## 2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal St. Pete-Clearwater International Airport (PIE) Additional Responses

## 1. Program Requirements:

A. The parcel is within Pinellas County's Comprehensive Plan, which identifies the parcel's Future Land Use (FLU) category as Employment (E, 116.5 acres) and the southernmost tip of the parcel has a FLU of General Commercial (CG, 7.4 acres).

This parcel has both aeronautical uses and non-aeronautical uses. The approximate delineation between the aviation uses (80.1 +/- acres) and non-aviation uses (45.4 +/- acres) are well-defined within the 2019 Airport Master Plan.

The last use of the Airco property was for a municipal golf course that closed after almost 50 years of operation after opening in 1962. The raw land that exists needs to be developed for its highest and best use. No development has occurred on the parcel since the golf course closed in 2011.

The Airco property is the largest remaining undeveloped parcel in Pinellas County. It has gone through a few development analyses in 2008, 2011 and 2016. In 2016, the Airco parcel was evaluated under the Duke Energy Site Readiness Program as a high-quality industrial site. While some utilities like electric, water, national gas, and telecom were evaluated for extendibility, and wastewater evaluations revealed a potential need for a new lift station. Other challenges identified include the entire site is within the 100-year flood zone, road access is not optimal for truck traffic, much of the site is under a height restriction, the property is only available for lease, and FAA coordination is required.

However, despite the challenges outlined for this site, Airco has attracted many developers and potential Lessees because of its location on Airport property and its proximity to interstates and important highways and arterial roads.

Airco's raw land needs extensive infrastructure such as electric, water, sewer, natural gas, telecom, wastewater, and fill dirt. Though some of the infrastructure may be provided by Pinellas County Utilities, the City of Largo, and Duke Energy, Pinellas County needs additional funding to make the property conducive to developers.

G. FDOT currently is in partnership with Pinellas County and the Federal Highway Administration building the Gateway Express, a limited access connector system to tie together US19, I-275 and other arterial roadways.

Currently, PIE is working with its partner at the Federal Aviation Administration (FAA) to provide a new taxiway and reconstruction of an existing taxiway to provide connectivity from PIE's airfield to the Airco site. Currently, the Airco site abuts PIE's airfield, but has no ability to use the airfield. Design is going to begin on this project in early 2022. Construction should begin in 2023 and be completed in 2024.

The current plan would accommodate 354,000 square feet of aviation related buildings over 49.1 acres at the site. Based on estimates from aviation companies, the average ratio of building area per worker is between 400 and 450 square feet. This impact analysis uses high, median, and low estimates for the ratio of total aviation space and the number of jobs that could be located at the site. Under these scenarios, the Airco aviation acreage could directly support between 787 and 885 jobs at full development. This analysis was completed for both Pinellas County and for the Tampa-St. Petersburg-Clearwater MSA. Estimates based on these high and low job figures were then run through IMPLAN using IMPLAN's code 408 for air transportation.

Tampa-St Petersburg-Clearwater MSA				Pinellas County					
Jobs	Low	Median	High	Jobs	Low	Median	High		
Direct	787	836	885	Direct	787	836	885		
Indirect	734	776	825	Indirect	704	748	792		
Induced	719	764	808	Induced	572	608	643		
Total	2234	2379	2519	Total	2063	2192	2321		

Income per job is a measure of the quality of jobs created by the project and this project would create jobs that are above Pinellas County's and the Tampa Bay MSA's prevailing wages.

Income/Job									
Tampa-S	t Petersburg-		Pinellas County						
Cleary	vater MSA								
Direct	\$75,270.83		Direct	\$61,837.95					
Indirect	\$57,038.40		Indirect	\$52,768.50					
Induced	\$44,548.36		Induced	\$42,239.55					
Total	\$59,435.73		Total	\$53,308.14					

Monetary figures for the MSA and Pinellas county, found in the IMPLAN appendix, also are projected to experience healthy gains because of the new aviation jobs on the Airco site. The dollar impacts are massive for Pinellas County and Tampa Bay. Recent estimates from Emsi suggest that Pinellas County has a Gross Regional Product (GRP) of \$50.3 billion and that the MSA's GRP is \$158.3 billion. Using IMPLAN's value added field as an analogue finds GRP would increase by approximately \$217 million (0.43%) in the county and that the MSA's GRP would increase by \$255 million (0.16%). Coming from a single project, these are huge impacts across a region containing nearly 3 million people.

Beyond the aviation-related development, the rest of the Airco site will be focused on new office and industrial space for targeted industry development. The Duke Energy site plan estimated 863,900 square feet of additional space that could be constructed. The space would include 199,000 square feet devoted to office uses, 264,900 square feet for light industrial or flex space, and 400,000 square feet for manufacturing. Manufacturing, industrial, and flex space within the Airco development could potentially be used for aviation and aerospace related uses as Pinellas County is already one of the leading counties in Florida for aviation, aerospace, and defense manufacturing. Companies such as Honeywell, Raytheon, and Lockheed Martin have major long-standing facilities in the county and others such as L3Harris, SS White, and GE Aviation are also located in Pinellas. Pinellas' other target industries include advanced manufacturing, information technology, business and financial services, life science and medical technologies. These are all also Enterprise Florida's targets.

Using very conservative estimates, the number of jobs potentially located in the non-aeronautical acreage are considerable. At approximately 250 sq.ft./job, the 199,000 square feet of office space could support roughly 796 employees. Many developers in Pinellas are now looking at 100 to 150 sq.ft. of office space per employee, so these numbers could easily increase substantially. Assuming the light industrial or flex space and manufacturing space each require 500 square feet per employee, those combined uses could accommodate another 1,330 jobs. Together, these components could support, at minimum, over 2,000 jobs directly and this number could climb substantially to more than 3,000 direct jobs.

The Airco site may also be used for retail and hotel space. The site plan would be able to fit an additional 19,000 square feet of retail on the site along with a 100-room hotel. Although these are not target industries, the additional retail and hotel space would provide more amenities to the employers at Airco.

## **IMPLAN Output Appendix**

Tampa-St Petersburg-Clearwater MSA					Pinellas County				
Labor	Low	Median	High	Labor	High				
Income				Income					

Direct	\$59,213,305	\$62,913,995	\$66,614,685	Direct	\$48,646,061	\$51,686,324	\$54,726,586
Indirect	\$41,849,071	\$44,464,539	\$47,080,006	Indirect	\$37,170,657	\$39,493,735	\$41,816,812
Induced	\$32,012,451	\$34,013,153	\$36,013,855	Induced	\$24,156,378	\$25,666,094	\$27,175,810
Total	\$133,074,827	\$141,391,687	\$149,708,546	Total	\$109,973,096	\$116,846,152	\$123,719,208

Tampa-St Petersburg-Clearwater MSA					Pinellas County				
Value Added	Low	Median	High		Value Added	Low	Median	High	
Direct	\$131,734,497	\$139,967,590	\$148,200,682		Direct	\$113,651,906	\$120,754,879	\$127,857,852	
Indirect	\$65,347,934	\$69,432,024	\$73,516,114		Indirect	\$58,583,530	\$62,244,861	\$65,906,192	
Induced	\$58,216,118	\$61,854,487	\$65,492,855		Induced	\$44,723,927	\$47,519,066	\$50,314,204	
Total	\$255,298,549	\$271,254,100	\$287,209,651		Total	\$216,959,363	\$230,518,806	\$244,078,248	

Tampa-St Petersburg-Clearwater MSA					Pinellas County				
Output	Low	Median	High		Output	Low	Median	High	
Direct	\$294,634,408	\$313,048,356	\$331,462,304		Direct	\$276,475,482	\$293,754,541	\$311,033,599	
Indirect	\$115,183,922	\$122,382,643	\$129,581,363		Indirect	\$104,156,408	\$110,665,936	\$117,175,463	
Induced	\$99,157,782	\$105,354,907	\$111,552,032		Induced	\$76,514,417	\$81,296,386	\$86,078,354	
Total	\$508,976,112	\$540,785,906	\$572,595,699		Total	\$457,146,307	\$485,716,862	\$514,287,416	

## 2. Additional Information:

D. Primary uses for the Employment FLU include Research/Development-Light, Research/Development-Heavy, Manufacturing Medium, Manufacturing-Light, Wholesale/Distribution, and Storage/Warehouse. Secondary uses include Office; Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Transient Accommodations within Permanent Structures; Marina Facilities; Institutional; Transportation/Utility. Primary uses for the Commercial General FLU include Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Transient Accommodation; Manufacturing-Light; Research and Development-Light; Wholesale/ Distribution; Storage/Warehouse; Residential. Secondary uses include Commercial Recreation; Manufacturing-Medium; Residential Equivalent; Institutional; Transportation/Utility; Accessory Residential Dwellings.

The Airport Zoning chapter from Pinellas County Municipal Code is found at: <a href="https://library.municode.com/fl/pinellas\_county/codes/code\_of\_ordinances?nodeld="https://library.municode.com/fl/pinellas\_county/codes/code\_of\_ordinances?nodeld="https://library.municode.com/fl/pinellas\_county/codes/code\_of\_ordinances?nodeld="https://library.municode.com/fl/pinellas\_county/codes/code\_of\_ordinances?nodeld="https://library.municode.com/fl/pinellas\_county/codes/code\_of\_ordinances?nodeld="https://library.municode.com/fl/pinellas\_county/codes/code\_of\_ordinances?nodeld="https://library.municode.com/fl/pinellas\_county/codes/code\_of\_ordinances?nodeld="https://library.municode.com/fl/pinellas\_county/codes/code\_of\_ordinances?nodeld="https://library.municode.com/fl/pinellas\_county/codes/code\_of\_ordinances?nodeld="https://library.municode.com/fl/pinellas\_county/codes/code\_of\_ordinances?nodeld="https://library.municode.com/fl/pinellas\_county/codes/code\_of\_ordinances?nodeld="https://library.municode.com/fl/pinellas\_county/codes/code\_of\_ordinances?nodeld="https://library.municode.com/fl/pinellas\_county/codes/code\_of\_ordinances?nodeld="https://library.municode.com/fl/pinellas\_county/codes/code\_of\_ordinances?nodeld="https://library.municode.com/fl/pinellas\_county/codes/code\_of\_ordinances?nodeld="https://library.municode.com/fl/pinellas\_county/codes/code\_of\_ordinances?nodeld="https://library.municode.com/fl/pinellas\_county/codes/code."https://library.municode.com/fl/pinellas\_county/codes/code.docade.

All improvements will conform to the uses described above.

Aeronautical development of this site is depicted on the current Airport Layout Plan, as well as the Airport Master Plan and Pinellas County's Comprehensive Plan. Taxiway connectivity to this site will enable PIE to support aviation-related development and increase aeronautical revenues to PIE that strengthen PIE's ability to remain financially self-sustaining. The appraised fair market value of the entire site is \$1,532,000. PIE's current operational revenues are projected to grow by 11% when the site is completely leased.

The Employment portion of the parcel is zoned as E-1 (Employment 1). The E-1 district is intended for Research & Development (R&D), and low intensity industrial and manufacturing activities by limiting certain uses, limiting intensities, and imposing standards to ensure compatibility with nearby residential and commercial districts. Office uses are also permitted in E-1 districts.

The Commercial General portion of the parcel is zoned C-2 (General Retail and Commercial). The C-2 district is intended for commercial goods and services, employment, and office.