

City of Deltona

December 20, 2019

Re: State of Florida Job Growth Grant

Dear Secretary of DEO,

On behalf of the City of Deltona, thank you for the opportunity to apply for the State of Florida Job Growth Grant. The City of Deltona is the second largest City in Central Florida, and we are making great strides toward building an employment center for our workforce. It is estimated that roughly 40,000 Deltona residents depart the City on a daily basis; most of these are work trips to jobs located elsewhere in the region.

This application is about providing jobs within the City of Deltona. Creation of this economic opportunity depends on the ability to readily access prime land located adjacent to Interstate 4. The roadway project addressed in this application will enhance access and vastly improve the marketability of several hundred acres at the I-4/SR 472 Interchange.

Thank you for your consideration of this application. Please contact me at (386) 878-8851 or please contact our Economic Development Office at JMayer@Deltonafl.gov or (386) 878-8619 if we can provide any additional feedback on the merits of this project.

Sincerely,

Jane Shang
City Manager



ED KELLEY
COUNTY CHAIR

DR. FRED LOWRY
VICE CHAIR
DISTRICT 5

BEN F. JOHNSON
AT-LARGE

BARBARA GIRTMAN
DISTRICT 1

BILLIE WHEELER
DISTRICT 2

DEBORAH DENYS
DISTRICT 3

HEATHER POST
DISTRICT 4

GEORGE RECKTENWALD
COUNTY MANAGER

December 18, 2019

Ken Lawson, Executive Director
Florida Department of Economic Opportunity
The Caldwell Building
107 East Madison Street, MSC 110
Tallahassee, FL 32399

Re: Support for the City of Deltona's Application for Enterprise Florida & DEO
Florida Job Growth Grant – Normandy Boulevard

Dear Mr. Lawson:

Volusia County offers its full support to the road improvement project proposed along Normandy Boulevard by the City of Deltona. A new 1,400,000 square foot distribution facility that will deploy over 500 full-time equivalent jobs is scheduled to open next year along Normandy Boulevard near the Interstate 4 and SR 472 interchange. This northwest area of the City of Deltona around the interchange is a critical economic development area for Volusia's largest city.

The City of Deltona, recognizing the vital need for improved transportation infrastructure and connectivity for economic development, proposes to widen Normandy Boulevard through this Enterprise Florida and DEO Florida Job Growth Grant. The distribution facility site is 84 acres; whereas, the area still has over 200 acres of land available and ready for future development. Normandy Boulevard is a major north-south city collector road that parallels Interstate 4, and its improvement will benefit not only this project but the surrounding lands.

Volusia County recognizes the economic value of this important project to Florida and West Volusia and looks forward to a successful review by Florida's Department of Economic Opportunity.

Sincerely,

George Recktenwald
County Manager

GR/mdk

cc: Jane Shang, Deltona City Manager
Jamal Sowell, President & CEO of Enterprise Florida
Suzanne Konchan, Deputy County Manager
Rick Karl, Aviation & Economic Resources Director
Jon Cheney, Traffic Engineering Director



Volusia County
FLORIDA

County Manager

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DISTRICT 4

GEORGE RECKTENWALD
COUNTY MANAGER

December 18, 2019

Jamal Sowell, President & CEO
Enterprise Florida
800 N. Magnolia Avenue, Suite 1100
Orlando, FL 32803

Re: Support for the City of Deltona's Application for Enterprise Florida & DEO
Florida Job Growth Grant – Normandy Boulevard

Dear Mr. Sowell:

Volusia County offers its full support to the road improvement project proposed along Normandy Boulevard by the City of Deltona. A new 1,400,000 square foot distribution facility that will deploy over 500 full-time equivalent jobs is scheduled to open next year along Normandy Boulevard near the Interstate 4 and SR 472 interchange. This northwest area of the City of Deltona around the interchange is a critical economic development area for Volusia's largest city.

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George Recktenwald
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cc: Jane Shang, Deltona City Manager
Ken Lawson, Executive Director, Florida Department of Economic Opportunity
Suzanne Konchan, Deputy County Manager
Rick Karl, Aviation & Economic Resources Director
Jon Cheney, Traffic Engineering Director



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 Deltona

Government Federal Employer Identification Number: [REDACTED]

Primary Contact Name: Jane Shang

Title: City Manager

Mailing Address: 2345 Providence Blvd.

Deltona, FL 32725

Phone Number: 386-878-8850

Email: JShang@deltonafl.gov

Secondary Contact Name: Dr. Marc-Antoine Cooper

Title: Assistant City Manager

Phone Number: 386-878-8850

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.

See attached response.

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

See attached response.

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?

N. Normandy Blvd. is currently dedicated to and otherwise owned and managed by the City of Deltona.

D. Provide current property owner.

E. Is this infrastructure for public use or does it predominately benefit the public? Yes No

See attached response.

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

Yes No

See attached response.

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.](#))
 - 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.

See attached response.

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.

Construction will commence in the spring 2020 and take 180 days to complete.

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

The following permits will be needed:

- 1) City of Deltona Right of Way Use permit; and
 - 2) St. Johns River Water Management District Environmental Resource permit (stormwater, etc.)
-

- 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 have not been secured as of the time of this application. The time to secure permits is as follows:

- 1) City Use permit - 5 working days.
- 2) St. Johns River Water Management District ERP - 30 calendar days.

- 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?**

The segment of N. Normandy proposed for improvement is surrounded by land designated as part of a local planning area referred to as the Activity Center. The Activity Center designation recognizes the strategic location of the area near the I-4/SR 472 interchange and is intended to promote high value, employment oriented development. The roadway improvement is consistent with the Deltona Comprehensive Plan. Land around the subject N. Normandy segment is zoned Business Planned Unit Development (BPUD) and Industrial Planned Unit Development (IPUD). The proposed roadway improvement comports with and supports the development programs entitled by those zoning classifications.

- 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

N. Normandy Blvd. is part of the Comprehensive Plan Thoroughfare inventory and no comprehensive plan amendment or development order will be required to accommodate the improvement. In addition, the land surrounding the N. Normandy segment is earmarked/entitled for employment oriented urban uses (industrial, distribution, commercial, service, etc.).

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

Yes No

The proposed improvements to N. Normandy Blvd. would ideally occur contemporaneously with other transportation improvements occurring as part of a 1.4 million square foot distribution facility. However, the project would be ready to commence upon grant award and take 180 days to complete.

- G. Does this project have a local match amount?** Yes No

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

The developer of a regional 1.4 million square foot distribution facility will be undertaking \$3.2 million in transportation improvements along N. Normandy Blvd. and on other roadways in the vicinity. Since this work is directly associated with and complement the segment of N. Normandy proposed for improvement, the \$3.2 million in traffic improvements will be considered a grant match. This match represents a significant commitment to improving the transportation network along the N. Normandy corridor and vicinity.

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

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 \$ 1,000,000 _____
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 0.00 _____

Private Sources \$ 3,200,000 _____

Other (grants, etc.) \$ 0 _____

Total Other Funding \$ 3,200,000 _____

Developer

Please Specify: _____

B. Public Infrastructure Project Costs:

Construction \$ 3,627,000 _____

Reconstruction \$ 0 _____

Design & Engineering \$ 573,000 _____

Land Acquisition \$ 0 _____

Land Improvement \$ 0 _____

Other \$ 0 _____

Total Project Costs \$ 4,200,000 _____

n/a

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.**

The developer of the 1.4 million square foot distribution facility on N. Normandy Blvd. will widening the existing two lane N. Normandy facility to a 3 and 4 lane roadway. The proposed 5-lane improvement of N. Normandy will be completed in conjunction with the developer improvements. The City of Deltona and the developer's consultant (Kimley-Horn) have bid out the full 5-lane improvement of the subject 1,535 foot segment of N. Normandy applied for in this grant.

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 City Commission

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

City Commission approval will include authorizing language designating the City Manager to execute all documents and budget transfers necessary to complete the project.

- 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.

The regular City Commission meeting schedule is every first and third Monday of the month. The City Commission can and upon good cause is willing to call a special meeting with 12 hours of notice with authorization of the mayor.

- 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.**

See attached excerpt from the City of Deltona 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 Deltona

Name and Title of Authorized Representative: Jane Shang

Representative Signature: Jane Shang

Signature Date: 12/20/2019

1) Program Requirements

(Responses to questions A, B, E, F and G)

- A. A 1,535 foot segment of N. Normandy Blvd. is proposed to be upgraded utilizing Florida Job Growth Grant funding by widening the roadway segment to a five lane facility. The goal is to increase roadway capacity in the area to help support anticipated job growth industries synergized by a recently approved 1.4 million square foot distribution facility and existing medical uses like the Halifax Health/UF Health Hospital complex and the Advent Health emergency room. The N. Normandy Blvd. roadway improvement is also needed to manage traffic associated with service type of land uses like restaurants and other retail. The improvements to the 1,535 foot N. Normandy are detailed as follows:
- 1) Starting 569 feet south of the intersection of N. Normandy Blvd. and Graves Av. add a fifth lane to an already 4 lane segment of N. Normandy to the intersection of N. Normandy Blvd. to Energy Av.
 - 2) From Energy Av. to 200 feet south of the intersection of N. Normandy Blvd. and Hollywood Blvd. improve the existing two lane N. Normandy Blvd. from two lanes to five lanes.
 - 3) 200 feet south of Hollywood Blvd. transition the new five lane improvement to the existing three travel lane design.

The segment of N. Normandy Blvd. proposed for improvement is depicted on the attached map.

- B. The N. Normandy Blvd. infrastructure improvement is associated with 2600 N. Normandy Blvd., Deltona, Volusia County, Florida 32725. A detailed location of the roadway segment can be described as starting 569 feet south of the intersection of N. Normandy Blvd. and Graves Av. Graves Av. is a major east/west County thoroughfare. The project limits terminate 200 feet south of the N. Normandy Blvd. and Hollywood Blvd. intersection.
- C. Response in grant form.
- D. Response in grant form.
- E. N. Normandy Blvd. is a dedicated public roadway and all of the right of way is open to and passable by the public. In addition, N. Normandy Blvd. is a critical north/south travel way in the City and is designated within the Deltona Comprehensive Plan Thoroughfare inventory as a 'Principal Arterial' facility. In addition, the subject segment of N. Normandy Blvd. is recognized by the Federal Highway administration as a "Major Collector" (Rural). The proposed lane mile improvements will increase capacity and will be of great benefit to the traveling public.
- F. The infrastructure improvements to N. Normandy Blvd. will benefit multiple businesses like existing medical facilities and a recently approved 1.4 million square foot distribution facility. In addition, there is land available in the vicinity of the subject N. Normandy Blvd. segment to support a range of additional large scale and medium scale industrial, distribution, and commercial uses. The land resources account for over 350 acres of land featuring high suitability for development (very limited wetlands, well drained soils and no 100 year floodplain acreage.) and can easily be serviced by central utilities.

G. The City of Deltona lacks an employment center. However, with approximately 40,000 residents departing the City on a daily basis to access jobs, the City has a ready and willing workforce. As the second most populous city in Central Florida, it is imperative that the City pursue opportunities to grow the local economy with target industry. In this regard, several significant projects have been realized over the past three years. This recent economic surge includes the following: Halifax Health/UF Health Hospital recently opened an Emergency Center and is nearing completion on a 98 Bed Hospital creating roughly 211 jobs. Also, Halifax Health/UF Health is constructing a 55,000 sq. ft. medical office will employ up to another 100. Additionally, AdventHealth opened a free standing emergency center employing 41 people. This healthcare footprint has helped spur retail and restaurant establishments in and around the I-4/SR 472 interchange.

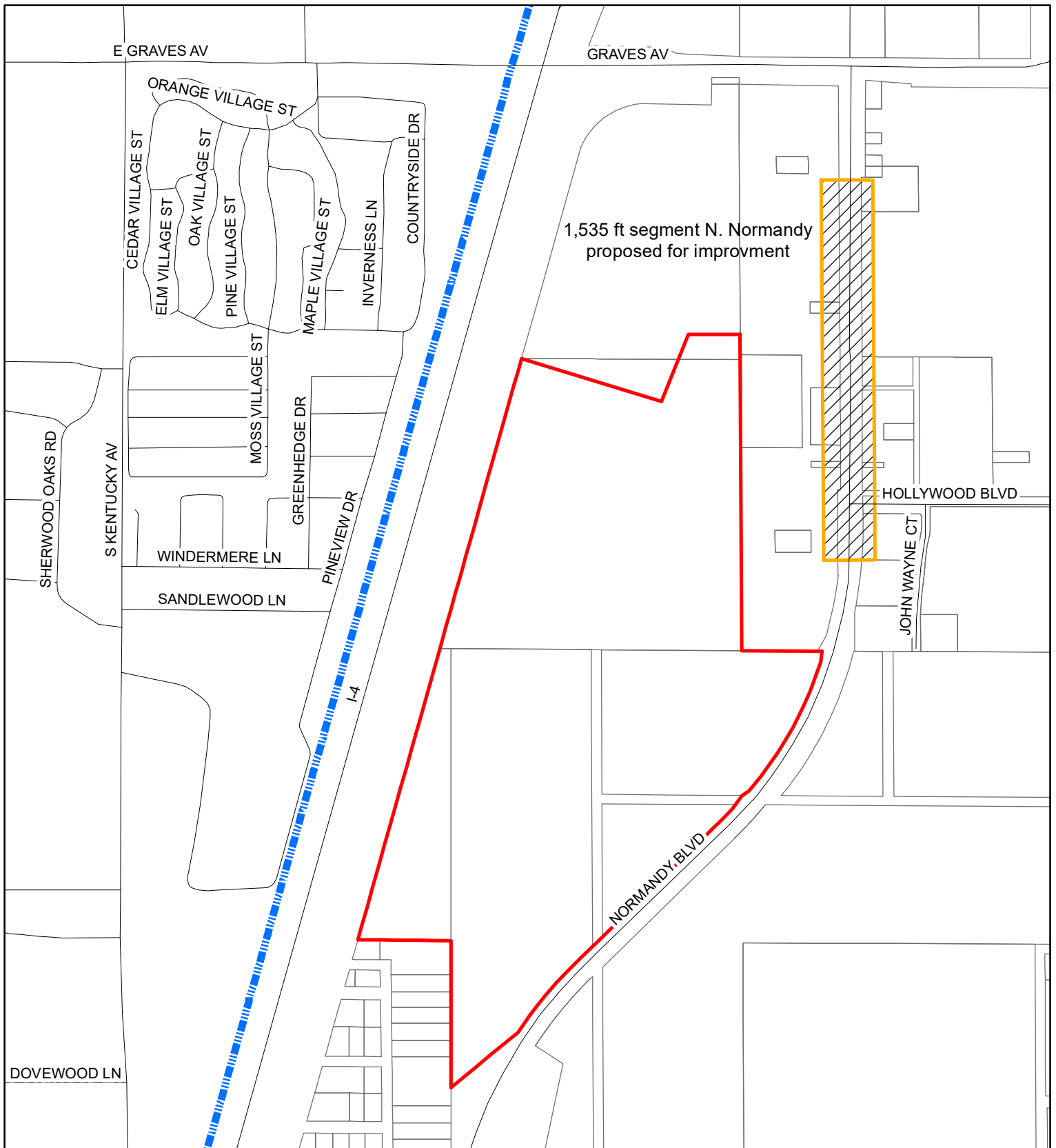
From an economic development perspective, the most exciting advance in primary job growth is associated with the City's new 200+ acre industrial park (Portland Industrial Park). This industrial park is located in close proximity to Interstate 4 and progress is being made to attract sizable tenants to the park. For example, a proposed 1.4 million square foot warehouse and distribution facility has been approved for an 85 acre parcel situated immediately adjacent to I-4. This facility, which is in the initial phases of construction, will create a minimum of 500 jobs and provide an approximate \$100 million investment in the community.

It is a priority for the City to continue this economic momentum. Therefore, the City seeks to take advantage of the strategic location at the I-4/SR 472 interchange. This area is on-track to be a major employment center and is considered Deltona's economic development target area. The City is actively promoting the available acreage to companies in the following industries: manufacturing, health services, office and warehouse/distribution. The N. Normandy Blvd. corridor is a critical roadway in and out of Deltona and a prime connector to residential and commercial areas within the City of Deltona and the rest of southwest Volusia County. Continuing to improve this interstate frontage road represents a direct investment in economic development. The project will yield handsome dividends by enhancing the function and suitability of the land resource, including Portland Industrial Park. Increasing Normandy Blvd. capacity is a key infrastructure project that will allow the City and Central Florida as a whole to realize accelerated job growth. The City's active recruitment of new companies will be boosted with the road widening requested in this application. Moreover, this project will help diversify the City and County Tax Base by opening up a sizable and suitable land holding to new job-generating development.

The location and size of the land resource opened up by this project will lend itself to a large diversity of potential businesses. For instance, the following NAICS 3 digit industries represent the wide range of potentials:



| NAICS Code | Industry Title |
|------------|---|
| 332 | Fabricated Metal Product Manufacturing |
| 333 | Machinery Manufacturing |
| 334 | Computer and Electronic Product Manufacturing |

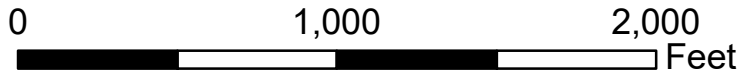
335 Electrical Equipment, Appliance, and Component Manufacturing
336 Transportation Equipment Manufacturing
337 Furniture and Related Product Manufacturing
339 Miscellaneous Manufacturing
423 Merchant Wholesalers, Durable Goods
424 Merchant Wholesalers, Nondurable Goods
484 Truck Transportation
488 Support Activities for Transportation
493 Warehousing and Storage
511 Publishing Industries (except Internet)
517 Telecommunications
518 Data Processing, Hosting and Related Services
519 Other Information Services
522 Credit Intermediation and Related Activities
541 Professional, Scientific, and Technical Services
721 Accommodation, including Hotels and Motels

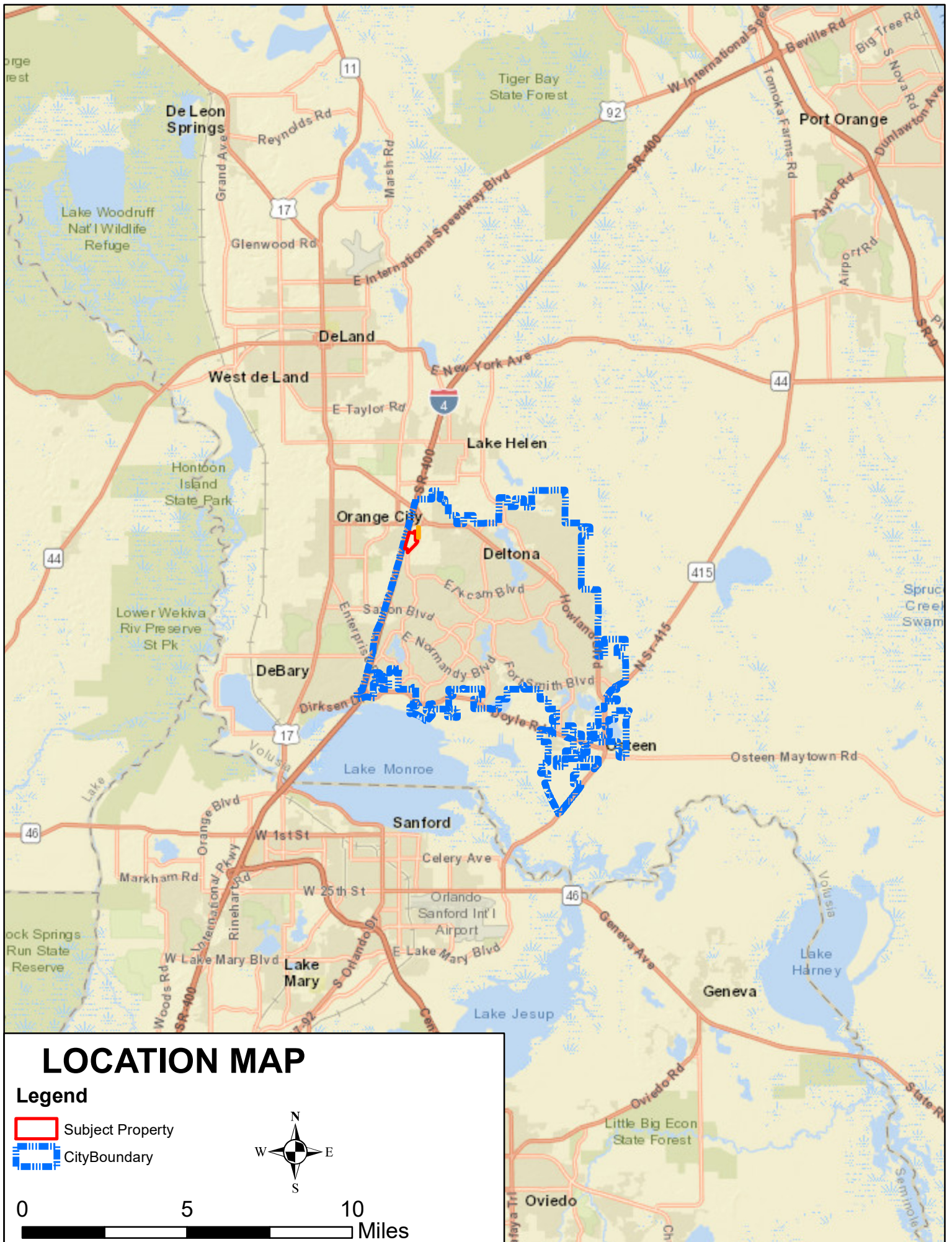


LOCATION MAP

Legend

-  Subject Property
-  CityBoundary



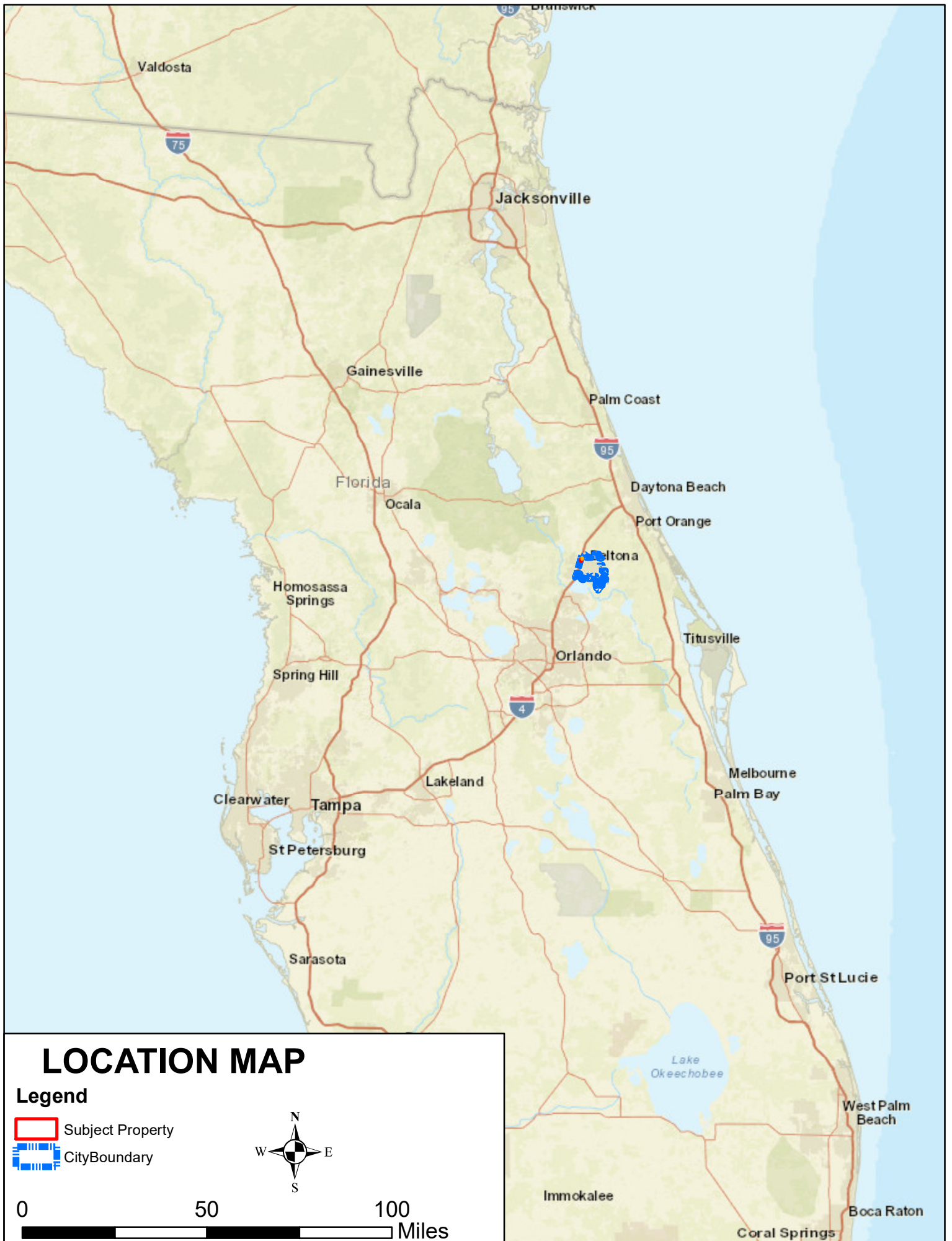


LOCATION MAP

Legend



- Subject Property
- City Boundary





LOCATION MAP

Legend

-  Subject Property
-  City Boundary



0 50 100 Miles