

2019-2020 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. If additional space is needed, attach a word document with your entire answer.

Governmental Entity Information

Name of Governmental Entity: City of St. Pete Beach

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

Primary Contact Name: Alex Rey

Title: City Manager

Mailing Address: 155 Corey Avenue

St. Pete Beach, FL 33706

Phone Number: 727-363-9250

Email: arey@stpetebeach.org

Secondary Contact Name: Vincent Tenaglia

Title: Assistant City Manager

Phone Number: 727-363-9250

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 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:

(If additional space is needed, attach a word document with your entire answer.)

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

- A.** Provide a detailed description of the public infrastructure improvements.

Please see attached.

- B.** Provide location of public infrastructure, including physical address and county of project.

Please see attached.

- C.** Is this infrastructure currently owned by the public?

Yes

No

If no, is there a current option to purchase or right of way provided to the County?

- D.** Provide current property owner.

City of St. Pete Beach

- E.** Is this infrastructure for public use or does it predominately benefit the public?

Yes

No

- F.** Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?

Yes

No

G. 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.](#))
 - o Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.
 - o 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.

Please see attached.

2. Additional Information:

(If additional space is needed, attach a word document with your entire answer.)

A. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

Design of the project has been completed. Proposed commencement date is January 2020. Construction is estimated to take 18 months.

B. What permits are necessary for the public infrastructure project?

Transportation
Environmental
City of St. Pete Beach

- C. 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?

Permits are currently being pursued in order to begin construction in January 2020. Issuance of the city permits will be prioritized by the Building department.

- D. 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?

Community Redevelopment District. The improvements conform to the designated uses.

- E. 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

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

Yes No

- G. Does this project have a local match amount?

Yes No

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

Estimated cost: \$13,000,000. Anticipated contributions: State Revolving Loan Fund \$9,000,000; City of St. Pete Beach budget \$1,000,000; Florida Job Growth Grant Fund/Unidentified \$3,000,000

- H. Provide any additional information or attachments to be considered for this proposal. Maps and other supporting documents are encouraged.

Please see attached map.

3. Program Budget

(If additional space is needed, attach a word document with your entire answer.)

Estimated Costs and Sources of Funding: Include all applicable public infrastructure costs and other funding sources available to support the proposal.

1.) **Total Amount Requested** \$ 3,000,000.00
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 1,000,000.00

Private Sources \$

Other (grants, etc.) \$

Total Other Funding \$ 9,000,000.00

Please Specify: State Revolving Loan

B. Public Infrastructure Project Costs:

Construction \$ 11,320,000.00

Reconstruction \$ 1,000,000.00

Design & Engineering \$ 680,000.00

Land Acquisition \$

Land Improvement \$

Other \$

Total Project Costs \$ 13,000,000.00

Please Specify: _____

Note: The total amount requested must be calculated by subtracting the total other public infrastructure project funding sources in A. from the total public infrastructure project costs in B.

- C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

Please see attached narrative.

4. Approvals and Authority

(If additional space is needed, attach a word document with your entire answer.)

- 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 St. Pete Beach City Commission.

If board authorization is not required, who is authorized to sign?

- 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.
- ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice.

9/3/19, 9/17/19, 10/8/19, 10/22/19, 11/12/19, 11/26/19, 12/10/19, 12/17/19, 1/14/20, 1/28/20, 2/11/20, 2/25/20, 3/10/20, 3/24/20. The City is willing and able to hold special meetings upon one week's notice.


- 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.


Article IV, Section 4.04 of the City Charter

I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described entity and to the best of my knowledge, that all data and information submitted in proposal is truthful and accurate and no material fact has been omitted.

Name of Governmental Entity: City of St. Pete Beach

Name and Title of Authorized Representative: Alex Rey, City Manager

Representative Signature: 

Signature Date:  8/22/19

City of St. Pete Beach
2019-2020 Florida Job Growth Grant Fund
Narrative

Location of public infrastructure – The 2.8 mile sanitary sewer expansion project will be located along Gulf Boulevard from 37th Avenue to Gulf Winds Drive and along Gulf Winds Drive from Gulf Boulevard to 87th Avenue within the City of St. Pete Beach in Pinellas County.

Challenges for the City of St. Pete Beach Economy:

The City of St. Pete Beach is a small coastal community on the Gulf of Mexico known for its outstanding beaches and strong tourism trade. The City is frequently recognized as a top beach destination and received a Travelers' Choice award in 2017 from TripAdvisor as the third-ranked beach in the United States. The City's beaches, hotels, and historic resources attract tourists and visitors from all over the world.

The City has a population of approximately 10,000 residents and a geographic area of only 2.2 square miles of land. Incorporated in 1957, the City combined the communities of Pass-a-Grille, Belle Vista, St. Petersburg Beach and unincorporated Pinellas County. The long and narrow waterfront community (both Gulf and Bay) has nearly reached build-out and landowners are actively investigating renovating and redeveloping their properties. The City has a high concentration of resorts, hotels, and other tourist accommodations, many of which are aging and in need of redevelopment.

Redevelopment can bring growth. The City of St. Pete Beach contracted a "Density Analysis of the Community Redevelopment District" which concluded that the allowable densities under the 2013 Comprehensive Plan categories within the CRD provide for a potential 5,289 temporary lodging units or 3,836 residential units - indicating the ability to construct an additional 2,460 temporary lodging units, 2,086 residential units, or some share of each.

While the City's landowners are poised for growth, the city infrastructure system is not. Very little of the redevelopment or renovation can move forward due to limitations in the City's sanitary sewer system. In 2016, the City effectively declared a moratorium on new hotel development on Gulf Boulevard in St. Pete Beach. The existing overburdened sewer system has reached capacity and occasionally leaks onto city streets, onto the beach and into waterways in the wake of heavy storms. The hotel district is at a standstill until the sewer capacity is expanded.

The moratorium has had a significant impact on the St. Pete Beach economy.

With a small geographic area, each commercial property plays an important role in the economic base of the city. Like every other community, the City was deeply impacted by the 2008 drop in the real estate market. However, while the city has participated in the rebounding real estate market, it has not experienced the growth of other communities

due to the limitations of the sanitary sewer system. While neighboring coastal cities have cranes and active constructions sites, redevelopment and growth in St. Pete Beach remains stalled until financing for the sewer system expansion project can be finalized. The following data illustrates the extent of growth taking place in other Pinellas County communities, and the degree to which St. Pete Beach has lagged by comparison:

	2019 Tax Roll		
	Total taxable value	New Construction	
St Petersburg	\$ 20,840,844,168.00	\$ 433,964,532.00	2.08%
Clearwater	\$ 11,917,914,203.00	\$ 95,698,957.00	0.80%
Largo	\$ 5,072,678,181.00	\$ 51,764,959.00	1.02%
St Pete Beach	\$ 3,258,718,939.00	\$ 8,504,133.00	0.26%
Treasure Island	\$ 1,994,874,478.00	\$ 26,552,992.00	1.33%
Seminole	\$ 1,580,608,295.00	\$ 31,722,211.00	2.01%
	2018 Tax Roll		
	Total taxable value	New Construction	
St Petersburg	\$ 19,031,652,533.00	\$ 322,318,243.00	1.69%
Clearwater	\$ 11,178,055,844.00	\$ 331,353,722.00	2.96%
Largo	\$ 4,689,087,872.00	\$ 37,179,487.00	0.79%
St Pete Beach	\$ 3,052,075,307.00	\$ 8,067,772.00	0.26%
Treasure Island	\$ 1,854,155,541.00	\$ 5,679,317.00	0.31%
Seminole	\$ 1,461,035,382.00	\$ 49,154,162.00	3.36%
	2017 Tax Roll		
	Total taxable value	New Construction	
St Petersburg	\$ 17,405,088,450.00	\$ 296,895,260.00	1.71%
Clearwater	\$ 10,182,030,117.00	\$ 125,589,924.00	1.23%
Largo	\$ 4,367,692,783.00	\$ 68,098,787.00	1.56%
St Pete Beach	\$ 2,738,866,570.00	\$ 10,273,161.00	0.38%
Treasure Island	\$ 1,735,579,900.00	\$ 20,806,075.00	1.20%
Seminole	\$ 1,320,078,064.00	\$ 49,983,660.00	3.79%
Avg composition of new construction			
Seminole	3.05%		
St Petersburg	1.83%		
Clearwater	1.67%		
Largo	1.12%		
Treasure Island	0.95%		
St Pete Beach	0.30%		

History of the Wastewater System:

In 1957, when the City was incorporated, the Long Key Sewer District construction project was completed to provide the entire beach community with a sewer system capable of handling flows for the development at the time of construction. A large majority of the original infrastructure is still in place today.

The City's Wastewater Division operates, maintains and repairs the City-owned wastewater collection system which consists of 2.8 miles of force main, 41.5 miles of gravity lines, 751 manholes, 3 pump stations and 14 lift stations. The system currently transmits an average of 2.64 million gallons per day to the water Reclamation Facility in the City of St. Petersburg.

In 2014, as other Florida cities were rebounding from the collapsed real estate market, St. Pete Beach was placed under a consent order by the Florida Department of Environmental Protection for what was seen as an inadequate sewage system. In September 2016, Kimley-Horn and Associates, Inc. completed a Model Capacity Report of the City's sanitary sewer system. The report concluded that the sewer system is surcharged and cannot accept any additional wastewater flows. The system had virtually zero capacity to handle any additional sewage along "hotel row" on Gulf Boulevard south of 64th Avenue, according to the 2016 consultant study.

The 2016 report recommended completion of the sanitary sewer expansion project, including the construction of a new force main from the southern area of the City to the north end to create additional capacity and to eliminate or reduce potential environmental issues due to overflow. Meanwhile, the St. Pete Beach City Commission adopted a Resolution to prioritize the City's sanitary sewer infrastructure, directing the City Manager to inform all applicants for new development or redevelopment that the City cannot issue a certificate of occupancy for new projects that increases flow into the system until capacity is restored to the sanitary sewer system.

Completion of the sewer project will restore capacity to the wastewater system and allow pent-up development demand to proceed. The project is an integral component of the City's capital improvement plan due to its unique ability to address aged infrastructure while directly facilitating economic development. The City will construct a new force main running parallel to its most highly trafficked, beach-front roadway, allowing current and future businesses to connect and expand.

Project design has been completed. Estimated duration of construction is 18 months.

City and Project Budget:

The city has estimated that repairs of the system will cost \$13 million – nearly 60% of the City's proposed FY 2020 General Fund budget and 67% of the FY 2020 Capital Improvement Plan. In July 2019, the city commissioners agreed to borrow approximately \$9 million from the State Revolving Fund loan program and are considering adoption of

a series of sewer rate increases. The project will move forward upon approval of the loan from the Florida Department of Environmental Protection.

Estimated Cost:

Wastewater Collection System Construction \$11,320,000

Roadway Restoration Post-Construction \$1,000,000

Engineering and Technical Services \$680,000

Total \$13,000,000

Estimated Funding:

State Revolving Fund Loan \$9,000,000

City of St. Pete Beach \$1,000,000

Florida Job Growth Grant Fund/Unidentified \$3,000,000

The city requests \$3,000,000 in funding from the Florida Job Growth Grant Fund in order to complete the sanitary sewer project and repair the roadway after construction. This will open the pipeline to hotel redevelopment, large construction projects and expanded hotel staffing and employment.

Program Requirements (1G) - Provide 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. Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System (NAICS) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment. 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 sanitary sewer expansion project will end the moratorium and open the gates to redevelopment and renovation along Gulf Boulevard. The Project area includes 2.8 miles of Gulf-front land zoned (14+) Large Resort and (18) Boutique Hotel Condo. On the Bay side the area is zoned Activity Center (AC) and Commercial Center (CC-2). Landowners along Gulf Boulevard have been delayed in their attempts to upgrade resorts and hotels to maintain their competitive edge.

The City has received significant interest in redevelopment and anticipates the following projects moving forward upon completion of the sanitary sewer expansion project:

5500 Gulf Blvd. - TradeWinds Island Grand Resorts, located in the Large Resort District (LR), has discussed a five-phase plan that would more than double the number of existing

units (612 units) on the 18-acre buildable site. Phase I of Sugar Sands, initially proposed in 2017, would add an additional 217 units, with an additional 202 units to follow in Sugar Sands Phase II and 423 units added in the following three phases (Phases III-V) of development for a total of 1454 units. TradeWinds currently claims the title of largest employer on St. Pete Beach, employing 1,100 individuals.

Corey Circle (East End) – A proposal for the East end of Corey Avenue, also located in the Town Center (TC-2) District, would develop a mixed-use concept to anchor the Inter-coastal side of St. Pete Beach’s historic downtown. The 4.67-acre area that is largely vacant and a development utilizing the entire site would be eligible for up to 150 temporary lodging units from the district’s combined density pool, 112 residential units, and similar pedestrian-accessible retail, restaurant and office uses as those proposed for the western side of Corey Avenue.

600 Blk 75th Ave. (West End) – A proposal for the Coquina West end of Corey Avenue, located in the Town Center District (TC-2), would develop a mixed-use concept to anchor the Gulf of Mexico side of St. Pete Beach’s historic downtown. The 2.4-acre site would be eligible for up to 120 temporary lodging units from the district’s combined density pool, with over 30,000 square feet of retail and restaurant space accessible at street level.

4220 Gulf Blvd. – Miramar Resort, located in the center of the city’s Boutique Hotel and Condominium District (BHC), has submitted conceptual plans for a redevelopment of the site. The site has a total acreage of 1.15 acres, and the applicant is seeking the maximum 60 units allowed (based on the information provide) in the redevelopment concept which will integrate the city’s design standards for the Gulf Boulevard Redevelopment District. The existing resort has 27 rooms.

4506 Gulf Blvd. – The city has been in discussions for redevelopment of the Plaza Beach Hotel, situated at the northern end of the city’s Boutique Hotel and Condominium District (BHC). The 0.954-acre buildable site would allow for a redevelopment of the hotel to add an additional 27 units, while contributing to the aesthetic character and pedestrian-friendly business frontages that the city has sought in its redevelopment projects.

4500 Blk Gulf Blvd. – The city has been in discussions with a developer for a mixed-use hotel concept on the eastern side of Gulf Boulevard. Situated in the city’s Activity Center District (AC), this area promotes commercial and office development and lower-rise standards as transitional to the residential districts beyond. A project would be eligible for up to 50 units from the district’s consolidated density pool and required to provide commercial and office uses that comprise at least 0.35 of the site’s floor area ratio.

6100 Gulf Blvd. – Howard Johnson Resort, located in the Large Resort District (LR), has been in discussions with the city to redevelop and rebrand the hotel. The 3-site acre is seeking to increase the 136-unit hotel an additional 8 units while redeveloping the site to integrate the city’s design standards along the Gulf Boulevard Redevelopment District.

City staff has also been in discussions on smaller-scale projects including a mixed bed-and-breakfast and Turkish bath concept, redevelopment of a former Christmas store into doctor's offices, and restaurant redevelopments.

Job calculation:

The following analysis indicates 975 new jobs to be created by the proposed projects – an unprecedented impact to a community with approximately 10,000 full-time residents.

New Units Proposed by Redevelopment Projects:

5050 Gulf Blvd – 842 units
 Corey Circle – 112 units
 600 Blk 75th Ave 120 units
 4220 Gulf Blvd – 33 units
 4506 Gulf Blvd – 27 units
 4500 Blk Gulf Blvd – 50 units
6100 Gulf Blvd – 136 units
 Total = 1,320 units

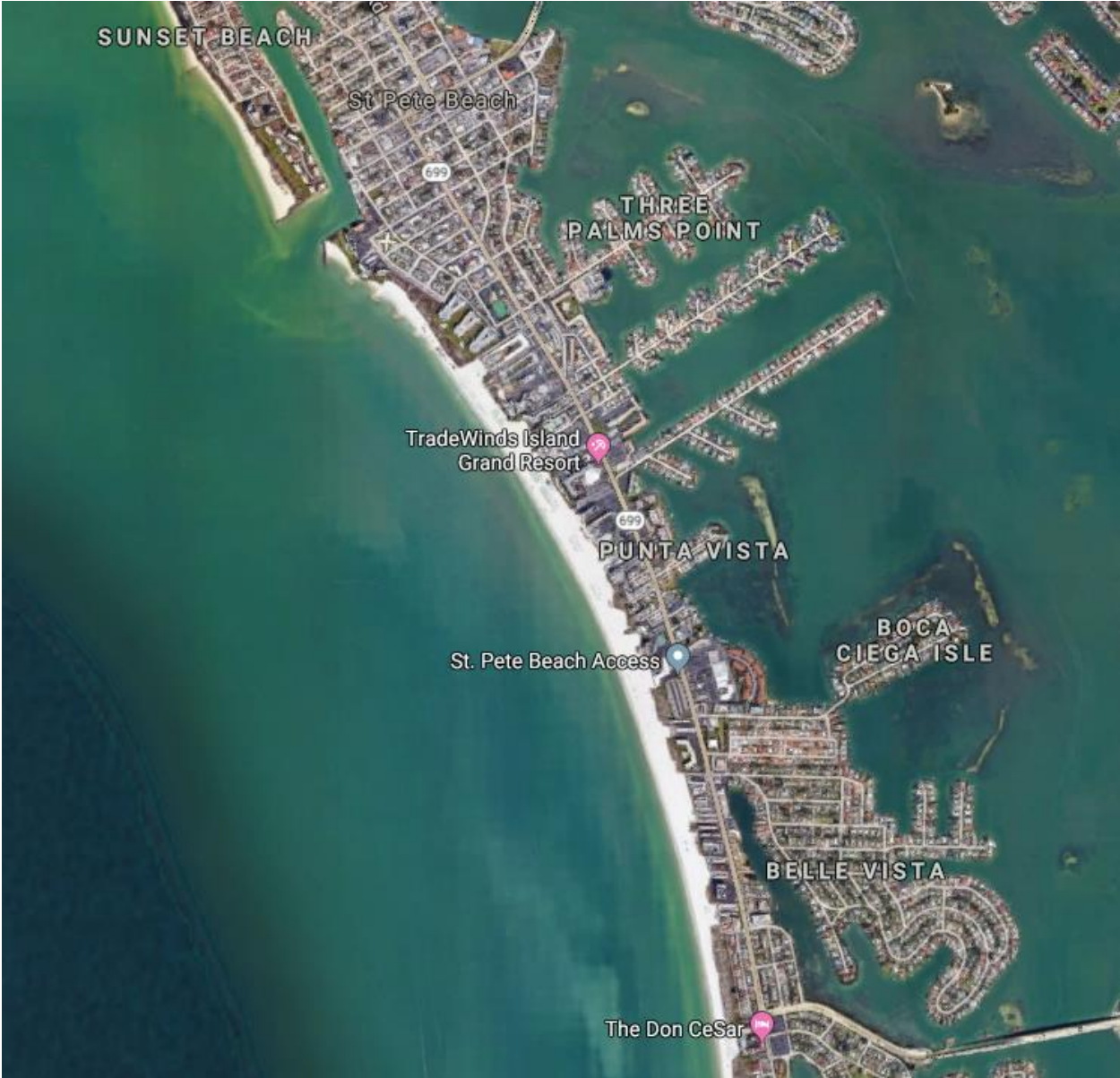
Jobs created by upscale hotels - In a 2011 study conducted for a Ft. Lauderdale hotel project, Evans, Carroll & Associates, Inc. cited a USA Today survey estimating the number of jobs created by upscale hotels at .91 employees per room. Meanwhile the average occupancy rate in Pinellas County was 81.2% in 2017 according to the St. Petersburg/Clearwater Area Convention and Visitors Bureau. The Projected Projects can therefore be reasonably expected to generate approximately (1,320) x (.91) x (.812) = 975.4 jobs. Using the Evans, Carroll, & Associates, Inc. report, the following job categories would be represented, primarily employed in NAICS category 721110.

Per 1,320 units @ .91
 employees per room:

Per 100 per
 Evans, Carroll:

Maid service	107	10
Front desk	161	15
Doormen	32	3
Bellhops	43	4
Parking valets	32	3
Concierge	32	3
Food service	216	20
Customer relations	64	6
Management	64	6
Security	64	6
Engineering/inside maintenance	64	6
Janitor/outside maintenance	64	6
Reservations	32	3
Meeting and banquet	0	0
Total Jobs	975	91

Map of Development and Redevelopment Proposals



Sec. 4.04. - Powers and duties of the city manager.

The city manager shall:

- (a) Appoint and, when he deems it necessary for the good of the city, suspend or remove all city employees and appointive administrative officers provided for by or under this charter, except as otherwise provided by law, this charter or personnel rules adopted pursuant to this charter. He may authorize any administrative officer who is subject to his direction and supervision to exercise these powers with respect to subordinates in that officer's department, office or agency.
- (b) Direct and supervise the administration of a fire department, a police department and all other departments, offices and agencies of the city, except as otherwise provided by this charter or by law.
- (c) Attend all commission meetings and shall have the right to take part in discussion but may not vote.
- (d) See that all laws, provisions of this charter and acts of the commission, subject to enforcement by him or by officers subject to his direction and supervision are faithfully executed.
- (e) Prepare and submit the annual budget, budget message, and capital program to the commission in a form provided by ordinance.
- (f) Submit to the commission and make available to the public a complete report on the finances and administrative activities of the city as of the end of each fiscal year.
- (g) Make such other reports as the commission may require concerning the operations of city departments, offices and agencies subject to his direction and supervision.
- (h) Keep the commission fully and continuously advised as to the financial condition and future needs of the city and make such recommendations to the commission concerning the affairs of the city as he deems desirable.
- (i) Sign contracts on behalf of the city pursuant to the provisions of appropriations ordinances.
- (j) Perform such other duties as are specified in this charter or may be required by the commission.
- (k) The city manager and all department heads appointed by him shall devote their entire time to the discharge of their official duties and shall not engage in outside employment.