

Details SBD Processing Related

Entity Information

Owner
Taylor Murray

Proposal Name
INF-06374

Name of Entity
City of Plant City

FIN
[Redacted]

Contact
Bill McDaniel

Secondary Contact Name
Jack Holland

Second Contact Title
Assistant City Manager

Second Contact Phone
813-659-4250 (tel:813-659-4250)

County
Hillsborough

RAC
No

Permits Secured
Yes

Proposal Status
Proposed

Stage
Proposed

Program Requirements

Detailed Description
The project is a 2.75 mile extension of 2 and 3 lane roadway accessing multiple parcels on a commercial / light industrial development site. The project will include construction of a potable water distribution system, a wastewater collection system, a reclaimed water distribution system, power, and communication utilities.

Location
The project is located between US92 and Coronet Road, immediately east of Park Road, in Plant City, Hillsborough County, FL. The proposed roadway extends from the current eastern end of Henderson Way, loops through the site and returns to a new intersection at Park Road.

Public Owned
No

Public Use or Benefit Public
Yes

Single Entity
No

Description of Econ Benefits
In recent years, the Florida I-4 Corridor from Tampa to Orlando has developed into a statewide distribution and industrial hub as a response to rising e-commerce and logistics demand. The proposed road project will play a pivotal role in the completion of a development expected to generate over \$1.3 billion in projected private capital investments in land, buildings, machinery, and equipment and allow for the construction of roughly 7.4M square feet of industrial and commercial space. Having a diverse inventory of new and under construction product will position the City to take advantage of and contribute to the unprecedented growth in the greater region and afford Plant City the opportunity to compete for industrial growth in the same way as its peers with similar product inventory. As iterated throughout the Application documents, the "loop road" and associated public infrastructure is a necessary component in unlocking access to roughly 70% of the total development that will rely on the road for building development and ultimately daily access by tenants. While a majority of the funding for the road and infrastructure is private, the infrastructure will ultimately be conferred to the City and built to City standards for the public use and benefit of all users in the park.

Plant City, FL is a proud blue-collar community and has a robust workforce that supports a diverse industry base. The primary industries expected to be attracted by the proposed road project are manufacturing and general warehousing, both of which are on the list of Florida's Targeted Industries*. It is estimated that the road project will result in the creation of approximately 3,000 jobs. These new jobs include 2,661 direct jobs (1,548 distribution & 1,114 manufacturing) tied to the 5.3M square feet of buildings that will rely on the loop road for access and an additional 1,748 indirect (spin-off) jobs tied to the vendors required and increased commerce tied to the development**. As the loop road provides access to each parcel for vertical development, financial support for the public infrastructure is paramount for the timely development of multiple parcels. If the public infrastructure proceeds as planned with the aid of state funding, the majority of building construction phases are expected to be completed between late 2022 and into late 2024, and the city expects to see investment and headcount benefits in that same time period as the buildings begin to fill with tenant companies. Per the Impact DataSource analysis run by Plant City, the net benefits to local taxing entities total \$161,778,511 over the first 10 years after project completion. The proposed project will also support the retention of nearly 1,000 existing jobs employed by 84 Lumber, Evergreen Packaging, Titan America, Warren Trailers, Toufayan Bakery, and Star Distribution Systems. Additionally, the proposed road project substantially improves the current and projected traffic flows within Lakeside Logistics Park while bolstering commerce in the immediate area and greater region.

*For the purposes of jobs projected, an assumption of 70% distribution tenants and 30% manufacturing/light manufacturing has been used. This breakdown is necessary to include as median square feet per worker differs between manufacturing and warehousing/distribution. Factors used in direct jobs projections are based on 2,400SF per worker for distribution and 1,429SF per worker for manufacturing drawn from the US Energy Information Administration's 2018 Commercial Buildings Energy Consumption Survey (CBECS) released in September 2021.

**Indirect jobs and investment benefit are outputs from Impact DataSource economic and fiscal impact software that is used by Plant City to evaluate the economic impact of projects. Inputs for direct jobs and investment figures were provided by the developer for use with the Impact DataSource analysis.

Option to Purchase
Approximately 17 acres of Right of Way will be donated to the City associated with this project.

Property Owner
The roadway will be constructed on property owned by Lakeside Station, LLC (~ 17 acres).

Future Land & Zoning
The Future Land Use is Mixed Use -Residential/Commercial/Industrial (1000 Acre Minimum). Future land use will conform to land use and zoning designation.

Program Specifics

Project Ready to Commence
Yes

Project Not Ready To Commence Details

Proposed start Date
4/1/2023

Proposed duration
500

Project Local Match
Yes

Project Local Match Details
The project will require approximately \$15,250,000 in funding from the developer. During the past 10 years, the City had expended approximately \$1,900,000 to extend water, sewer, and reclaimed water mains across the property, serving both the Lakeside Station site and others.

Program Budget

Requested Total
\$5,500,000.00

Source - City / County
\$0.00

Source - Private
\$15,250,000.00

Source - Other
\$0.00

Source - Other Details
N/A

Source - Total
\$15,250,000

Detailed Budget Narrative

Cost - Construction
\$20,000,000.00

Cost - Reconstruction
\$0.00

Cost - Design and Engineering
\$750,000.00

Cost - Land Acquisition
\$0.00

Cost - Land Improvement
\$0.00

Cost - Other
\$0.00

Cost - Other Details
N/A

Cost - Total
\$20,750,000

Upload Files

Previously Uploaded

- 23 Project Update & Continued Support Letter+Grant Application Support Letter - Lakeside Station.pdf
- Initial Application 2022 (Signed)-Signed Application.pdf
- Initial Application 2022 Attachments-Attachments.pdf
- Initial Application Submission 2022 -DEO 21-22-public-infrastructure-grant-proposal-form(8-12-2022).pdf
- Supplemental Information Per DEO Request 10-7-2022-Supplemental Information Submittal 10-7-2022.pdf
- undefinedPCEDC_Lakeside Loop Rd Grant Support.pdf
- undefinedRep McCure-10-11-22.pdf



Activity

Filter: All time • All activities • All types



No past activity. Past meetings and tasks marked as done show up here.

(From original submission in Q3 2022)

INF-06374
The proposed development for Lakeside Station in Plant City is an ideal and needed opportunity for a public private partnership. This is a property that the City has envisioned becoming an economic and job driver for the community for many decades and it has just not materialized. A key reason for this is the amount of public infrastructure- roads, water, and sewer that the private developer must install in order to make the project viable. This, in addition to the recent increase in construction costs, has made the implementation of a public private partnership for this project essential.

When completed, this project will result in a modern industrial park with the necessary infrastructure and the construction of over 7.4 million square feet of space. The project involves the investment of \$914 million in real property investment and projected personal property investment of an additional \$448 Million, to create a total investment of \$1.362 Billion. The project will also create 2,661 direct jobs and 1,748 indirect jobs for the 5.3M square feet along the loop road alone. There is no other project that the private sector and community can come together on and create this level of economic impact.

The key piece of infrastructure required to make this project successful is the construction of a "loop" road and accompanying water and sewer which will cost \$20.73 million. The road will connect Park Road across from the intersection of Park Road and Alabama Street to the existing terminus of Henderson Way. Please see attached conceptual master plan. Said road and accompanying infrastructure will be built to city specifications and conveyed to city control upon completion. The Plant City engineering staff has reviewed the construction cost estimates and has corroborated the overall costs. Please see attached infrastructure budget breakdown.

For perspective, of the total 7.4 million square feet of space, 5.3 million square feet, roughly 70% of the total square footage, will require this road and infrastructure in order to be built. Due to increased construction costs associated with both the infrastructure and the buildings themselves, upon approval of this grant it is anticipated that construction of the buildings and loop road will occur in phases. Segments 1,2,4, and 5 of the road, water, and sewer construction are slated to be permitted concurrently in December of 2022, with Segments 4 and 5 to begin construction shortly after permitting. Construction of these segments is critical to provide access to the site for Phase 5 of the development, which is slated to commence construction in April of 2023. Once access to Phase 5 from Henderson Way is complete, Segments 1 and 2 will undergo construction from Park Road, while the developer will continue permitting processes for Segment 3 (est. April of 2023). Segment 3, per the Conceptual Master Plan, will connect Segments 1 and 2 to Segments 4 and 5, thus creating the "loop" from Henderson Way to Park Road.

This road is critical to the success and completion of the overall project. A partnership with the property owner, Plant City and the State of Florida through the Florida Job Growth Grant fund would have an immediate impact on the project and would allow for project to move forward as planned.

(From update letter sent to PC City Manager and forwarded to DEO in July 2023)

I hope this message finds you well. Pursuant to the call Steve Morey and Maxis Advisors had with Maureen Smith and Mike Mueller of Florida DEO regarding the existing Plant City Job Growth Grant Fund Application in February, I am writing to provide Plant City a project update for the Lakeside Station development and accompanying Loop Road project. Further, we would greatly appreciate Plant City's continued support and project advocacy in pursuing funds to support the \$20MM Loop Road project in the FY23-24 funding cycle given the laudable decision to divert remaining FY22-23 funds to areas impacted by Hurricane Ian.

Since the last update submitted in Q4 2022, necessary permitting has been secured to commence the construction of Segments 1 and 2 of the Loop Road and associated utilities as of May 2023. Likewise, necessary permitting is expected to be secured to commence construction of Segments 4 and 5 of the Loop Road in the next two weeks. Regarding building development phases along the Loop Road—Site development, water, and sewer construction plans for Phase III of each were approved in Q2 of 2023. We anticipate similar construction permitting approvals for Phases V and VI of the building developments early Q3 2023. Concurrently with the building and loop road permitting, we are working diligently to procure permitting for turn lanes on Park Road and East Alabama Street as well as traffic signals on Park Road.

We are confident that the Lakeside Station Project meets every requisite for the Job Growth Grant Fund and is a terrific opportunity for public private partnership between the State of Florida, Plant City, and the developer of Lakeside Station to unlock several million square feet of critical industrial inventory for the city. As the master developer for Lakeside Station, we are committed to the continue the significant progress already made on site and are ready to proceed as permitting is received. Support through a Jobs Growth Grant Fund from the State is critical to accelerate the timeline in which the Loop Road and associated buildings can be constructed and brought to market for use by tenants. We appreciate your consideration, and please let us if we can provide any further details to best inform the application review process.

✓ Approvals and Authority

Authorized signatory on Board's behalf **1**

N/A

Approvals Needed **1**

City Commission approval of grant agreement is necessary.

Meeting Schedule **1**

The City Commission meets on the 2nd and 4th Monday of every month, barring conflicts with recognized City holidays.

Meeting Notice Days **1**

Special meetings with the City Administration can generally be scheduled with a week notice.

Authority Proof **1**

✓ Award Year Information

FY22 **1**

FY23 **1**

FY24 **1**

Created By

Taylor Murray

Record Type

Public Infrastructure

Attestation Name of Entity **1**

City of Plant City

Attestation Name and Title of Auth Rep **1**

Bill McDaniel, City Manager

Attestation Representative Signature **1**

Bill McDaniel

Attestation Signature Date **1**

9/21/2023

FY25 **1**

FY26 **1**

Last Modified By

Taylor Murray



2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Proposal Instructions: Please read this document carefully and provide the information requested below. Some questions may request that a separate narrative be completed. If additional space is needed, attach a word document with your entire answer.

Governmental Entity Information

Name of Governmental Entity: City of Plant City

Government Federal Employer Identification Number: [REDACTED]

Primary Contact Name: Bill McDaniel

Title: City Manager

Mailing Address: 302 W. Reynolds St.

Plant City, FL 33563

Phone Number: 813-659-4157

Email: billmcdl@plantcitygov.com

Secondary Contact Name: Jack Holland

Title: Assistant City Manager

Phone Number: 813-659-4250

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.

The project is a 2.75 mile extension of 2 and 3 lane roadway accessing multiple parcels on a commercial / light industrial development site. The project will include construction of a potable water distribution system, a wastewater collection system, a reclaimed water distribution system, power, and communication utilities.

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

The project is located between US92 and Coronet Road, immediately east of Park Road, in Plant City, Hillsborough County, FL. The proposed roadway extends from the current eastern end of Henderson Way, loops through the site and returns to a new intersection at Park Road.

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?

Approximately 17 acres of Right of Way will be donated to the City associated with this project.

D. Provide current property owner.

The roadway will be constructed on property owned by Lakeside Station, LLC (~ 17 acres).

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

Yes No

Yes, the roadway will open approximately 310 acres to commercial and light industrial development. The infrastructure investment is a key component of a master plan that will yield a total of 7.4 Million square feet of industrial & commercial product, generating numerous jobs and net new tax revenue for the community.

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

Yes No

No, the proposed public infrastructure improvements will benefit various existing and new private companies, developers and future residents and tenants.

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 "Economic Development Vision & Community Benefit"

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.

The project construction schedule is summarized as:

- Segments 1 and 2: Start 4/1/23, Complete 2/28/24
- Segments 4 and 5: Start 1/5/23, Complete 3/31/24
- Segments 3 and 6: Start 9/1/23, Complete 8/31/24

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

This project will require:

- Site Plan Approval from City of Plant City
 - Environmental Resource Permits from the FDEP or SWFWMD
 - Potable Water Distribution system and Sewer Collection system permits from Hillsborough EPC and DOH
-

- 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?

See attached "Permitting Narrative"

- 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 Future Land Use is Mixed Use -Residential/Commercial/Industrial (1000 Acre Minimum). Future land use will conform to land use and zoning designation.

- 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.

The project will require approximately \$15,250,000 in funding from the developer. During the past 10 years, the City had expended approximately \$1,900,000 to extend water, sewer, and reclaimed water mains across the property, serving both the Lakeside Station site and others.

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

- Conceptual Master Plan
- Budget Narrative
- Project Cost Estimate Spreadsheet
- Economic Development Vision & Community Benefit
- Permitting Narrative

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** \$ 5,500,000.00
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 0.00
 Private Sources \$ 15,250,000.00

Other (grants, etc.) \$ 0.00
Total Other Funding \$ 15,250,000.00

Please Specify: _____

B. Public Infrastructure Project Costs:

Construction \$ 20,000,000.00
 Reconstruction \$ 0.00
 Design & Engineering \$ 750,000.00
 Land Acquisition \$ 0.00
 Land Improvement \$ 0.00

Other \$ 0.00
Total Project Costs \$ 20,750,000.00

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.

See attached "Lakeside Station Budget Narrative" and attached Project Cost Estimate spreadsheet.

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)?

City Commission approval of grant agreement is necessary.

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

NA

- 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 City Commission meets on the 2nd and 4th Monday of every month, barring conflicts with recognized City holidays.

Special meetings with the City Administration can generally be scheduled with a week 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.

See attached Resolution of the City Commission.

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 Plant City

Name and Title of Authorized Representative: Bill McDaniel, City Manager

Representative Signature: 

Signature Date: 08/29/2022

Economic Development Vision & Community Benefit *(Item 1G in Application)*

In recent years, the Florida I-4 Corridor from Tampa to Orlando has developed into a statewide distribution and industrial hub as a response to rising e-commerce and logistics demand. The proposed road project will play a pivotal role in the completion of a development expected to generate over \$1.3 billion in projected private capital investments in land, buildings, machinery, and equipment and allow for the construction of roughly 7.4M square feet of industrial and commercial space. Having a diverse inventory of new and under construction product will position the City to take advantage of and contribute to the unprecedented growth in the greater region and afford Plant City the opportunity to compete for industrial growth in the same way as its peers with similar product inventory. As iterated throughout the Application documents, the “loop road” and associated public infrastructure is a necessary component in unlocking access to roughly 70% of the total development that will rely on the road for building development and ultimately daily access by tenants. While a majority of the funding for the road and infrastructure is private, the infrastructure will ultimately be conferred to the City and built to City standards for the public use and benefit of all users in the park.

Plant City, FL is a proud blue-collar community and has a robust workforce that supports a diverse industry base. The primary industries expected to be attracted by the proposed road project are manufacturing and general warehousing, both of which are on the list of Florida’s Targeted Industries*. It is estimated that the road project will result in the creation of approximately 3,000 jobs. These new jobs include 2,661 direct jobs (1,548 distribution & 1,114 manufacturing) tied to the 5.3M square feet of buildings that will rely on the loop road for access and an additional 1,748 indirect (spin-off) jobs tied to the vendors required and increased commerce tied to the development**. As the loop road provides access to each parcel for vertical development, financial support for the public infrastructure is paramount for the timely development of multiple parcels. If the public infrastructure proceeds as planned with the aid of state funding, the majority of building construction phases are expected to be completed between late 2022 and into late 2024, and the city expects to see investment and headcount benefits in that same time period as the buildings begin to fill with tenant companies. Per the Impact DataSource analysis run by Plant City, the net benefits to local taxing entities total \$161,778,511 over the first 10 years after project completion. The proposed project will also support the retention of nearly 1,000 existing jobs employed by 84 Lumber, Evergreen Packaging, Titan America, Warren Trailers, Toufayan Bakery, and Star Distribution Systems. Additionally, the proposed road project substantially improves the current and projected traffic flows within Lakeside Logistics Park while bolstering commerce in the immediate area and greater region.

*For the purposes of jobs projected, an assumption of 70% distribution tenants and 30% manufacturing/light manufacturing has been used. This breakdown is necessary to include as median square feet per worker differs between manufacturing and warehousing/distribution. Factors used in direct jobs projections are based on 2,400SF per worker for distribution and 1,429SF per worker for manufacturing drawn from the US Energy Information Administration’s 2018 Commercial Buildings Energy Consumption Survey (CBECS) released in September 2021.

**Indirect jobs and investment benefit are outputs from Impact DataSource economic and fiscal impact software that is used by Plant City to evaluate the economic impact of projects. Inputs for direct jobs and investment figures were provided by the developer for use with the Impact DataSource analysis.

Permitting Narrative *(Item 2C in Application)*

Due to the size and scope of the development, multiple permits such as wetland delineation, environmental resource permits from FDEP or SWFWMD, city, and county permits are required. The developer is maintaining a matrix detailing all permitting and entitlements containing milestone dates, anticipated approval dates, and vendors or parties accountable for managing each respective permit application. Permitting specific to the “loop” road segments have been submitted and have received the first round of comments back from each respective permitting authority.

For Segments 1,2, 4 and 5, associated permits are anticipated to be approved in October and November of 2022, with construction of Segments 4 and 5 projected to commence within 30 days of said approvals. As similarly detailed in the Budget Narrative, once construction has progressed on Segments 4 and 5 to the point that access is opened to the sites for vertical construction of buildings accessed by those segments, construction of Segments 1 and 2 will commence having already been permitted with Sections 4 and 5 in Q4 2022. Once sufficient work has been completed on Segments 1 and 2 to provide access for vertical building construction, Segment 4 and 5 will be completed. This “back and forth” approach will allow for fastest building construction as each segment will be constructed to the point that they are traversable for contractors and vendors associated with the vertical building construction, and then later finished as buildings undergo construction. This explains the longer than normal timeline to completion laid out in section 2A of the Application. Permitting for the later Segments 3 and 6 have an anticipated approval date of March/April 2023 or earlier. Plant City is committed to working with the development entities to ensure an efficient and responsive permitting process where appropriate.

Lakeside Station Budget Narrative *(Item 3C in Application)*

The planned development for Lakeside Station in Plant City is an ideal and needed opportunity for a public private partnership. This is a property that the City has envisioned becoming an economic and job driver for the community for many decades and it has just not materialized. A key reason for this is the amount of public infrastructure- roads, water, and sewer that the private developer must install in order to make the project viable. This, in addition to the recent increase in construction costs, has made the implementation of a public private partnership for this project essential.

When completed, this project will result in a modern industrial park with the necessary infrastructure and the construction of over 7.4 million square feet of space. The project involves the investment of \$914 million in real property investment and projected personal property investment of an additional \$448 Million, to create a total investment of \$1.362 Billion. The project will also create 2,661 direct jobs and 1,748 indirect jobs for the 5.3M square feet along the loop road alone. There is no other project that the private sector and community can come together on and create this level of economic impact.

The key piece of infrastructure required to make this project successful is the construction of a “loop” road and accompanying water and sewer which will cost \$20.73 million. The road will connect Park Road across from the intersection of Park Road and Alabama Street to the existing terminus of Henderson Way. Please see attached conceptual master plan. Said road and accompanying infrastructure will be built to city specifications and conveyed to city control upon completion. The Plant City engineering staff has reviewed the construction cost estimates and has corroborated the overall costs. Please see attached infrastructure budget breakdown.

For perspective, of the total 7.4 million square feet of space, 5.3 million square feet, roughly 70% of the total square footage, will require this road and infrastructure in order to be built. Due to increased construction costs associated with both the infrastructure and the buildings themselves, upon approval of this grant it is anticipated that construction of the buildings and loop road will occur in phases. Segments 1,2,4, and 5 of the road, water, and sewer construction are slated to be permitted concurrently in December of 2022, with Segments 4 and 5 to begin construction shortly after permitting. Construction of these segments is critical to provide access to the site for Phase 5 of the development, which is slated to commence construction in April of 2023. Once access to Phase 5 from Henderson Way is complete, Segments 1 and 2 will undergo construction from Park Road, while the developer will continue permitting processes for Segment 3 (est. April of 2023). Segment 3, per the Conceptual Master Plan, will connect Segments 1 and 2 to Segments 4 and 5, thus creating the “loop” from Henderson Way to Park Road.

This road is critical to the success and completion of the overall project. A partnership with the property owner, Plant City and the State of Florida through the Florida Job Growth Grant fund would have an immediate impact on the project and would allow for project to move forward as planned.

- 1
- ▲ 2
- ◆ 3

PROJECT/PHASE	3 Lane LAKESIDE ACCESS ROAD lakesideIII, IV, V - 13553		
DATE	03/01/22	DESCRIPTION	13553
SF	13,553 lf		
ACRES	18.67 acres		

COST CODE	R Y G	BUDGET	ITEM	COMMENTS
		\$ -	LAND	\$ -
		\$ 17,152,352	HARD	\$ 1,265.58
06-055		\$ 252,580	Landscape/Irrigation	\$ 18.64
		\$ 252,580	Landscape/Irrigation - Building 1	\$ 0.50
				Entrance only
05-120		\$ 14,147,941	Direct cost Loop road	\$ 1,043.90
		\$ 13,457,282	Off-Site - 1	\$ 992.94
		\$ -	Off-Site - 1	inc
		\$ -	Off-Site - 2	inc
		\$ -	Off-Site - 3	inc
		\$ -	Off-Site - 4	inc
		\$ 250,000	Off-Site - 6	\$ 250,000
		\$ 40,659	Off-Site - 7	\$ 3.00
		\$ 400,000	Off-Site - 1	\$ 400,000.00
				Traffic light needed by 1 mill SF.
06-120		\$ 450,000	ROW	\$ 33.20
		\$ 450,000	On-Site - 1	\$ 450,000.00
		\$ -	On-Site - 10	
				Improvements at Park - Turn lanes
30-010		\$ -	Tenant Improvements	\$ -
		\$ 742,526	5% Cost Increase	
				12 months out
29-100		\$ 1,559,305	10% Contingency - Hard Costs	\$ 115.05
		\$ 3,585,312	SOFT	\$ 264.54
See breakdown		\$ 305,600	Due Diligence	\$ 22.55
02-030		\$ 98,600	DD - Survey	\$ 7.28
02-020		\$ 45,000	DD - Geotech	\$ 3.32
02-050		\$ 76,500	DD - Environmental	\$ 5.64
40-031		\$ 60,500	DD - Ecological	\$ 4.46
40-165		\$ 25,000	DD - Traffic	\$ 1.84
39-010		\$ -	Architectural & Engineering	\$ -
				Not Required
See Breakdown		\$ 319,300	Civil Engineering	\$ 23.56
02-160		\$ 82,500	Civil - Due Diligence	\$ 6.09
40-020		\$ 161,800	Civil - CDs	\$ 11.94
40-020		\$ 75,000	Civil - Construction Admin	
See breakdown		\$ 7,500	Landscape Design	\$ 0.55
40-050		\$ 7,500	Landscape - CDs	\$ 0.55
				entrance only
40-180		\$ 25,000	Outside Consultants	\$ 1.84
See breakdown		\$ 1,529,664	Government Fees	\$ 112.87
41-060		\$ 792,664	Utility Fees	\$ 58.49
41-060		\$ -	Connection/Tap Fees	\$ -
41-010		\$ 12,000	Permitting Fees	\$ 0.89
41-100		\$ 725,000	Mitigation Fees	\$ 53.49
See breakdown		\$ 236,109	Other Soft Costs	\$ 17.42
40-018		\$ 20,000	Other - Bank Inspector	\$ 2,500.00
25-150		\$ 55,000	Other - Geotech Testing	\$ 55,000.00
39-020		\$ 7,500	Other - Final As-Builts	\$ 7,500.00
40-028		\$ 10,000	Other - Final Survey	\$ 10,000.00
42-200		\$ 68,609	Other - Builder s Risk	\$ 0.0040
42-100		\$ 15,000	Other - PMP Bond	\$ 15,000.00
				Bonds w/ City
42-500		\$ 5,000	Other - Real Estate Taxes during Developm	\$ 5,000.00
50-120		\$ 15,000	Other - Developers Reimbursable	\$ 15,000.00
50-310		\$ 5,000	Other - Misc. Admin. Expense	\$ 5,000.00
42-300		\$ 25,000	Other - General Liability Insurance	\$ 25,000.00
40-300		\$ 10,000	Other - Bank Fees	\$ 10,000.00
See breakdown		\$ 120,000	Legal	\$ 8.85
44-015		\$ 25,000	Legal - Access agreement	
44-350		\$ 90,000	Legal - Land Use	\$ 6.64
44-400		\$ 5,000	Legal - site contract	\$ 5,000.00
44-200		\$ -	Legal - Lease	\$ -
See breakdown		\$ -	Closing	\$ -
49-200		\$ 254,317	10% Contingency - Soft Costs	\$ 18.76
50-100		\$ 787,821	4% Development Fee	\$ 58.13
		\$ 20,737,664		\$ 1,530.12 per LF

IMPACT REPORT

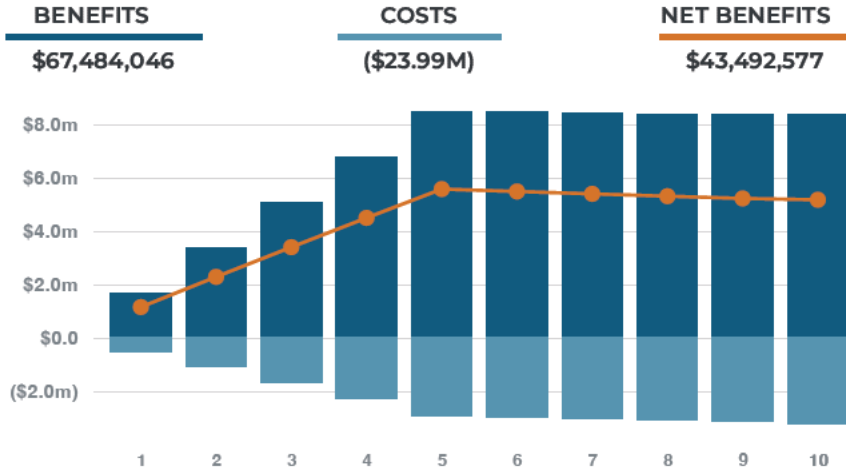
LAKESIDE LOOP RD

Loop Road

Recruitment

Advanced Manufacturing

City of Plant City



JOBS



4,408.0 Total

2,660.0 Direct

1,748.0 Spin-off

SALARIES



\$59,615 Avg

\$63,554 Direct

\$53,621 Spin-off

CAPITAL INVEST.



\$959.5M

Buildings + FF&E

RESIDENTIAL DEV.



29.8 Homes

198.4 Relocations

NET BENEFITS

\$43,492,577

Present Value \$32,235,005

BENEFITS

Sales Taxes	\$0
Real Property Taxes	\$32,188,744
FF&E Property Taxes	\$8,927,946
New Residential Property Taxes	\$256,666
Utility Revenue	\$12,704,797
Utility Franchise Fees	\$1,945,525
Miscellaneous Taxes and User Fees	\$7,637,098
Communications Services Taxes	\$572,941
Utility Service Taxes	\$2,317,230
State Shared Revenue	\$933,100

Benefits Subtotal \$67,484,046

COSTS

Cost of Government Services	(\$13.75M)
Cost of Utility Services	(\$10.24M)

Costs Subtotal (\$23.99M)

NET BENEFITS OVER 10 YEARS

CITY	\$43,492,577
COUNTY	\$59,045,045
SCHOOL DISTRICT	\$49,294,734
OTHER	\$9,946,155

Lakeside Station LLC

September 21, 2022

Elizabeth Pritchard
Florida Department of Economic Opportunity
107 East Madison Street
Caldwell Building
Tallahassee, FL 32399-4120

REF: Application for 21-22 FL Job Growth Grant - Public Infrastructure / City of Plant
City Lakeside Loop Road

Dear Ms. Pritchard:

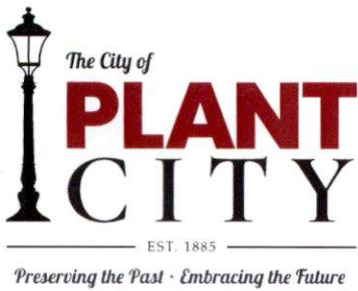
The following information is offered as a supplement to the information previously
provided by the City of Plant City in its Job Growth Grant application.

1. Lakeside Station LLC is the entity responsible for the private funds required for completion of the project. Lakeside Station has or has secured redundant sources for the funding required to complete the projects.
2. No delays in design and permitting have been encountered and none are anticipated. Previously submitted permitting and construction timelines remain current.
3. Lakeside Station LLC is the owner of the land on which the contemplated improvements will occur. Upon completion and pursuant to the City of Plant City's normal dedication procedure, the improvements will be dedicated by plat to the City.

Sincerely,



Robert J. Appleyard
Executive Vice President



OFFICE OF THE CITY MANAGER

September 22, 2022

Florida Department of Economic Opportunity
107 East Madison Street
Tallahassee, FL 32399-4120

Subject: Lakeside Logistics Park Loop Road / Job Growth - Public Infrastructure Grant Proposal

The City of Plant City is pleased to support the application submitted in August for the 2021-2022 Florida Job Growth - Public Infrastructure Grant.

Build-out of the Lakeside Station property will benefit the community directly through:

- development of new jobs,
- increased use of local service and commerce industries, and
- increased commercial tax base.

We believe this project meets the intentions of the Job Growth Grant Program, and that the project is well positioned to meet the expectations outlined in the application documents.

If you have any questions, please contact Jack Holland, Assistant City Manager at 813-659-4250, or Frank Coughenour P.E., Senior Engineer at 813-659-4239.

Sincerely,

Bill McDaniel
City Manager

BM/dmj

120 N Collins St
Suite 201
Plant City, FL 33563
813.796.5360



Jeff Lucas
Chair
Central Florida Development

Florida Department of Economic Opportunity
107 E Madison St
Tallahassee, FL 32399

Karen Kerr
Vice Chair
BayCare

To Florida Department of Economic Opportunity,
On behalf of the executive committee of the Plant City Economic Development Corporation (PCEDC), I would like to express our full support for the grant request from The City of Plant City regarding the Lakeside Logistics Park loop road. Our community is situated in a strategic location from a logistics standpoint and has gained tremendous attention from Fortune 500 companies and highly experienced industrial developers looking to establish fulfillment operations in a central location to service Florida and the Southeast U.S.

Larry Jimenez Jr.
Secretary & Treasurer
Star Distribution

Steve Hurley
Immed Past Chair
Stingray Chevrolet

We estimate that this opportunity will create substantial job opportunities (approximately 1,700 jobs) and capital investment (estimated in excess of \$160 million dollars) will generate a diverse source of property tax revenue to state and local governments. The project's proximity to I-4 Hwy 92 makes it particularly attractive for industrial development. It is also in direct proximity to similar industrial projects completed by The Home Depot, Lowe's, Ace Hardware, RNDC, Star Distribution and others. We understand there is great interest in this site and we find it ideal for industrial activities such as warehousing, distribution, and light manufacturing. The PCEDC believes that the developers involved have experience in identifying successful locations for industrial development further reinforces why this general area south of I-4 should be earmarked for light industrial.

Rick Lott
All Florida Mechanical

Yvonne Fry
Fryed Egg Productions

Michael Jemison
Solution Source

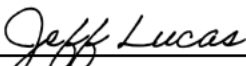
Steve Boggs
Boggs Engineering

Our executive committee truly appreciates the work your team at the Department of Economic Opportunity accomplishes to advance Florida's economy.

Tom Barnes
QGS Development

Thank you for your support and partnership.

Nick Thurston
Bank of Tampa



Jeff Lucas, Chair
Plant City Economic Development Corp.

09-21-2022
Date

Josh Baumgartner
TECO

Lakeside Station: Follow Up Information on Industry and Occupational Codes

In recent years, the I-4 Corridor between Tampa and Orlando has seen unprecedented industrial demand and growth and has established itself as a market with strong workforce to meet the rising logistics and manufacturing demand. With growing increased leasing demand and declining vacancy rates, demand for industrial space is continuing to outpace supply*. The Lakeside Station development will allow Plant City a continued opportunity to take advantage of this growth in the Corridor.

Logistics

According to Emsi/Litecast Workforce Analysis Software, Plant City will likely see the most growth as a result of the Lakeside Station Development in the logistics and distribution sector based on historical trends between 2016-2021 that show tremendous growth in the sector. Based on the Emsi/Litecast data compiled for a 30-minute drivetime from Plant City, the following logistics focused NAICS have experienced the most growth and are expected to be likely suitors for Plant City and buildings within the Lakeside Station Development. The list below is inexhaustive, and it can be assumed that most NAICS under the 2-digit code for Transportation and Warehousing (48-49) will be likely tenant targets for the type of industrial product development at Lakeside Station.

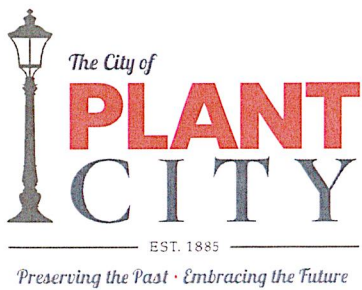
NAICS Code #	Description	Percent Growth (2016-2021)	Avg. Annual Earnings/Job
493110	General Warehousing & Storage	229%	\$41,139
493110	Couriers/Express Delivery Services	168%	\$42,956
488510	Freight Transportation Arrangement	22%	\$98,661

Manufacturing

In the current business environment, companies, including manufacturers, are not merely “re-shoring,” international companies are “near-shoring” in an effort to bring their supply chains closer to key markets. Over the past several decades as cross-border trade has ballooned, so too did the expansion of global supply networks. Driven by cheap labor and better transport and communication, companies’ focus previously has been on creating long and lean supply chains, with products and components manufactured in a handful of nations but not necessarily in close proximity to end customers.

That is now changing as Covid-19 halted globalization in its tracks. This shift toward U.S. operations was already well underway however, prior to the coronavirus outbreak, driven by creeping nationalism, targeted tariffs, strained supply chain labor (think ports and trucking), lower energy costs in the US and a competitive environment demanding proximate manufacturing accountability. The push to shorten supply chains has become a significant ambition among production executives worldwide, with the U.S. a primary destination target, and that is not going away anytime soon. With this global shift in mind, Plant City and the surrounding area within a 30-minute drivetime has seen significant growth between 2016 and 2021 in the 3-digit NAICS classifications of Primary Metal Manufacturing (331), Transportation Equipment Manufacturing (336), and Machinery Manufacturing (333). Plant City, with the additional product delivered by the Lakeside Station Development, will be well positioned to take advantage of continued growth in these NAICS as well as foreign direct investment from industries that fall under the general 2-digit manufacturing NAICS (31-33).

**"Five Fast Industrial Facts I-4 Corridor." Josh Faircloth, Cushman & Wakefield. June 1, 2022.*



OFFICE OF THE CITY MANAGER

August 23, 2023

Governor Ron DeSantis
Office of the Governor
PL 05 The Capitol
400 South Monroe Street
Tallahassee, FL 32399-0001

RE: Florida Department of Economic Opportunity
Application for the 22-23 FL Job Growth Grant
Public Infrastructure / Plant City Lakeside Station Loop Road

Dear Governor,

This letter is to indicate the City of Plant City's overarching support of the above referenced grant application.

We have a need for new industrial project space as our existing supply is diminishing. This grant will assist with the public infrastructure needed to open up additional industrial development in the area.

We appreciate your support and if there are any questions, please feel free to reach out.

Sincerely,

Bill McDaniel, City Manager
City of Plant City

CC:

Mike Mueller, Program Administrator
Florida Department of Economic Opportunity
107 East Madison Street
Caldwell Building
Tallahassee, FL 32399-4120

Lakeside Station LLC

August 21, 2023

Bill McDaniel, City Manager
City of Plant City
302 West Reynolds Street
Plant City, FL 33563

REF: Application for 22-23 FL Job Growth Grant—Public Infrastructure/Plant City Lakeside Loop Road

Dear Bill,

I hope this message finds you well. Pursuant to the call Steve Morey and Maxis Advisors had with Maureen Smith and Mike Mueller of Florida DEO regarding the existing Plant City Job Growth Grant Fund Application in February, I am writing to provide Plant City a project update for the Lakeside Station development and accompanying Loop Road project. Further, we would greatly appreciate Plant City's continued support and project advocacy in pursuing funds to support the \$20MM Loop Road project in the FY23-24 funding cycle given the laudable decision to divert remaining FY22-23 funds to areas impacted by Hurricane Ian.

Since the last update submitted in Q4 2022, necessary permitting has been secured to commence the construction of Segments 1 and 2 of the Loop Road and associated utilities as of May 2023. Likewise, necessary permitting is expected to be secured to commence construction of Segments 4 and 5 of the Loop Road in the next two weeks. Regarding building development phases along the Loop Road—site development, water, and sewer construction plans for Phase III of each were approved in Q2 of 2023. We anticipate similar construction permitting approvals for Phases V and VI of the building development early Q3 2023. Concurrently with the building and loop road permitting, we are working diligently to procure permitting for turn lanes on South Park Road and East Alabama Street as well as traffic signals on South Park Road.

We are confident that the Lakeside Station Project meets every requisite for the Job Growth Grant Fund and is a terrific opportunity for public private partnership between the State of Florida, Plant City, and the developer of Lakeside Station to unlock several million square feet of critical industrial inventory for the city. As the master developer for Lakeside Station, we are committed to continue the significant progress already made on site and are ready to proceed as permitting is received. Support through a Jobs Growth Grant Fund from the State is critical to accelerate the timeline in which the Loop Road and associated buildings can be constructed and brought to market for use by tenants. We appreciate your consideration. Please let us know if we can provide any further details to best inform the application review process.

Sincerely,



Bob Appleyard
Executive Vice President

3658 Erindale Drive, Valrico, Florida 33596



Florida House of Representatives
Lawrence McClure
State Representative, District 58

RECEIVED
OCT 21 2022
CITY OF PLANT CITY
ENGINEERING DEPARTMENT

District Office:
110 West Reynolds Street
Suite 204
Plant City, FL 33563
(813) 757-9110 • Fax (813) 757-9109

Tallahassee Office:
1301 The Capitol
402 South Monroe Street
Tallahassee, FL 32399
(850) 717-5058

October 11, 2022

Florida Department of Economic Opportunity
107 East Madison Street
Tallahassee, FL 32399-4120

Subject: Lakeside Logistics Park Loop Road / Job Growth - Public Infrastructure Grant Proposal

I am pleased to express my support for the Lakeside Logistics Park Loop Road in consideration of the 2021-2022 Florida Job Growth - Public Infrastructure Grant.

Award of grant funds will accelerate buildout of the site, bolstering the region's growing impact as a light-industrial and logistics hub. The project will bring needed direct and indirect jobs throughout the area, now and for years to come.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lawrence McClure".

Lawrence McClure
State Representative, District 58

LM/alc