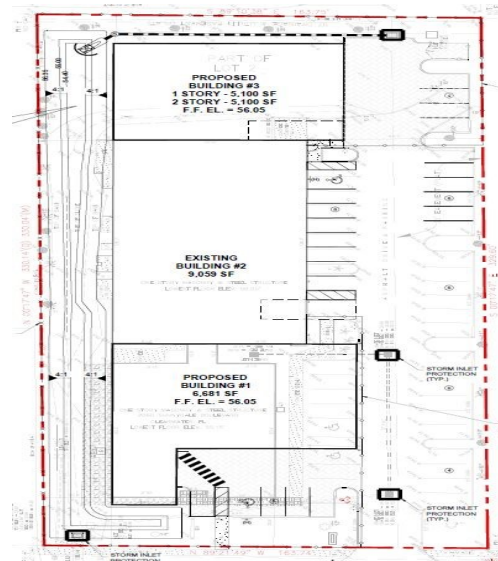


Development: Sunshine Properties
Organization: Sunshine Properties, LLP
(Dosatron & Diluted Solutions)
Address: 2090 Sunnydale Blvd, Clearwater
Type: Industrial Manufacturing
Total Square Footage: 11,755
Total Development Costs: \$2,261,600
Cost per SF: \$192.39
ESP Request: \$405,275
Per SF subsidy: \$34.48
ESP Criteria Score: 85



Summary: ESP application 45366, Sunshine Properties, intends to demolish one of the two existing buildings that is currently on the property they own, rebuild on the demolished footprint and add a two-story building on the back of the site. The site will increase by 11,755 net square feet and will be required to be brought up to current building standards. With the new additions, approximately 5 to 10 new jobs will be created. The expansion is needed to grow their R&D operations along with packaging and assembly.

The subject property just under 1.5 acres and currently has two industrial buildings that are the North and Central American headquarters for Dosatron and Diluted Solutions. The new buildings will provide the businesses new research and development space, and will double the size of their existing facility.

Sunshine Properties is requesting \$405,275 in assistance through the ESP program to assist in updating the entire site to current building and fire codes. This includes a retention pond, storm water pipes and inlets that require engineering, tree removal, and 89 linear feet of anchor wall. The existing parking lot needs to be removed and a permeable surface created, add crosswalks, signs and D curb added. Due to the fire truck turnaround space a fire sprinkler for the entire building with new fire alarm must be installed.

Target Industry Linkage: Dosatron is the original inventor of the water-powered dosing pump. Since 1974, Dosatron has grown to be the world leader in water-powered dosing technology and their products are in over 100 countries worldwide. Diluted Solutions provides products to increase efficiency in chemical delivery systems. Dosatron and Dilution Solutions are two actively growing companies. They have grown from 33 employees in 2016 to 47 employees in 2022, and continue to actively hire and recruit new employees in the Pinellas county area. They have been in business in Pinellas County since 1986, they have a wide range of employees including engineers, marketing and sales professionals, warehouse and assembly, customer service and accounting.

Development Team: The team for the project is Ranmar Development, a design/build general contractor that has served the Tampa Bay area since 1989. They have an extensive background in the development and redevelopment of industrial buildings.

Staff Recommendation: Funding approval. This project aligns with the overarching goals of the program to assist in developing new space for target industries. The project is located in an industrial area and within a Target Employment Center overlay. It provides space for the growth of a successful Pinellas manufacturer and will generate new job opportunities.