

Development: Florida Seating Expansion

Organization: Florida Seating, Inc.

Address: 6120 Mears Court, Unincorporated Largo

Type: Industrial Manufacturing

Total Square Footage: 18,387

Total Development Costs: \$2,213,269

Cost per SF: \$120.37

ESP Request: \$606,940

Per SF subsidy: \$33.00

ESP Criteria Score: 77.5



Summary: ESP application 45302, Florida Seating, is an expansion to an existing manufacturing campus located in the Unincorporated area of Largo, with the addition of a new 18,387 square foot pre-engineered structure along with the necessary stormwater improvements needed to meet Pinellas County Stormwater requirements.

The subject property is part of a 6.9 acre industrial campus owned by Florida Seating that has buildings dating back to the early 1980's and late 1990's. The application is focused on the 3.55 acre site that currently has 72,184 square feet in structures and they are proposing to construct an additional 18,387 square feet. The existing site plan does not accommodate for onsite stormwater since it was not required when the original structures were built. The applicant will be required to bring the entire site up to county standards and they are requesting financial assistance on this along with assistance to underwrite demolition and required sidewalks for the project. The added costs to bring the site up to current county standards is \$606,940. These costs would make the project unfeasible for the ownership to construct the addition in order to expand operations. If provided ESP funding, the applicant will commence construction of the project within the year.

Target Industry Linkage: Florida Seating is woman-owned and operated since 2005 and is a leading supplier of commercial hospitality, restaurant and healthcare furniture. The manufacturer supplies furniture to a global market and works with award winning designers all over the world while striving to meet the highest standards and quality to the industries they serve. The expansion will allow Florida Seating to increase capabilities, streamline current operations and provide new manufacturing space to meet current and future trends in contract seating. The expansion will take the manufacturer from 49 employees to 59 after completion.

Development Team: PJ Callaghan Construction will be the General Contractor in charge of the project as well as the designer of the new structure. They have an extensive background in the development and redevelopment of industrial buildings throughout Pinellas County.

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 on an industrial parcel. It provides space for the growth of a successful Pinellas County manufacturer and will generate new job opportunities.