



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: Clay County Board of County Commissioners

Government Federal Employer Identification Number: [REDACTED]

Primary Contact Name: Megan Mosley

Title: Grants Manager

Mailing Address: P.O. Box 1366

Green Cove Springs, FL 32043

Phone Number: (904) 529-4211

Email: Megan.Mosley@claycountygov.com

Secondary Contact Name: Richard Smith

Title: Engineering Director

Phone Number: Richard.Smith@claycountygov.com

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 proposed infrastructure project will construct a new 0.5 mile section collector road (Pringle Rd.) and provide enhancements to 0.25 mile section arterial road (CR-218) that are both within 1 mile of a major US highway (US 301) that runs through Clay, Duval, and Bradford counties.

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

The proposed infrastructure project is located near 6617 CR-218 in Clay County. The road will eventually transverse through a new mixed-use development where Project Gator and several yet to be named entities will be located.

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?

The Right Of Way is owned by Clay County.

D. Provide current property owner.

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

Predominate use will be public and additionally benefit new businesses coming to area. It will create jobs for the residents of Clay County. This project will directly create an estimated 1,454 jobs for roadway construction, building construction, and associated jobs.

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

Yes No

The public infrastructure project will be benefit the public and multiple entities.

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.

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.

Construction would begin in late 2024, with a project completion date in late 2025.

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

St. Johns River Water Management District (SJRWMD), FDEP, Army Corp of Engineers, and Florida Dept. of Transportation (FDOT)

- 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?

Any applicable St. Johns River Water Management District (SJRWMD), FDEP, Army Corp of Engineers, and Florida Dept. of Transportation (FDOT) will be provided by the pre-construction conference.

- 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?

Mixed Use (MIX) has been designated for this new development, any future structures on the land will conform to FLU Policy 1.4.1 of the Clay County 2040 Comprehensive Plan.

- 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

N/A

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

Yes No

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

N/A

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

See Attached.

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** \$ 4,750,000.00
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County	\$ 0.00	_____
Private Sources	\$ 0.00	_____
Other (grants, etc.)	\$ 0.00	_____
Total Other Funding	\$ 0.00	_____

Please Specify: _____

B. Public Infrastructure Project Costs:

Construction	\$ 3,540,000.00	_____
Reconstruction	\$ 0.00	_____
Design & Engineering	\$ 420,000.00	_____
Land Acquisition	\$ 0.00	_____
Land Improvement	\$ 0.00	_____
Other	\$ 790,000.00	_____
Total Project Costs	\$ 4,750,000.00	_____

Other services
 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.

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 to accept the awarded grant funds requires Clay County Board of County Commissioners Approval.

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

N/A

- 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.

Meetings are the 2nd and 4th Tuesday of each month at 4pm. Upcoming County Commissioner's Meetings are posted on the Clay County Government homepage under Meeting Agendas and under the Calendar of Events, including special sessions or meetings scheduled as needed. The County Commissioners are willing and able to hold special meetings, notice will be via email and posted on the County's website.

- 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 designation of signatory authority.

PUBLIC INFRASTRUCTURE GRANT PROPOSAL

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: Clay County Board of County Commissioners

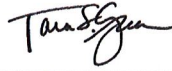
Name and Title of Authorized Representative: Chair, Clay County Board of County Commissioners

Representative Signature:  Bets London (Mar 8, 2023 10:25 EST)

Signature Date: March 6, 2023

ATTEST:



By: 
Tara S. Green,
Clay County Clerk of Court and Comptroller
Ex Officio Clerk to the Board

1G – Project Narrative

Introduction

With the First Coast Expressway (SR-23) connecting I-10 in the north to I-95 in the south by creating an outer beltway will run through Clay County, Florida, driving economic development in the immediate area and Northeast Florida. This will connect Clay County with Duval County via the I-10 connection and St. Johns County via I-95, rapidly increasing development in the area. There will be 7 new interchanges within the County allowing traffic to flow without stops using electronic toll gantries. With the area boasting ease of access for logistics and developable land paired with a pro-business local government makes Clay County a business-friendly community. The area will see strong growth and development opportunities due to the construction of the First Coast Expressway. According to the Clay County Office of Economic Development, in a span of 10 years, the County experienced a 35% increase in population growth and is expected to reach nearly 300,000 residents in the next 25 years. This unprecedented population growth will directly be a result of the completed First Coast Expressway, as it will attract thousands of new residents over the coming years.

The Clay County Board of County Commissioners is seeking \$4,750,000.00 in funding for the construction required to complete new construction on Pringle Road and complete required roadway improvements to CR-218; two projects required to support the groundbreaking of development on the Spencer Family property supporting “Project Gator” and other entities coming to the County. Project Gator is a \$225,000,000.00 capital investment that will bring over 1,454 jobs to County residents. The County will begin construction of the new four lane divided urban roadway known as Pringle Road in late 2024 with an expected completion of late 2025. The proposed roadway project will be a combination of new construction for Pringle Road and required roadway improvements for CR-218 that would support Project Gator, surrounding businesses, and residents. Project Gator alone will be an approximately 150-acre mixed-use property.

The Proposed Infrastructure Project

The proposed infrastructure project will construct 0.5-mile section of new urban roadway that will be constructed through the Spencer Family property area. The four-lane boulevard will have a raised median, curbs and gutters, a retention pond, and through a partnership with Clay County Utility Authority it will have full water, sewer, and reuse infrastructure that will be installed as the road is built. This project adds potential job growth in a prime location located within 1 mile of US 301 and less than 0.5 miles of CR-218. Roughly over 100 jobs are expected to be added to Clay County when the mixed-use Spencer Family property development know as Project Gator is completed. The new roadway will provide access to new commercial, retail, office, and light industrial developments with the potential of millions of investment dollars and hundreds of full-time jobs. Of those roughly 100 jobs that will be created, all currently belong to Project Gator.

The Spencer Family property is located in Clay County FL, along CR-218, east of US 301. It is within fifteen miles of the Cecil Commerce Center, which will provide ancillary services to the burgeoning Aerospace, Aviation and Technology industries proposed for the Cecil Commerce Center and the Cecil Space Port.

Completing the Pringle Road and CR-218 project will ensure that the impact to the surrounding residential areas are minimized. The truck traffic from Project Gator will flow immediately onto US 301 as they depart from Pringle Road onto CR-218 to US 301. No trucking traffic will have to travel on unpaved roads or through any neighborhoods. This will permit easy on-off access from Project Gator; traffic will have minimal local impact.

This infrastructure, estimated at \$4,750,000.00, is projected to begin in late 2024 and will last up to 400 days once construction starts, utilizing a phased approach to match the planned development. The construction and access to new businesses are contingent on the completion of this infrastructure project.

Clay County Resulting Economic Impacts

With road construction continuing, jobs will be maintained for the duration of the roadway projects. Jobs will be required to develop the Spencer Family property area, which includes the construction of a new asphalt shingle and coating materials facility at a cost of \$225,000,000.00. Once construction is completed, the business will be staffed with over 100 new jobs. This is a big quality of life issue, as people who live in Clay County will have more opportunities to work in Clay County. According to the Florida Office of Economic and Demographic Research, there are currently 50,729 jobs in Clay County for a workforce of 111,283, so the need for jobs is there and with companies like Project Gator, this will bring ample jobs to the local area.

Economic Impact of New Infrastructure

The associated costs to design, develop, and construct the proposed infrastructure project will directly create an estimated **1,454 jobs**, including the following necessary labor that falls under Florida's Targeted Industries:

- Engineering Services, including construction engineering, civil engineering, and environmental engineering needs
- Water, Sewer, and Utility Construction
- Civil Engineering Construction
- Highway, Street, and Bridge Construction
- Commercial Office Building Construction
- Off-Site Construction Needs

The successful implementation of the proposed infrastructure project will enable the indirect creation of approximately 1,200 positions related to or in support of proposed infrastructure project. However, more importantly, this project will enable the supply of approximately 7,100 members of the workforce (assuming a 2.83 persons per household average in Clay County, 2015-2019 Census) to remain in the County. This is a dire need, particularly for established firms and new firms coming to the area that are attempting to expand. There will be a need for highly skilled laborers, including, but not limited to, construction workers, electricians, mechanical and electrical engineers, welders, pipefitters, machinists, carpenters, and safety technicians who will be needed for the roadway work and the businesses that will be drawn to the Spencer Farm multi-use area.

There is an opportunity to expand on Clay County’s potential and create a vibrant, thriving community supported by the County’s greatest asset—its residents. This enables its residents to develop a County for the future, focused on four major priority areas: Safety and Security, Infrastructure, Economy, and Quality of Life. Together, these four focus areas organize the County’s unique assets and profound sense of community.

2H – Additional Information

Location Map (See below)

3C – Detailed Budget Information

PRINGLE ROAD/CR-218 Budget

Budget Category	Projected Budget	Proposed Project Timeline
Regular Salary & Wages	\$580,000.00	365 days upon commencement
Roadway Construction	\$3,540,000.00	400 days upon commencement
Professional/Consulting Services	\$630,000.00	During the 400 days of construction as required
TOTAL	\$4,750,000.00	

Other Public Infrastructure Project Funding Sources	County	N/A
	Other (grants, etc.)	N/A
Total Other Funding		N/A
Total Amount Requested	\$4,750,000.00	



PROPOSED ROAD IMPROVEMENT
NOT TO SCALE

REVISIONS		
DATE	BY	DESCRIPTION

DESIGNED:	DATE:
DRAWN: C.M.	01/08/2023
CHECKED: T.A.	

SUPERVISED:
RICHARD SMITH P.E.
DIRECTOR OF ENGINEERING

CLAY COUNTY ENGINEERING DEPARTMENT
CLAY COUNTY, FLORIDA
477 HOUSTON ST.
GREEN COVE SPRINGS, FL 32043



CLAY COUNTY ROAD IMPROVEMENT
COUNTY ROAD 218
PRINGLE ROAD CONCEPTUAL