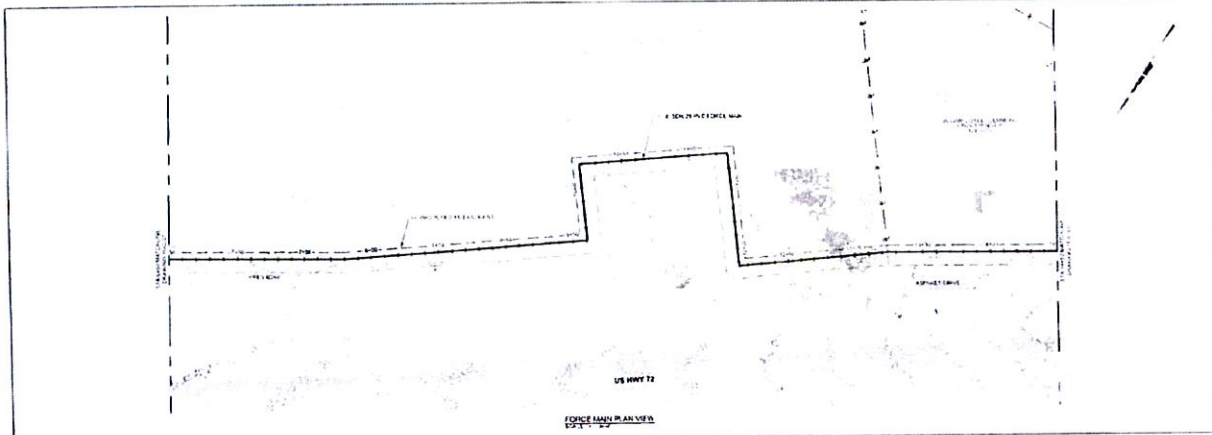
| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
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NASHVILLE CAPITAL GROUP
MARINA WAR LIFT STATION & FORCE MAIN

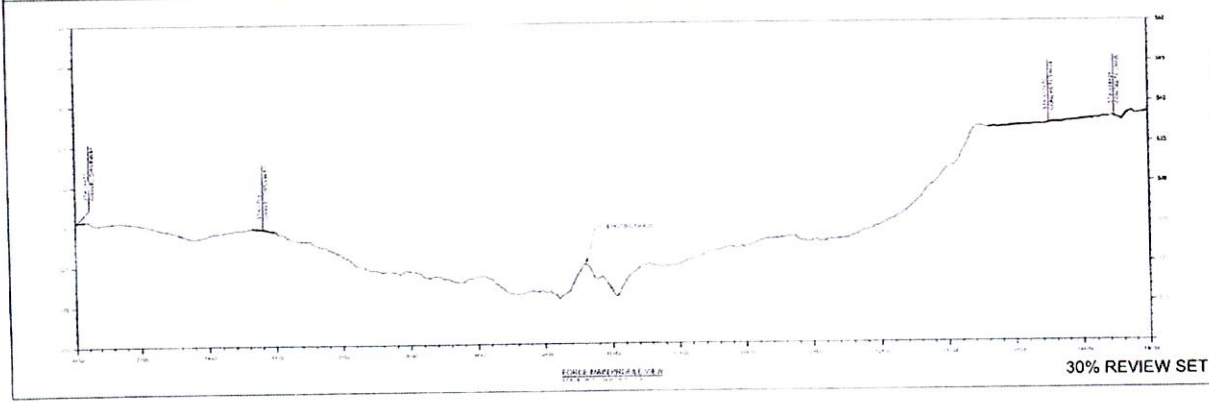
FORCE MAIN
PLAN & PROFILE

BOX IS 2 IN WIDE
AT FULL SCALE

JOB NO. NC-2418
DATE: JULY 2024
DESIGNED BY: REP
DRAWN BY: JF
DWG. NO. C-01
SHEET NUMBER: -



FORCE MAIN PLAN VIEW



FORCE MAIN PROFILE VIEW

30% REVIEW SET



PRELIMINARY.
NOT FOR
CONSTRUCTION,
RECORDING,
RESPONSE, OR
IMPLEMENTATION

| NO. | REVISION |
|-----|----------|
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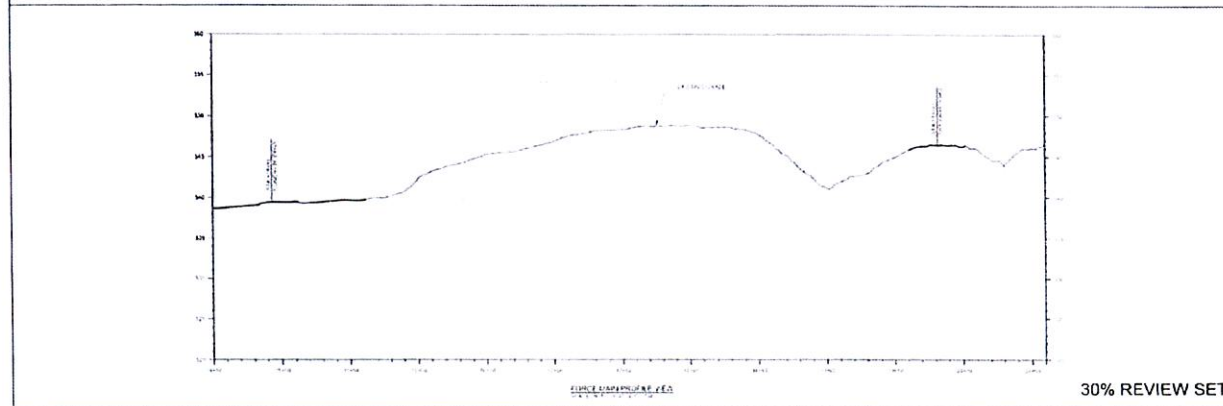
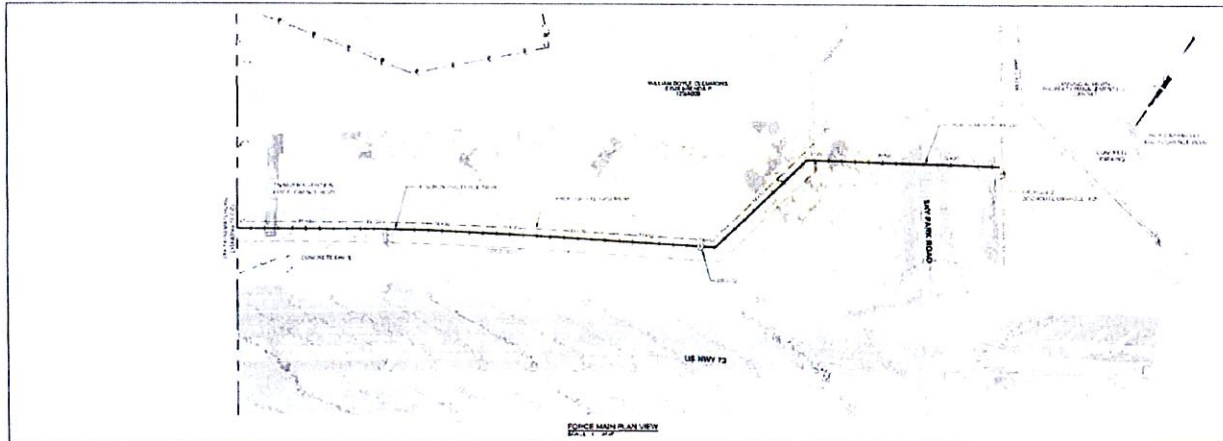
NASHVILLE CAPITAL GROUP
NASHVILLE, TENNESSEE
NASHVILLE METRO AIRPORT & FORCE MAIN

FORCE MAIN
PLAN & PROFILE

BOB P. PIRRIE
ARCHITECT

JOB NO. 100418
DATE: JULY 2014
DESIGNED BY: AEB
DRAWN BY: JPL

DWG. 10-048
SHEET
10/02/14



30% REVIEW SET



PRELIMINARY
NOT FOR
CONSTRUCTION,
RECORDING,
PURPOSES, OR
IMPLEMENTATION

| REVISION | DATE | BY | CHK |
|----------|------|----|-----|
| | | | |
| | | | |
| | | | |

NASHVILLE CAPITAL GROUP
MARINA MAR LIFT STATION & FORCE MAIN

FORCE MAIN
PLAN & PROFILE

SCALE: 2"=40'
AT FULL SCALE

JOB NO. NC-2412
DATE: JULY 2024
DESIGNED BY: REP
DRAWN BY: JFL

DWG: 15-C-03
SHEET NUMBER: -



Sewer Cost Sharing Fund Applicant Review

Applicant: Marina Mar Florence, LLC
Reviewed By: Tad Cole
Date: 9/30/2024

| Criteria | Finding |
|----------|---|
| A. | Meets criteria with restaurant being built |
| B. | Meets criteria with restaurant being built |
| C. | Fails to meet criteria |
| D. | Meets criteria based on EOS specifications |
| E. | Meets criteria based on developers comments |
| F. | Not applicable at this time |
| G. | Not applicable at this time |
| H. | Meets criteria |
| I. | Not applicable at this time |
| J. | Meets criteria |
| K. | Not applicable at this time |
| L. | Meets criteria |
| M. | Not applicable at this time |
| N. | Not applicable at this time |
| O. | Meets criteria |

Comments:

This project meets 8 of the 9 applicable criteria. The other is not applicable at this time.
Recommend this project for reimbursement.



OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT

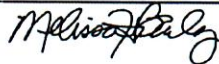
MEMORANDUM

Delivery: E-Mail Inner-Office Mail Hand Deliver

Date: October 1, 2024

To: Tad Cole, Manager, Gas and Water/Wastewater

Cc: Ben Smith, Assistant Director, Planning; Skylar Taylor, Associate Planner; Savannah Albright, Development Specialist

From: Melissa H. Bailey, Director 

Re: Sewer Cost Sharing Fund Application: Marina Mar Florence, LLC

The application for funding for Marina Mar Florence, LLC has been evaluated per the *Sewer Cost Sharing Fund Commercial Development Project Guidelines and Criteria*. Please find the following.

Evaluation Criteria

| Criteria | Finding |
|----------|--|
| a. | The project <i>meets</i> this criterion as a revenue-producing commercial development. |
| b. | Criterion is <i>not applicable</i> . |
| c. | The project <i>meets</i> the criterion as the developer is responsible for on-site infrastructure. |
| d. | More information is needed as design is only 30% complete. |
| e. | The project <i>does not</i> meet this criterion as it is not newly annexed. |
| f. | The project <i>meets</i> this criterion as the work described has yet to be performed. |
| g. | Criterion is <i>not applicable</i> at this time. |
| h. | Criterion is <i>not applicable</i> at this time. |
| i. | Criterion is <i>not applicable</i> at this time. |
| j. | The project <i>does not meet</i> the criterion as the estimated cost is more than \$250,000 |
| k. | Criterion does not apply to the Planning Department. |
| l. | The project currently is not under review by the City of Florence Planning Department although a zoning district change is required for commercial development. A subdivision approval is required for reconfiguration of existing parcel lines. |
| m. | Criterion is <i>not applicable</i> at this time. |
| n. | Not a reviewing criterion. |
| o. | Not a reviewing criterion. |

Points of Concern, or Interest

1. A more complete study is needed to determine precise location in relationship to the existing parcel layout and ROWs as plans are but 30% completed.
2. Permits from ALDOT and/or easements may be needed for the extension.

Conclusion

Evaluation of the application for Marina Mar Florence, LLC. under the criteria provided in the *Sewer Cost Sharing Fund Commercial Development Project Guidelines and Criteria* finds that the application meets 12 of the 15 benchmarks. Of particular note is benchmark (j.) and the point of interest noted above.