



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
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- 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"

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- 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.

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- 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

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

Yes No

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- 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.

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- 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
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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

Please Specify: _____

Total Other Funding \$ 15,250,000.00

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

Please Specify: _____

Total Project Costs \$ 20,750,000.00

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

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- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.
- 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.

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- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

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