

Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Governmental Entity Information

Name of Governmental Entity: Lake County Board of County Commissioners
Government Federal Employer Identification Number: [REDACTED]

Contact Information:

Primary Contact Name: Robert L. Chandler IV
Title: Director, Economic Growth
Mailing Address: 315 West Main Street;
Tavares, FL 32778
Phone Number: 352.343.9647
Email: rhandler@lakecountyfl.gov

1. Program Requirements

A. Provide the title and a detailed description of the public infrastructure improvements.

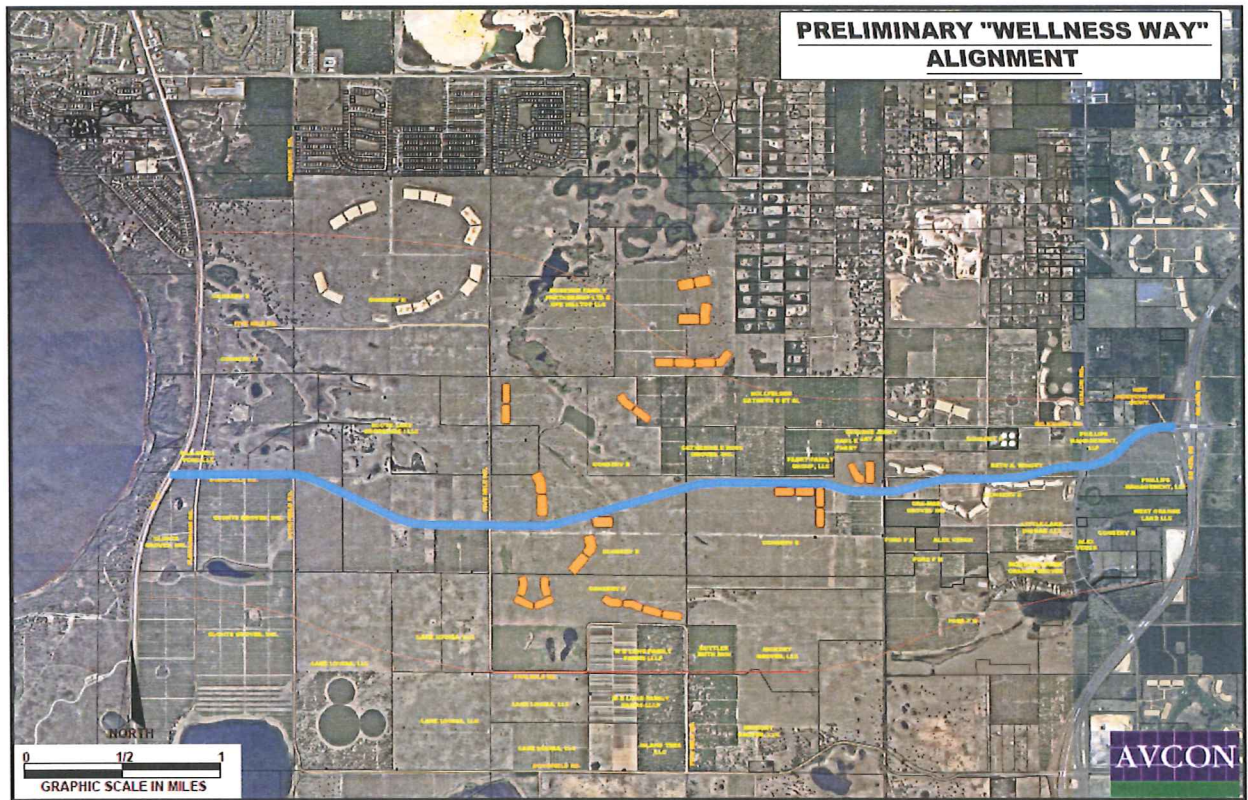
Title: Wellness Way Roadway Design and Engineering

Description: Wellness Way is a planned four-lane divided arterial highway spanning five (5) miles between US 27 in South Lake County and SR 429 in West Orange County. The western terminus of the roadway will intersect US 27 just north of Trout Lake with the eastern terminus connecting to the existing New Independence Parkway interchange at SR 429.

Several planning studies conducted by multiple agencies, including the Lake-Sumter MPO, MetroPlan Orlando MPO and the West Orange South Lake Transportation and Economic Development Task Force, have identified the need for new east-west highway connectivity connecting the rapidly growing communities of Clermont and Horizon West. This new arterial road will relieve increasing congestion on the existing roadway network and provide additional opportunities for high wage job growth in an area that has predominantly experienced more housing and retail growth than office and light industrial.

Lake County is seeking \$2,500,000.00 in grant funding to assist with the design and engineering services associated with the construction of the roadway. Upon completion of design and engineering, it is anticipated that funding for construction of the roadway will come from a combination of developer funding, legislative state or federal grants and public/private partnerships.

Figure 1.A. – 1: Project Location Map



B. Is this infrastructure owned by the public?

Yes, it is anticipated that all Right of Way (ROW) will be donated to Lake and Orange Counties and the roadway will become a part of their respective maintained roadway networks.

C. Is this infrastructure for public use or does it predominantly benefit the public?

The roadway will be utilized by residents of both Lake County and Orange County for daily commute needs, businesses delivering goods and services, and by visitors and tourists traveling in this region.

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

No. All businesses in Lake County, Orange County and beyond will be able to utilize and benefit from the roadway.

E. 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.

Beginning in 2008, the West Orange South Lake Transportation & Economic Development Task Force began discussing the need to coordinate transportation decisions and job creation efforts in the western area of Orange County and the southeastern portion of Lake County. The Task Force recognized the need to plan for the large expanse of mostly undeveloped land in the two counties due to the development pressure beginning to occur in the area and the continued development of Horizon West and the City of Clermont.

From this realization, Lake County and many of its stakeholders determined that the creation of a sector plan for approximately 15,500 acres in Lake County along the southeastern boundary of Lake County and western boundary of Orange County, directly west and adjacent to the Horizon West Sector Plan area, was the best path forward for realizing the goal of improved connectivity, economic development and balanced growth. Ultimately, through a settlement agreement entered into between Lake County and DEO, the sector plan was transitioned to an Urban Services Area and approved by both DEO and Lake County in early 2016.

The vast economic potential of South Lake County will only be realized with a thoughtful and pro-active approach to transportation networks in the region. Simply put, without a well-designed roadway network, the Wellness Way area of South Lake County can never reach its full potential. Existing plans show the need for a minimum of three (3) east-west roadway corridors in the area. Wellness Way, which is the subject of this public infrastructure grant application, is the name ascribed to the northern-most roadway alignment. The roadway will serve as a major commuter corridor for Lake County and Orange County residents, and as the only non-limited access, major arterial roadway, will become the area's most significant corridor for business and industry creation.

F. Provide a detailed description of, and qualitative evidence demonstrating, how the proposed public infrastructure project will promote:

Economic Diversification

Lake County has historically served as a bedroom community to the Orlando metro market. Currently, only 17% of Lake County's tax revenue is generated by commercial and industrial properties. This figure is low for similar tertiary counties near major metro areas. Lake County has been and will continue to be committed to diversifying our economy through the creation and expansion of our commercial and industrial sectors, and South Lake County represents one of Lake County's best positioned regions to realize this type of economic growth.

Without a well-designed transportation network, the Wellness Way area has virtually no chance of building out with anything other than residential and retail uses. Currently, the land is largely agricultural in nature with very limited transportation access; it is served only by county maintained clay roads. The lack of a major arterial road will not only limit connectivity with the commercial and residential centers in Orange County, but it will encourage piecemeal development that is not conducive to commercial and industrial growth or efficient transportation connectivity.

Transportation connectivity is critical to the eventual buildout patterns of South Lake County. If constructed, the five (5) mile roadway will open up access to the roughly 3,000 – 4,000 acres located in the northern third of the Wellness Way area. Even assuming conservative ratios of residential to non-residential uses and further conservative assumptions regarding the percentage of non-retail commercial and industrial uses, the potential for high wage commercial and industrial job creation is significant and could reach over 10,000 jobs and over 5 million square feet of space. The Wellness Way plan itself allows for a maximum of 15,500 residential units and provides entitlements for a minimum of 12 million square feet of non-residential uses, all of which are highly dependent on the proposed transportation network.

2. Additional Information:

A. Is this project an expansion of an existing infrastructure project?

The Wellness Way roadway will be a standalone project linking two existing transportation corridors: US 27 and SR 429.

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

The commencement date for the selection of a design and engineering consultant of the project will be within 60 days of acquiring the necessary funding. A preliminary engineering report has already been conducted for the project, so final design and engineering would be expected to take an additional 12 to 15 months. Construction on the project would begin as soon financially feasible.

C. What is the location of the public infrastructure?

South Lake County and west Orange County linking US 27 just north of Trout Lake to SR 429 at the Independence Parkway intersection. See Figure 1.A.-1 above.

D. Who is responsible for maintenance and upkeep?

Lake County Public Works will be responsible for the maintenance and upkeep of the road in Lake County, and Orange County for the sections in Orange County.

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

The typical permit needs for a new roadway are environmental and stormwater permitting. It is not anticipated that there are significant environmental or material factors to hinder the permitting of the roadway.

F. 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 required:

SJRWMD stormwater permit: Will take place within the engineering design process, with no additional time needed. The proposed project will be designed to be consistent with applicable regulatory and design standards, with no significant changes to the base flood elevations or flood limits

Army Corp of Engineers permit: No significant impact to wetlands is expected.
SHPO: In May and August 2014, a Phase I level cultural resources assessment was conducted for the Wellness Way PEIR project alternatives in Lake and Orange Counties, Florida. Based on the results of this assessment, it is our professional determination that, as presently planned, the Wellness Way PEIR project alternatives will have no effect on historic properties listed or eligible for listing in the *National Register of Historic Places*.

Environmental US Fish & Wildlife Service / Florida Fish & Wildlife Conservation Commission: The project area was evaluated for the potential occurrence of federal and state listed threatened and endangered) species. A total of eight listed species (3 wildlife and 5 plants) were documented via Florida Natural Areas Inventory (FNAI) data, and/or observed by project biologists. Should any state-listed plant species be positively identified within construction limits, the appropriate state agencies will be contacted and afforded an opportunity to transplant them per Florida Statute 581.185.

None of the alternatives would have traffic noise or air quality impacts.

G. 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?

All of the parcels within the ROW and immediate vicinity of the roadway, and the vast majority of all parcels within the Wellness Way area, are zoned Agriculture with either Rural, Public Service Facility or Urban Low Density future land use categories.

If/when the legal process is cleared for the Wellness Way Urban Services Area Plan, all of the lands will convert to a Wellness Way land use, which will allow a range of uses, densities and intensities. In the absence of the Wellness Way Plan being approved, it is anticipated that the parcels will undergo individual comp plan changes to more urban uses.

As such, the improvements will conform to, complement and enhance all of the potential land uses and zoning.

H. 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?

No amendments will be necessary.

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

Yes, immediately upon grant funding approval and contract execution, a consultant will be procured to conduct the design and engineering analysis.

J. Does this project have a local match amount?

Yes, as part of a public-private partnership, land owners in the area have expended \$600,000 on the completion of a FDOT State Preliminary Engineering Impact Report, which will be utilized in the drafting of the final design and engineering documents. Further, Lake County will be contributing a minimum of \$50,000 of in-kind services for oversight and management of the design and engineering of the project. With respect to the construction, Lake County will contribute funds in cost share with the private land owners, and legislative state or federal grants.

K. Provide any additional information or attachments to be considered for this proposal?

Tab A: Support Letters

Also, please visit the following link to view the 2016 Preliminary Engineering Impact Report: [ftp://ftp.lakecountyfl.gov/Public Works/Engineering/Wellness-Way/](ftp://ftp.lakecountyfl.gov/Public_Works/Engineering/Wellness-Way/)

3. Program Budget

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

A. Public Infrastructure Costs:

Construction	\$27,600,000.00	
Reconstruction	NA	
Design and Engineering	\$3,100,000.00	
Land Acquisition	TBD	
Land Improvement	NA	
Other	\$4,000,000.00	Const. Eng. Inspection
Total Project Costs	\$34,700,000.00	

B. Other Public Infrastructure Project Funding Sources:

City/County	\$5,050,000.00	(Impact Fee Credits to Developer)
Private Sources	\$600,000.00	(Plus: all ROW will be donated)
Other (legislative, FDOT, grants)	\$26,550,000.00	Please Specify: Future funding requests for construction funding.
Total Other Funding	\$32,200,000.00	

Total Amount Requested **\$2,500,000.00 (Final Design and Engineering)**

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

The current request is for engineering design and permitting of the recommended alignment in the approved PEIR study. Future funding will be dependent upon the final design and engineering cost estimates with the plans. Private parties are supportive of providing the necessary right of way.

4. Approvals and Authority:

- 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)?

The Lake County Board of County Commissioners will enter into the agreement for funding. No other approvals are necessary.

- 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.

The Lake County Board of County Commissioners meets twice per month, every month of the year.

- ii. State whether that group can hold special meetings, and if so, upon how many days' notice.

The Lake County Board of County Commissioners has the authority to hold special meetings and must provide a minimum of three (3) days' notice to do so.

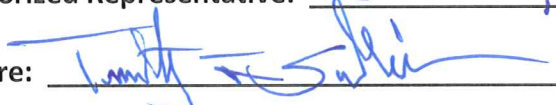
- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

See attached.

I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described governmental entity.

Name of Governmental Entity: Lake County Board of County Commissioners

Name and Title of Authorized Representative: Chairman, Timothy Sullivan

Representative Signature: 

Signature Date: 10/4/2017

TAB A:
SUPPORT LETTERS



Gail L. Ash
Mayor

352-241-7358
gash@clermontfl.org

September 28, 2017

To Whom it may concern,

We are writing in strong support of the Lake County application for funding through the Florida Job Growth Grant Fund.

Successful receipt of this funding is critical to long-term sustainment of the economy in Clermont and across Central Florida. The Wellness Way Parkway will improve regional mobility and multi-modal transportation options, stimulate the economy by linking regional destinations and improve quality of life for many residents throughout the Central Florida region.

The project consists of design and engineering of a critical transportation link between Lake and Orange County that will greatly improve connections throughout the nation's 10th largest region. This transportation network will give rise to large employers, possible universities, areas of commerce and development, as well as a link between regional destinations. This area is key to providing next generation jobs and opportunity to the residents in Clermont, Lake County and Orange County. The Wellness Way Parkway will not only link these regional destinations, but will also amplify the quality of life for many residents through improved access to major transportation networks, to include active transportation networks.

On behalf of the City of Clermont, we appreciate your consideration and hope you will support this transformative transportation project.

Sincerely,

A handwritten signature in cursive script that reads "Gail L. Ash".

Gail L. Ash
Mayor

TAB B:
SIGNATURE AUTHORITY

**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA
OFFICE OF THE COUNTY MANAGER
AGENDA ITEM COVER SHEET**

DATE: 09/06/2017

TO: Jeff Cole, County Manager

THRU:

MEETING DATE: 09/26/2017

ITEM TYPE: Consent Item

ITEM ID: 3898

BY: Brenda DeMartino, Office Associate V

SUBJECT: Approval to apply for and accept the Florida Job Growth Grant Fund Public Infrastructure Grant for the engineering and design of the Wellness Way Road.

RECOMMENDATION/REQUIRED ACTION:

Request approval to apply for and accept the Florida Job Growth Grant Fund Public Infrastructure Grant for the engineering and design of the Wellness Way Road; and authorize the Chairman to execute any necessary grant documents. The fiscal impact will be determined by the amount awarded. Commission District 2

BACKGROUND SUMMARY: On July 1, 2017, the state announced funding in the amount of \$85 million for the Florida Job Growth Grant fund which was created in the 2017 legislative session. The goal of the this fund is to promote economic recovery throughout the state, economic diversification, or economic enhancement in targeted industries.

The Economic Development and Tourism division is seeking approval to apply for this grant to enable the Wellness Way Road Project to be expedited. This east-west connector road will connect all of the Wellness Way area to the 429 and Orange County. This infrastructure connection is of critical importance for the future development of the Wellness Way Urban Service area.

The Wellness Way Urban Service area is a 30 year master plan development which will bring 15,000 new homes and over 9 million square feet of job creation space into south Lake County. The earmarked job creation space will allow for the development of over 35,000 new jobs in Lake County.

Fiscal Impact: The fiscal impact will be determined by the amount awarded.

Account No.:

Advertised Date:

Attachments:

Paper:

A REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS

DECEMBER 6, 2016

The Lake County Board of County Commissioners met in regular session on Tuesday, December 6, 2016 at 9:00 a.m., in the Board of County Commissioners' Meeting Room, Lake County Administration Building, Tavares, Florida. Commissioners present at the meeting were: Timothy I. Sullivan, Chairman; Leslie Campione, Vice Chairman; Sean Parks; Wendy Breeden; and Josh Blake. Others present were: David Heath, County Manager; Melanie Marsh, County Attorney; Niki Booth, Office Associate, County Manager's Office; Neil Kelly, Clerk of Court; Kristy Mullane, Chief Deputy Clerk, County Finance; and Susan Boyajan, Deputy Clerk.

INVOCATION AND PLEDGE

Pastor Brooks Braswell from the First Baptist Church of Umatilla gave the Invocation and led the Pledge of Allegiance.

ELECTION OF CHAIRMAN AND VICE CHAIRMAN

Commr. Parks commented that it has been an honor and privilege for him to serve as Chairman this past year and that he worked hard to serve the County well and to honor each Commissioner as a valuable asset to Lake County. He opened up the floor for nominations.

Commr. Campione thanked Commr. Parks for doing a wonderful job and for putting a lot of time, effort, energy, and enthusiasm into serving as the Chairman of the Board of County Commissioners. She commented that she believed this was a good time to start a tradition of moving the Chairmanship annually so that every Commissioner gets an opportunity to be the spokesperson on behalf of the Board and to be a part of the positive things happening throughout the County and the community.

On a motion by Commr. Campione, seconded by Commr. Blake and carried unanimously by a vote of 5-0, the Board approved the appointment of Commr. Sullivan as Chairman.

Commr. Sullivan thanked Commr. Parks for his service and all of the time and effort it takes to be Chairman and commented that he looked forward to that opportunity.

On a motion by Commr. Breeden, seconded by Commr. Blake and carried unanimously by a vote of 5-0, the Board approved the appointment of Commr. Campione as Vice Chairman.

AGENDA UPDATE

Mr. David Heath, County Manager, stated that he had issued an addendum regarding a discussion he would like to have with the Board regarding the issue of the street lights for Sylvan Shores under his reports, and they also needed to pull Tab 8 at the request of Commr. Parks regarding the change in the speed limit in Montverde, since there was a difference of opinion between their Mayor and City Council.

EMPLOYEE AWARDS