



## 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: Seminole County Board of County Commissioners

Government Federal Employer Identification Number: ██████████

#### Contact Information:

Primary Contact Name: George Woodring

Title: Grant Administrator

Mailing Address: 1101 East First Street  
Sanford, FL 32771-1468

Phone Number: (407) 665-7168

Email: gwoodring@seminolecountyfl.gov

### **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.

Oxford Road Extension

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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.

Area Overview:      (see next pages for complete narrative)

Fern Park is a suburban community in Seminole County nestled in the corner of two major highways - US 17-92 & SR 436. It is ideally located for mixed-use development that will generate jobs and economic development opportunities. The Oxford Road Streetscape (Oxford Place) project will increase driving access from the 17-92 Flyover Bridge and improve walkability in the area. The planning and engineering requirements of this project are advanced, construction is able to begin within a short turnaround period. (Plans attached)

Current Conditions:

The character of the Fern Park section of Oxford Road is aged and chaotic. Vacant storefronts and area disuse from stifled access has reduced initiative in private investment. The area boasts a multitude of multi-economic neighborhoods. Proximity to educational institutions from elementary to college promotes diverse age ranges and residential attraction through varying phases of life. Access to large retail stores, the

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### **Current Conditions:**

The character of the Fern Park section of Oxford Road is aged and chaotic. Vacant storefronts and area disuse from stifled access has reduced initiative in private investment. The area boasts a multitude of multi-economic neighborhoods. Proximity to educational institutions from elementary to college promotes diverse age ranges and residential attraction through varying phases of life. Access to large retail stores, the public library and mass transit make Fern Park a prime location for infrastructural upgrades. Design elements in the Oxford Place project will address existing conditions to make the area attractive, functional, and allow for mixed use development.

### **Area Demographics:**

- <https://www.census.gov/quickfacts/fact/table/fernparkcdpflorida/PST045216>
- [https://www.trulia.com/real\\_estate/Fern\\_Park-Florida/community-info/](https://www.trulia.com/real_estate/Fern_Park-Florida/community-info/)
- <http://www.areavibes.com/fern+park-fl/demographics/>
- Average Annual Daily Traffic Use: 50,500
- The Fern Park 2015 Average Property Value is \$166,394. Nearby cities, Winter Park and Maitland which have experienced similar redevelopment projects, have average property values in the \$350,000 range.
- Proximity to Higher Education
  - University of Central Florida – Appx 11.5 mi.
  - Full Sail – 5 appx mi.
  - Student Demographics (Attached)
- Proximity to Mass transit
  - Altamonte- 1.14 mi.
  - Maitland- 1.95 mi.
  - Longwood- 3.19 mi.
  - Winter Park – 4 mi.

### **Background:**

In 2015 FDOT improved previously F-rated intersections by creating the 17-92 Flyover Bridge. The bridge improved drivability around the State Road 436 and US 17-92 intersection, reducing major traffic clogs. Businesses located on 17-92 and Oxford Road became isolated within the access points of the Flyover, as motorists no longer had direct access to business driveways. The proposed improvements set forth in the Oxford Place project extend Fern Park Boulevard creating an access point to the properties located between the flyover endpoints, acting as a final to the Flyover Bridge project and restoring access to the businesses for the 50,500 people who pass this area daily. This area currently contains major anchor stores including a Lowes, Sam's Club, and the Orlando Live Events Center.

### **Oxford Road Redevelopment Plan:**

In 2006 Seminole County created "Target Zones" which allow greater height limits and increase the development potential of certain properties. The Oxford Road Streetscape encompasses Target Zones B and C, creating an effort to attract business development and upgrade design standards in the area.

The current Future Land Use for the property is Mixed Development (MXD) that allows density up to 30 dwelling units/acre (DU/AC), and a floor are ratio (FAR) of 0.60. The plan allows up to 1,050 DUs or 914,760 square feet of additional commercial space adjacent to the Orlando Live Events Center. Private investors have expressed interest in taking these units on should the Oxford Place project come to fruition.

Area beautification proposed in the plan include retention ponds with decorative bridges and bicycle access. The increased availability of foot traffic is serves as an attraction for business as much of the modern workforce appreciates walkability.

The features of the Oxford Place project are in accordance with the Oxford Road Redevelopment Plan and include, but are not limited to:

- Availability for additional residences, shops, workplaces, civic buildings or places of worship to be located within close proximity.
- Improvement of streets to serve the pedestrian, cyclist, and automobile needs equitably.
- Facilitate access to existing businesses and fortify attraction for new business.
- Minimizing traffic congestion.

- Integrating age and economic classes and forming bonds of authentic community by promoting access to a full range of housing types, workplaces, and educational institutions.
- Increasing use and practicality of existing public transit opportunities.
- Storm water mitigation integrated with beautification.

### **Job Growth Potential:**

Every dollar spent on redevelopment — in one way or another — is put back into the community. Buying nails from the local hardware store stimulate business on a level that is magnified exponentially. The needs of a redevelopment project create a demand for local business, and that demand translates into jobs. Construction of the Oxford Road Streetscape is anticipated to create at least 50 jobs.

Improved access and potential development targeted in the area will profoundly impact growth in the area. Improvements set forth in the plan make the following possible:

- Lessen deterrents to private reinvestment.
- Alleviate impacts to businesses by the 17-92 Flyover Bridge.
- Revitalize storefront access.
- Address infrastructure deficiencies.

Similar improvements have occurred nearby with the Lee Road extension project in Winter Park, Florida. Improvements in the area have given way to the Ravadauge Plaza, and Winter Park Square driving revenue with new restaurants, retail and office space. Beautification and reduced traffic make the area more appealing for local businesses. The new amenities led to an increase in property values. Impacts to the redevelopment in this area are still in progress and reflect positive growth.

Oxford Road has the added benefit of existing anchor stores and myriad transportation opportunities. Mixed use designations combined with proximity to universities make the location attractive to business incubation, and other workspaces. Business trends today promote accessibility to retail and dining options near the workplace as the current workforce demonstrates a predilection to walkability. The increased accessibility will make existing vacancies more marketable as revenue potential is gained. Local universities produce businesses opportunities in qualified targeted industries which may benefit from existing vacancies or new spaces in order to start operating locally. Oxford Place can transform the area from one of stifled growth to a prosperous and beautiful attraction. Visitors and locals can access the area via SunRail, Lynx, bicycle, on foot, or automobile to spend the day running errands as diverse as medical appointments, shopping, and dining boosting revenue in Seminole County.



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.

The University of Central Florida is a leader in applied research in the following Qualified Targeted Industries: Cyber Security and Privacy, Energy Conversion and Propulsion, Genomics and Bioinformatics, Prosthetic Interfaces and Renewable Energy Systems. With over \$145.8 million in research funding, UCF's research has resulted in over 34 licenses and options and 925 patents. Oxford Road's proximity to UCF makes it the ideal location for start-ups and spin offs from these targeted industries.

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**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.

This project would commence four months after grant contract execution.

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

SR 17/92

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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?

FDOT, FDEP, SJRWMD

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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?

The FDEP and SJRWMD permits are developed as part of the design process and so are underway. The FDOT permit will be applied for at grant approval and will take 60 days.

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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 current Future Land Use designation is Mixed Development and the zoning is Retail Commercial. Current proposed redevelopment conforms with these designations.

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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

This project would commence to construction four months after grant execution. This four month time period will allow for receiving the FDOT permit and contractor procurement +

J. Does this project have a local match amount?

Yes  No

If yes, please describe the entity providing the match and the amount.

\$1,000,000 in planning and design already expended on this project.

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

Please find attached a conceptual design of the project. 90% construction drawings are available upon request.

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I. Is the project ready to commence upon grant fund approval and contract execution?

This project would commence to construction four months after grant execution. This four month time period will allow for receiving the FDOT permit and contractor procurement.



### 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               | \$ 15,000,000          |                 |       |
| Reconstruction             | \$ 0                   |                 |       |
| Design & Engineering       | \$ \$1,000,000         |                 |       |
| Land Acquisition           | \$ \$1,000,000         |                 |       |
| Land Improvement           | \$ 0                   |                 |       |
| Other                      | \$ 0                   | Please Specify: | _____ |
| <b>Total Project Costs</b> | <b>\$ \$17,000,000</b> |                 |       |

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

|                            |                       |                 |       |
|----------------------------|-----------------------|-----------------|-------|
| City/County                | \$ \$1,000,000        |                 |       |
| Private Sources            | \$ 0                  |                 |       |
| Other (grants, etc.)       | \$ 0                  | Please Specify: | _____ |
| <b>Total Other Funding</b> | <b>\$ \$1,000,000</b> |                 |       |

**Total Amount Requested**      \$ 16,000,000

**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.**

This project will be executed through one construction contract that will commence four months after grant approval. The construction interval will be two years and will include road, sidewalk and bike path construction, stormwater and landscaping improvements.

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#### 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)?

Execution of grant agreement by the Seminole County Board of County Commissioners. Board approved submission of grant on 10/10/17 meeting (see attached agenda item).

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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.

The Seminole County Board of County Commissioners meetings on the 2nd and 4th Tuesday of each month.

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

Yes, with 72 hours 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: Seminole County Board of County Commissioners

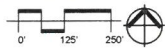
Name and Title of Authorized Representative: Nicole Guillet, County Manager

Representative Signature: 

Signature Date: 11/22/17



**OVERALL OXFORD PLACE PLAN**





**SEMINOLE COUNTY GOVERNMENT**

COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA  
32771-1468

**2017 - 0336**

**Agenda Memorandum**

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**Title:**

Approve to submit a grant application to the Florida Department of Economic Opportunity requesting \$17,000,000 through the Florida Job Growth Infrastructure Grant Fund for construction of Oxford Place road project. District 4 - Henley (Tim Jecks) Requesting Department/Division: Administration/Economic Development

**Authorized By:**

Edward Bass

**Contact/Phone Number:**

George Woodring/407-665-7168

**Background:**

The Florida Job Growth Grant Fund will be used for construction of Fern Park Boulevard Extension and New Oxford Road to improve business access for Oxford Place. This construction creates a mixed-use area for business and provides improved traffic flow from the 17-92 flyover. The project will increase access to area businesses meeting the objective of the Grant to improve on infrastructure and creating jobs for Seminole County. This area was previously targeted for improvement by the 17-92 CRA and the Oxford Road Redevelopment plan of 2012.

The grant does not require any County matching funds. However, the Oxford Road project has already expended around \$1,000,000 in planning and development through the County Capital Improvement Projects.

**Staff Recommendation:**

Staff recommends Board approval to submit a grant application to the Florida Department of Economic Opportunity requesting \$17,000,000 through the Florida Job Growth Infrastructure Grant Fund for construction of Oxford Place road project.

**ATTACHMENTS:**

Description

- Florida Job Growth Grant Fund Announcement

**CLERK & COMPTROLLER'S NOTES**  
for BCC MEETING  
October 10, 2017

**COUNTY MANAGER'S CONSENT AGENDA**

The following were approved:

**County Manager's Office**

**Business Office**

1. Authorize the County Manager to implement the proposed policy for the granting of Administrative Leave to employees who are not eligible for overtime pay for their service associated with Hurricane Irma. (2017-0349)

**Economic Development**

2. Approve and authorize the Chairman to execute a pledge commitment to the Foundation for Seminole State College of Florida, Inc. in the amount of \$150,000 for services provided through the Seminole State College Small Business Development Center located at the Port of Sanford. (2017-0334)

**Community Services**

**Business Office**

3. Approve and authorize the Chairman to execute the Florida Department of Health in Seminole County Integrated System of Care Agreement for Fiscal Year 2017-2018 in the amount not to exceed \$75,000 to help implement a mobile health unit to extend services to impoverished communities in Seminole County. (2017-0271)
4. Approve and authorize the Chairman to execute The Health Council of East Central Florida Medical System of Care Agreement in the amount of \$120,000 which provides outpatient medical health treatment services to uninsured and underinsured residents of Seminole County for either free or at a reduced-cost basis. (2017-0267)
5. Approve and authorize the Chairman to execute a renewal agreement with the Homeless Services Network of Central Florida for Emergency Solutions Grant (ESG) Funds in the amount of \$104,016 to be used for Rapid Re-Housing for homeless households in Seminole County. (2017-0342)
6. Approve and authorize the Chairman to execute the Aspire Health Partners Homelessness Outreach Partnership Effort Agreement in the amount of \$88,475 to provide outreach, engagement, assessment, and housing stabilization case management services for the Seminole County Homeless population. (2017-0347)
7. Approve and authorize the Chairman to execute the Aspire Health Partners, Inc. Transportation Program Agreement in the amount of \$25,000 to help transport uninsured Seminole County residents for mental health services. (2017-0269)

**Community Assistance**

8. Approve the recommended funding allocations to Catholic Charities, Christian Sharing Center, Early Learning Coalition, Impower, CFFHC/True Health, Kids House, Meals on Wheels, Recovery House, Safehouse, Boys & Girls Clubs, Inspire of Central Florida, Midway Safe Harbor, SC Bar Association Legal Aid Society, and Seniors First for Community Services Agency (CSA) Partnership Grant funds in the amount of \$840,150 for Fiscal Year 2017-2018; and authorize the Chairman to execute the CSA Agreements upon agency execution. (2017-0146)

9. Approve and authorize the Chairman to execute the State Housing Initiatives Partnership (SHIP) Program Agreement between Seminole County and University of Florida Board of Trustees (Subrecipient) to provide housing counseling for first-time homebuyers and renters in the amount of \$63,357. (2017-0156)
10. Approve and accept the Neighborhood Stabilization Program Snapshot/Report pursuant to Seminole County Resolution #2013-R-61. (2017-0332)
11. Approve and authorize the Chairman to execute the Local Government Verification of Contribution - Loan Form to provide for the local contribution in support of an application to the State of Florida for State Apartment Incentive Loan (SAIL) funds for the development of 67 affordable housing units in Seminole County. The development of affordable rental housing is an identified strategy in Seminole County's Local Housing Assistance Plan (LHAP) for 2016-2019 and the contribution of these funds is consistent with the LHAP. (2017-0335)

**Public Works**

**Engineering Division**

12. Approve and authorize the Chairman to execute the Seminole County/MetroPlan Orlando (Urban Area Metropolitan Planning Organization Fiscal Year 2017-2018) Funding Agreement in the amount of \$173,986. (2017-0337)

**Resource Management**

**Grants Administration**

13. Approve submission of a grant application to the Florida Department of Economic Opportunity requesting \$17,000,000 through the Florida Job Growth Infrastructure Grant Fund for construction of Oxford Place road project. (2017-0336)
14. Approve and authorize the Chairman to execute the Federally-Funded Subaward and Grant Agreement with the State of Florida, Division of Emergency Management, in acceptance of \$161,719 for WebEOC software and training; and appropriate Resolution #2017-R-161 implementing the Budget Amendment Request (BAR) #18-001 through the Public Safety Grants Fund in the amount of \$161,719 to establish funding. (2017-0315)
15. Approve and authorize the Chairman to execute the Federally Funded Subaward and Grant Agreement with the State of Florida, Division of Emergency Management, in acceptance of \$41,502 through the State Homeland Security Grant Program to assist with the purchase of hazardous materials detection equipment (Fire); and appropriate Resolution #2017-R-162 implementing the Budget Amendment Request (BAR) #18-002 through the Public Safety Grants (Federal) Fund in the amount of \$41,502 to recognize grant funding and establish budget. (2017-0324)
16. Approve and accept a Grant Agreement with the United States Department of Justice in acceptance of \$398,228 over a three-year period to provide enhancement to the Adult Drug Court program; execute appropriate Resolution #2017-R-163 implementing Budget Amendment Request (BAR) #18-003 through the Adult Drug Court Fund in the amount



of \$398,228 to establish funding; authorize the County Manager to execute all subrecipient agreements associated with this Grant Agreement; and approve the addition of one FTE personnel that will be grant-funded through this Agreement. (2017-0346)

**Purchasing & Contracts Division**

17. Approve Work Order #1, Grace Lake and Myrtle Lake Watershed Management Model Update and Flood Reduction Alternative Development, under PS-0121-15/RTB, Subdivision Rehabilitation Program Consultant Services Agreement, with Singhofen & Associates, Inc. of Orlando, in the amount of \$156,999.25; and authorize the Purchasing & Contracts Division to execute the Work Order. (2017-0339)
18. **Pulled from the Agenda** request to award CC-1496-17/TAD Lake Monroe Master Pump Station Relocation in the amount of \$821,740 to Danus Utilities, Inc. of New Smyrna Beach; and authorize the Purchasing & Contracts Division to execute the Agreement. (2017-0338)

**CONSTITUTIONAL OFFICERS' CONSENT AGENDA**

The following were approved:

**Clerk & Comptroller's Office**

19. Approve Expenditure Approval Lists dated September 13 and 19, 2017; and Payroll Approval Lists dated September 2 and 21, 2017; and the BCC Official Minutes dated August 22, 2017. (2017-0344)

**Sheriff's Office**

20. Approve the expenditure of \$50,000 from the Law Enforcement Trust Fund to provide for a contribution to the Kids House of Seminole, Inc. (2017-0350)