



## 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: Pinellas County

Government Federal Employer Identification Number: 59-60000800

### Contact Information:

Primary Contact Name: Mike Meidel

Title: Director, Pinellas County Economic Development

Mailing Address: 13805 58th Street North  
Clearwater, Florida 33760

Phone Number: 727-464-8114

Email: mmeidel@pinellascounty.org

### 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.

20th Avenue SE Reconstruction - Approximately .5 miles of industrial grade roadway reconstruction of 20th Avenue SE from Starkey Road to Lake Avenue including railroad.

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 roadway is central to 93 acres of immediately adjacent Industrial General (IG) land uses, and more than 700 acres of Targeted Employment Center (TEC) land uses within one mile. It is one of the most concentrated areas of IG properties in Pinellas County. The TEC land use is a new overlay for areas in Pinellas that are intended to accommodate future targeted industry employment. The designation allows for increased densities and intensities by targeted industries.

Within one mile of the road are approximately 630 businesses with 6,000 employees. A large number of targeted industry sectors are represented including advanced manufacturing, aviation and aerospace, information technology and business and financial services. There are 77 manufacturers alone, employing nearly 1,200 positions. The entire area is a Florida designated Brownfield Area, and infrastructure, environmental, and transportation challenges are present and threatening its economic development potential.

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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.

Within the first three years following the announcement of this grant award, job growth is expected at one of the largest industrial sites in the area by an out-of-state company within one of Florida's targeted industries (NAICS 327210 AND 551114). The private sector capital investment in construction and equipment alone is projected to be \$8.5 million, creating an economic impact of \$6.3 million. An estimated 60 employees are projected to be hired with average annual wages which are at least 100% of the Florida average wage, with the majority of positions in manufacturing. These earnings from these jobs will result in an economic impact of nearly \$4 million annually, and a total of 88 direct and indirect new jobs. Adding the estimated land and building cost, the private sector capital investment for this project alone will provide more than a 2 to 1 direct



**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.

From the Notice to Proceed (NTP) date (after funding is confirmed), 10 months

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

20th Avenue SE from Starkey Road to Lake Avenue

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?

Permits are required from the Southwest Florida Water Management District

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?

Please see responses to B & E above.

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 future land use of immediate 94 acres is Industrial General. The City of Largo does not utilize zoning designations. All proposed improvements conform to those uses.



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

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

Yes       No

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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.

While this specific project does not have a local match, the City of Largo has invested \$2.8 million expanding sewer service to this area.

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

Attachment A - Responses that did not fit in text box; Attachment B - Letters of support; Attachment C - Maps, Attachment D - Photos

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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	\$ 3,100,000		
Reconstruction	\$		
Design & Engineering	\$ 400,000		
Land Acquisition	\$		
Land Improvement	\$		
Other	\$ 1,500,000	Please Specify:	Three railroad crossings,
<b>Total Project Costs</b>	<b>\$ 5,000,000</b>		

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

City/County	\$		
Private Sources	\$		
Other (grants, etc.)	\$	Please Specify:	
<b>Total Other Funding</b>	<b>\$ 0</b>		
<b>Total Amount Requested</b>	<b>\$ 5,000,000</b>		

**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.**

There is no present existing funding. This request is for a 100% funding for design and construction of the project.

1. From the Notice to Proceed (NTP) date (after funding is confirmed), 10 months are needed to develop 30% plans, procure a design-build contractor and award the contract.
2. After the contract is awarded, then 25 months are needed to complete the design, obtain permits, coordinate with CSX and construct the project.

While the construction of the infrastructure project will take three years, it should



#### 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 by the Pinellas 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.

2017 remaining Board Meetings September 14, September 26, October 17,  
October 31, November 28, December 12.

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

Yes. Per F.S. 286.011.1 the County must provide reasonable public 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: Pinellas County

Name and Title of Authorized Representative: Janet C. Long, Chairperson

Representative Signature: \_\_\_\_\_

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

FLORIDA JOB GROWTH GRANT FUND  
PINELLAS COUNTY ECONOMIC DEVELOPMENT PROJECT: 20<sup>TH</sup> AVENUE SE RECONSTRUCTION

LIST OF ATTACHMENTS

- A. ATTACHMENT A - RESPONSES THAT DID NOT FIT IN TEXT BOX
- B. ATTACHMENT B - LETTERS OF SUPPORT
- C. ATTACHMENT C – MAPS
  - a. FUTURE LAND USE
  - b. WIDE VIEW AERIAL WITH PROJECT LOCATION
  - c. CLOSER VIEW AERIAL WITH PROJECT HIGHLIGHTED
- D. ATTACHMENT D – PHOTOS OF EXISTING ROADWAY

FLORIDA JOB GROWTH GRANT FUND  
PINELLAS COUNTY ECONOMIC DEVELOPMENT PROJECT: 20<sup>TH</sup> AVENUE SE RECONSTRUCTION

ATTACHMENT A - RESPONSES THAT DID NOT FIT IN TEXT BOX

**(PAGE 2) 1A. PROVIDE THE TITLE AND A DETAILED DESCRIPTION OF THE PUBLIC INFRASTRUCTURE IMPROVEMENTS.**

20th Avenue SE Reconstruction - Approximately .5 miles of industrial grade roadway reconstruction of 20th Avenue SE from Starkey Road to Lake Avenue, including railroad crossings and sewer and related utilities. The roadway is currently severely deteriorated hampering transportation access to a prime industrial area. It is closed at the west end disrupting and delaying commerce and distribution and delaying emergency response.

**(PAGE 2) 1E. 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 roadway is central to 93 acres of immediately adjacent Industrial General (IG) land uses, and more than 700 acres of Targeted Employment Center (TEC) land uses within one mile. It is one of the most concentrated areas of IG properties in Pinellas County. The TEC land use is a new overlay for areas in Pinellas that are intended to accommodate future targeted industry employment. The designation allows for increased densities and intensities by targeted industries.

Within one mile of the road are approximately 630 businesses with 6,000 employees. A large number of targeted industry sectors are represented including advanced manufacturing, aviation and aerospace, information technology and business and financial services. There are 77 manufacturers alone, employing nearly 1,200 positions. The entire area is a Florida designated Brownfield Area, and infrastructure, environmental, and transportation challenges are present and threatening its economic development potential.

The largest employer in the industrial area vacated its large facility on an 11-acre site partially due to site and infrastructure constraints and the vacant facility is available for sale. EFI, county and city staff have been working with clients to refill this critical site. The deteriorated roadway continues to hinder both that site and all the immediate and adjacent 94 acres of Industrial General properties. The area has a high redevelopment potential. It is under-utilized yet has numerous sites of 5 acres or more. It is located out of the flood zone and adjacent to Ulmerton Road, a major transportation facility. Largo has invested and brought sewer service to the rest of the sites in the area. The reintroduction of an industrial grade road with adequate utilities with safe CSX crossings will provide needed transportation, goods distribution, sewer systems and safe emergency response to this industrial area.

**(PAGE 3) 1F. PROVIDE A DETAILED DESCRIPTION OF, AND QUANTITATIVE EVIDENCE DEMONSTRATING, HOW THE PROPOSED PUBLIC INFRASTRUCTURE PROJECT WILL PROMOTE ECONOMIC ENHANCEMENT OF A TARGETED INDUSTRY:**

Within the first three years following the announcement of this grant award, job growth is expected at one of the largest industrial sites in the area by an out-of-state company within one of Florida's targeted

industries (NAICS 327210 AND 551114). The private sector capital investment in construction and equipment alone is projected to be \$8.5 million, creating an economic impact of \$6.3 million. An estimated 60 employees are projected to be hired with average annual wages which are at least 100% of the Florida average wage, with the majority of positions in manufacturing. These earnings from these jobs will result in an economic impact of nearly \$4 million annually, and a total of 88 direct and indirect new jobs. Adding the estimated land and building cost, the private sector capital investment for this project alone will provide more than a 2 to 1 direct private capital investment to support this grant application. That is in addition to the ongoing economic impact of the 60 targeted industry jobs that will be new to the State of Florida.

Another targeted industry manufacturer (NAICS 332999) impacted by the roadway has recently invested over \$1.6 million in high end manufacturing equipment, and is planning to double its business within the next five years. If it proceeds, the project would result in an increase of 20 to 30 new full-time jobs in manufacturing, administration and sales. The company, however, has regular ongoing issues with the transportation access and emergency response due to the faulty road and railroad crossings.

Another targeted industry company (NAICS 321214) impacted by the roadway is making plans to expand with a new production building of at least 5,000 square feet and additional administrative and warehouse space. The project would result in an increase of approximately 20 new full-time jobs including both high-wage design and administrative positions to assembly personnel with salaries ranging up to \$75,000.

The roadway improvement provides the opportunity for these three and other companies to move forward with their job creation plans with the assurance of adequate infrastructure to support their expansions. Additional opportunities for targeted economic development exist throughout this under-utilized area. Besides these recruitment and expansion projects, the economic impact of the roadway project also extends to retaining the existing employees, especially considering the City's recent loss of a major employer in the area. The future land use and zoning for the area warrants that it will be utilized for projects on the state's targeted industry list.

**(PAGE 4) 2B. PROVIDE THE PROPOSED COMMENCEMENT DATE AND NUMBER OF DAYS REQUIRED TO COMPLETE CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE PROJECT.**

From the Notice to Proceed (NTP) date (after funding is confirmed), 10 months are needed to develop 30% plans, procure a design-build contractor and award the contract. After the contract is awarded, then 25 months are needed to complete the design, obtain permits, coordinate with CSX and construct the project.

**(PAGE 4) 2E. WHAT PERMITS ARE NECESSARY FOR THE PUBIC INFRASTRUCTURE PROJECT?**

Permits are required from the Southwest Florida Water Management District (SWFWMD) and the CSX Railroad.

**(PAGE 6) 3A. PUBLIC INFRASTRUCTURE COSTS:**

Other Please Specify: Three railroad crossings, railroad signals, utility improvements & county staff time costs.

**(PAGE 6) 3C. PROVIDE A DETAILED BUDGET NARRATIVE, INCLUDING THE TIMING AND STEPS NECESSARY TO OBTAIN THE FUNDING AND ANY OTHER PERTINENT BUDGET-RELATED INFORMATION.**

There is no present existing funding. This request is for a 100% funding grant for design and construction of the project.

1. From the Notice to Proceed (NTP) date (after funding is confirmed), 10 months are needed to develop 30% plans, procure a design-build contractor and award the contract.
2. After the contract is awarded, then 25 months are needed to complete the design, obtain permits, coordinate with CSX and construct the project.

While the construction of the infrastructure project will take three years, it should be noted that the economic impact associated with the project will occur much sooner. Once the grant is awarded, Pinellas County, the City of Largo and the private sector businesses will be able to confirm and announce the job creation projects noted in this application.

**(PAGE 7) 4C. EVIDENCE THAT THE UNDERSIGNED HAS ALL NECESSARY AUTHORITY TO EXECUTE THIS PROPOSAL ON BEHALF OF THE GOVERNMENTAL ENTITY.**

Authority for the Chair of the Pinellas County Board of County Commissioners to execute this proposal is found in Pinellas County Charter Section 3.02.

FLORIDA JOB GROWTH GRANT FUND

PINELLAS COUNTY ECONOMIC DEVELOPMENT PROJECT: 20<sup>TH</sup> AVENUE SE RECONSTRUCTION

ATTACHMENT B - LETTERS OF SUPPORT

POST OFFICE BOX 296  
LARGO, FLORIDA  
33779-0296

# CITY *of* LARGO



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LARGO, FLORIDA EST. 1905

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MAYOR AND COMMISSION  
EMAIL: COMMISSION@LARGO.COM

PHONE: (727) 587-6702  
FAX: (727) 587-6797

August 1, 2017

The Honorable Rick Scott  
Office of the Governor  
State of Florida  
The Capitol  
400 S. Monroe Street  
Tallahassee, FL 32399-0001

RE: Support for Pinellas County's Florida Job Growth Grant Fund Application

Dear Governor Scott,

Pinellas County will be applying for the Florida Job Growth Grant to reconstruct 20<sup>th</sup> Avenue SE from Starkey Road to Lake Avenue. This letter is to support their application and ask that you consider granting the funds necessary to reconstruct this important roadway.

This roadway directly serves ten large industrial businesses and many more indirectly in the heart of Pinellas County. All of these businesses are primarily heavy manufacturing and a large percentage of them are Florida targeted industry sector businesses. Several of the businesses along the roadway have or are currently expanding their business operations and one of the sites is connected to a potential relocation of a new high-tech manufacturing organization.

Additionally, the City of Largo over the past four years has committed over \$2.8 million in infrastructure improvements to support the growth of the industries in this area. Based on our investments in the area, the growth of the existing businesses, and the addition of the new high-tech business located on and around the 20<sup>th</sup> Avenue SE corridor, this infrastructure project is a model project for the Florida Job Growth Grant.

Thank you for establishing this new grant opportunity for Florida businesses and I hope that you will fund this application being submitted by Pinellas County.

Sincerely,

Louis L. "Woody" Brown  
Mayor  
CITY OF LARGO



801 West Bay Drive, Suite 602  
Largo, Florida 33770

(727) 584-2321

Fax (727) 586-3112

[www.centralchamber.biz](http://www.centralchamber.biz)

[info@centralchamber.biz](mailto:info@centralchamber.biz)

July 25, 2017

Florida Department of Economic Opportunity  
Enterprise Florida, Inc.  
107 East Madison Street/Caldwell Building  
Tallahassee, FL 32399

Subject: Florida Job Growth Grant Application

Good morning,

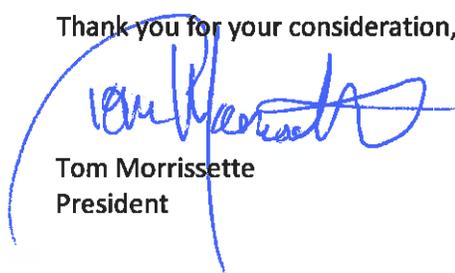
On behalf of the Central Pinellas Chamber of Commerce, please support Pinellas County Economic Development's application for a Florida Job Growth Grant for infrastructure improvements to a transitioning economic corridor.

This grant will allow for the reconstruction of the severely deteriorated 20<sup>th</sup> Avenue SE serving unincorporated Pinellas County and the City of Largo. It is on one of the largest concentrated areas of industrial and employment based land uses in the area. Its employers represent several advanced and targeted industries that would benefit greatly from this project.

Our Chamber represents some 500 businesses and is very active in economic redevelopment. We have seen business growth languish along the 20<sup>th</sup> Avenue corridor due in large part to infrastructure issues preventing employers from being able to expand. The road is severely deteriorated and is closed at one end which inhibits customers and impacts goods distribution.

The County and City have already made many notable improvements including sewer services to most of the area, designating it as Brownfield, and creating a new overlay district to allow for increased development potential. However, the deteriorated roadway continues to impact revitalization efforts. This grant will greatly assist in moving those efforts forward.

Thank you for your consideration,

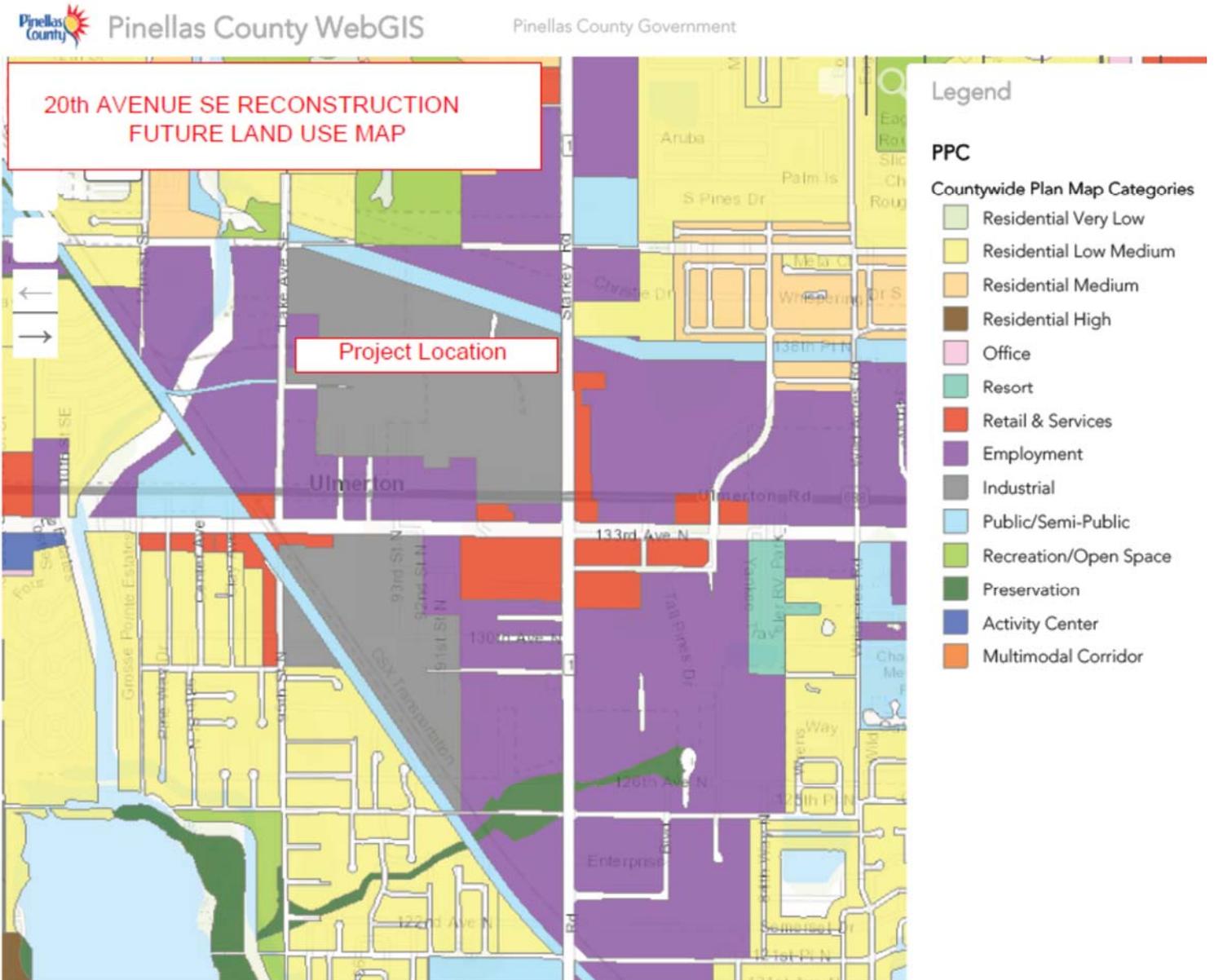


Tom Morrissette  
President

FLORIDA JOB GROWTH GRANT FUND  
PINELLAS COUNTY ECONOMIC DEVELOPMENT PROJECT: 20<sup>TH</sup> AVENUE SE RECONSTRUCTION

ATTACHMENT C – MAPS

- a. FUTURE LAND USE
- b. WIDE VIEW AERIAL WITH PROJECT LOCATION
- c. CLOSE VIEW AERIAL WITH PROJECT HIGHLIGHTED





FLORIDA JOB GROWTH GRANT FUND  
PINELLAS COUNTY ECONOMIC DEVELOPMENT PROJECT: 20<sup>TH</sup> AVENUE SE RECONSTRUCTION

ATTACHMENT D – PHOTOS OF EXISTING ROADWAY

