



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: Sumter County Board of County Commissioners

Government Federal Employer Identification Number ██████████

Primary Contact Name: Frank Calascione

Title: Economic Development Director

Mailing Address: 7375 Powell Road

Wildwood, FL 34785

Phone Number: 352-689-4400

Email: frank.calascione@sumtercountyfl.gov

Secondary Contact Name: Bradley Arnold

Title: County Administrator

Phone Number: 352-689-4400

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.

Please see attachment one.

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

Please see attachment one.

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?

D. Provide current property owner.

Sumter County Board of County Commissioners.

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

Yes No

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

Yes No

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.

Please see attachments one and two.

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.

Please see attachment one.

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

Please see attachment one.

- 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?

Please see attachment one.

- 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?

Please see attachment one.

- 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.

Sumter County will contribute \$500,000.00 toward the design and permitting costs.

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

Please see Attachments 1-10.

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** \$ 6,000,000.00
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 500,000.00

Private Sources \$ _____

Other (grants, etc.) \$ _____

Please Specify: _____

Total Other Funding \$ 500,000.00

B. Public Infrastructure Project Costs:

Construction \$ 6,000,000.00

Reconstruction \$ _____

Design & Engineering \$ 500,000.00

Land Acquisition \$ 0

Land Improvement \$ 0

Other \$ _____

Please Specify: _____

Total Project Costs \$ 6,500,00.00

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.

Please see attachments.

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 is required by the Sumter County Board of County Commissioners.

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

- 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 Sumter County Board of County Commissioners holds their regular meetings the second and fourth Tuesday of each month.

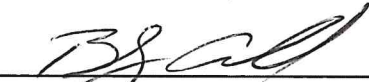
- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to a delegation of authority, citation to relevant laws or codes, policy documents, etc.

Please see attached resolution signed 06/22/2021.

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: Sumter County Board of County Commissioners

Name and Title of Authorized Representative: Bradley Arnold, County Administrator

Representative Signature: 

Signature Date: JULY 19, 2021

Sumter County Board of County Commissioners
2021-2022 Florida Job Growth Grant Fund
Public Infrastructure Grant Proposal

Table of Contents for Attachments

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Attachment 2.	Memo from the East Central Florida Regional Planning Council quantifying the economic impact of the project
Attachment 3.	Map of general area surrounding CR525E, including the below proposed industrial areas
Attachment 4.	Map of Governor Rick Scott Industrial Park
Attachment 5.	Map of proposed Megasite Monarch Ranch Industrial Area
Attachment 6.	Map of proposed Coleman area mixed use development, which will include the 431-acre Representative Marlene O'Toole Industrial Park
Attachment 7.	Letter of support from The Villages® development
Attachment 8.	Letter of support from Duke Energy
Attachment 9.	Project cost estimate from Kimley-Horn, Sumter County's on-call engineering firm
Attachment 10.	Resolution authorizing the Sumter County Administrator to execute the grant application proposal

**Sumter County Board of County Commissioners
2021-2022 Florida Job Growth Grant Fund
Public Infrastructure Proposal**

Attachment One for County Road 525E Expansion

1.

A. This project will complete the capacity improvement for approximately 1.5 miles of County Road 525E from an existing two-lane paved asphalt road to a four-lane paved asphalt road to serve a rapidly developing industrial area with over 300 acres of industrial land currently under development. The original road was designed and built with this eventual expansion in mind by constructing the first two lanes in the position of two of the four lanes. The rapid development of Governor Rick Scott Industrial Park, which is served by CSX Rail's Mainline S, and business expansions planned for the area, have moved the need for this project forward. This project will also stage access to the larger, industrial future land use Monarch Ranch Industrial Area to the north and connect on the eastern terminus with the proposed 431 acre Representative Marlene O'Toole Industrial Park.

B. The project is located in the Coleman area of Sumter County. A reference address for the beginning of this public road is 2232 N US 301, Coleman, FL 33521 (SE corner of US 301 and CR 525E) and ending at a reference address of 5502 W Warm Springs Avenue (SE corner of Warm Springs Avenue/CR 514 and CR 525E).

G. Since the initial groundbreaking approximately three years ago, an estimated 100 million dollars of new capital investment has been made in the Governor Rick Scott Industrial Park. A rail switch, spur, sidings, and a trans flow facility are all under construction and will add additional ingress and egress traffic volume and will also provide tremendous import and export capacity to the area. DZ Concrete Inc. has invested heavily in the industrial park and has an advanced manufacturing pre-cast wall panel plant (NAICS 327390), a high tech block manufacturing plant (NAICS 327331), a high tech ready mix manufacturing plant (NAICS 327320), and a heavy truck maintenance shop (NAICS 811111). An asphalt manufacturer has submitted a site plan for locating an asphalt manufacturing plant (NAICS 324121) within the park. The Villages Daily Sun built a high-tech newspaper printing plant (NAICS 323111). The Villages® development has invested heavily in the park with a number of completed

warehouses and continuing infrastructure improvements such as a lift station and natural gas regulation improvement.

A 7.5 million dollar expansion is planned to commence this year just outside the park by Arcosa Traffic and Lighting Structures, LLC, a steel gantry manufacturer (NAICS 332312), located on the road slated for expansion with the grant funds.

Furthermore, upon completion of this road project, over 2,000 acres of proposed industrial land at the northern terminus of the road would be staged for the development of Sumter County's first industrial Megasite. Substantial pre-planning has been completed on the 2,000 acre Megasite designated as the Monarch Ranch Industrial Area. The Megasite is adjacent to CSX's Rail's Mainline S. Utilizing the data gleaned from site readiness research, an estimated 16 million square feet of industrial space can be housed on this Megasite.

Just across from the eastern terminus of this road project, The Villages® development has recently requested approval for industrial designation of 431 acres of land to house up to 7 million square feet of light industrial space in the Representative Marlene O'Toole Industrial Park. Also planned to the north of the 431 acres are 550 units of workforce housing and 100,000 square feet of commercial development. The industrial connectivity and workforce-related traffic that this road project will support will be crucial to the continued, planned growth of this area and will provide region-wide economic benefits. The road expansion project will lead to continued growth in jobs in the sectors of Manufacturing NAICS 31-33, Warehousing NAICS 49, Freight Rail and Commercial Trucking NAICS 48, and Corporate Headquarters NAICS 55. These sectors align with Florida's Targeted Industries as well as Sumter County Economic Development's Strategic Plan. The East Central Florida Regional Planning Council utilized Regional Economic Models, Inc.'s (REMI) software to estimate the project could generate a total of 6,893 jobs in Sumter County (see Attachment 2). They also expect the project could add \$632 million to Sumter County's gross domestic product and an additional \$336 million in personal income to Sumter County residents.

- 2. A.** This project could commence in the 1st quarter of 2022. That timeline includes four months to update the design and permitting through the water management district and to select a contractor through the bidding process. The project would then take an estimated nine months to complete.
- B.** It is anticipated that the roundabout planned on US 301 and CR 525E will be moving forward by others to incorporate the connection to CR 525E rather than a separate FDOT permit. A permit from the Southwest Florida Water Management District will be required for the impervious area increase and stormwater management.
- C.** The permitting is included in the update to the design for a total of four months to complete.

- D.** Future land use for lands adjacent to the road are industrial, zoning is industrial as well. The design of the road contemplates this type and level of traffic operations.
- 3. C.** Upon notice of the grant award, the \$500,000.00 for project design and permitting cost allocation will be requested from the Secondary Trust Fund at a BOCC regular meeting concurrent with the acceptance of the grant award. The project design will then be completed by the County's on-call engineering firm and bidding of the project construction will be issued.
- 4. C.** Please see the attached resolution authorizing the County Administrator to execute the grant application proposal.



6/30/2021

East Central Florida Regional Planning Council

455 N. Garland Avenue, Orlando, FL 32801
Phone 407.245.0300 • Fax 407.245.0285 • www.ecfrpc.org

From: Luis Nieves-Ruiz, Economic Development Program Manager
East Central Florida Regional Planning Council

To: Frank Calascione, Economic Development Director
Sumter County

Re: **Economic Impact of industrial projects in the Coleman Area**

This analysis estimates the economic impact that a new industrial development would have on Sumter County's economy. According to county staff, The Villages® development has recently requested approval to change the future land use designation of 431 acres of land to industrial in order to build a new seven million square foot industrial park. This new project would directly benefit from improvements to County Road 525E, which includes converting this roadway into a four-lane road. To fund these infrastructure improvements, Sumter County is requesting \$6 million from the Florida Job Growth Grant Fund.

This simulation estimates the economic impact that this new development would have on the economies of Sumter County and the State of Florida based on the new industrial jobs. The first step in the modeling process was to convert the seven million square feet of industrial space into direct jobs. The East Central Florida Regional Planning Council (ECFRPC) created a development scenario that estimated the maximum number of jobs that could be housed within this new development based on the following combination of uses: wholesale trade, manufacturing, other services, construction, and professional services. Per the County's request, this simulation scenario assumes that this industrial project would be completely built and occupied within a ten-year period (2023-2032). To help temper the numbers, the ECFRPC assumed that the project would have a 20 percent vacancy rate during this time. This would leave a little more than 5.6 million square feet of occupied industrial space. The ECFRPC assumed that about 70 percent of the park's space would be occupied by wholesale distributors and manufacturing companies. This information is summarized on Table 1 (next page).

To derive the direct employment numbers, the ECFRPC used set of job/square footage multiplier for the different uses based on the best national practices. These multipliers ranged from one job per 600 square feet for construction and professional jobs to one job per 2,000 square feet for wholesale distribution jobs.

Based on this methodology, the ECFRPC estimates the new development could house almost 4,950 jobs. The ECFRPC used this direct employment estimate to calculate the economic impact that new development would have on the economies of Sumter County and the State of Florida. The ECFRPC calculated the impact of this project using Regional Economic Models, Inc. (REMI) Policy Insight economic modeling software. The results of this simulation are summarized in Table 2.

Table 1: Estimated Employment by Type of Use

Type of Use	Occupied Square Footage	Jobs Multiplier	Estimated Jobs
Wholesale Trade	2.24	1 per 2,000 sqft²	1,120
Manufacturing	1.68	1 per 1,500 sqft²	1,120
Other Services	0.84	1 per 600 sqft²	1,400
Construction	0.56	1 per 600 sqft²	836
Professional Services	0.28	1 per 600 sqft²	467
Total	5.60		4,943

Source: Sumter County, ECFRPC Calculations

According to REMI, the new economic activity could generate a total of 6,838 jobs in Sumter County. This figure includes the 4,943 direct jobs entered into the model and 1,895 indirect and induced (government and local consumption) positions. This new economic activity will also contribute \$1.2 billion to the County’s output. Often referred to as total sales volume, output measures the gross level of business revenue which includes both the costs of labor and materials (intermediate inputs) and value-added activities (compensation and profits). Personal income refers to total earnings from employee compensation, wage supplements, rents, transfer payments, and other business ventures. This project is expected to bring \$336 million in personal income to Sumter County residents. Finally, the project will add \$632 million to Sumter County’s gross domestic product. This figure represents the total market value of all goods and services produced.

Table 2: Economic Impact Results

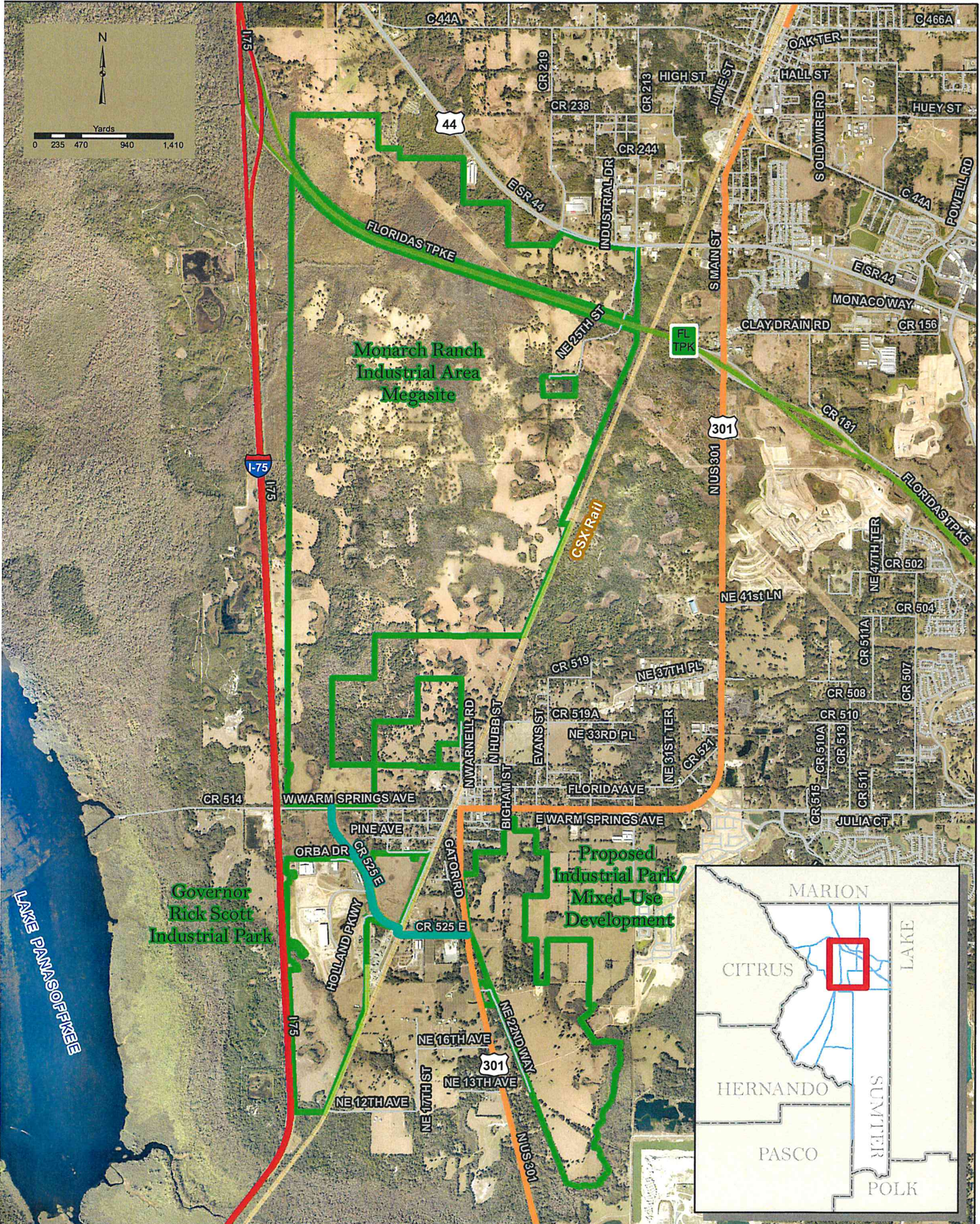
Economic Indicators	Sumter County	Other Florida Counties
Employment	6,838	5,225
Output	\$1,206,000,000	1,345,000,000
Personal Income	\$336,000,000	734,000,000
Gross Domestic Product	\$632,000,000	783,000,000

Source: REMI PI+ Florida Counties and Border States V2.4.1

The economic impact of this new investment will also spillover to other Florida counties. This includes the creation of 5,225 additional jobs in other parts of the state of Florida. The project would also generate an additional \$1.3 billion in sales and \$734 million in personal income for other parts of the state. It would also add another \$783 million to the gross domestic product of these counties.

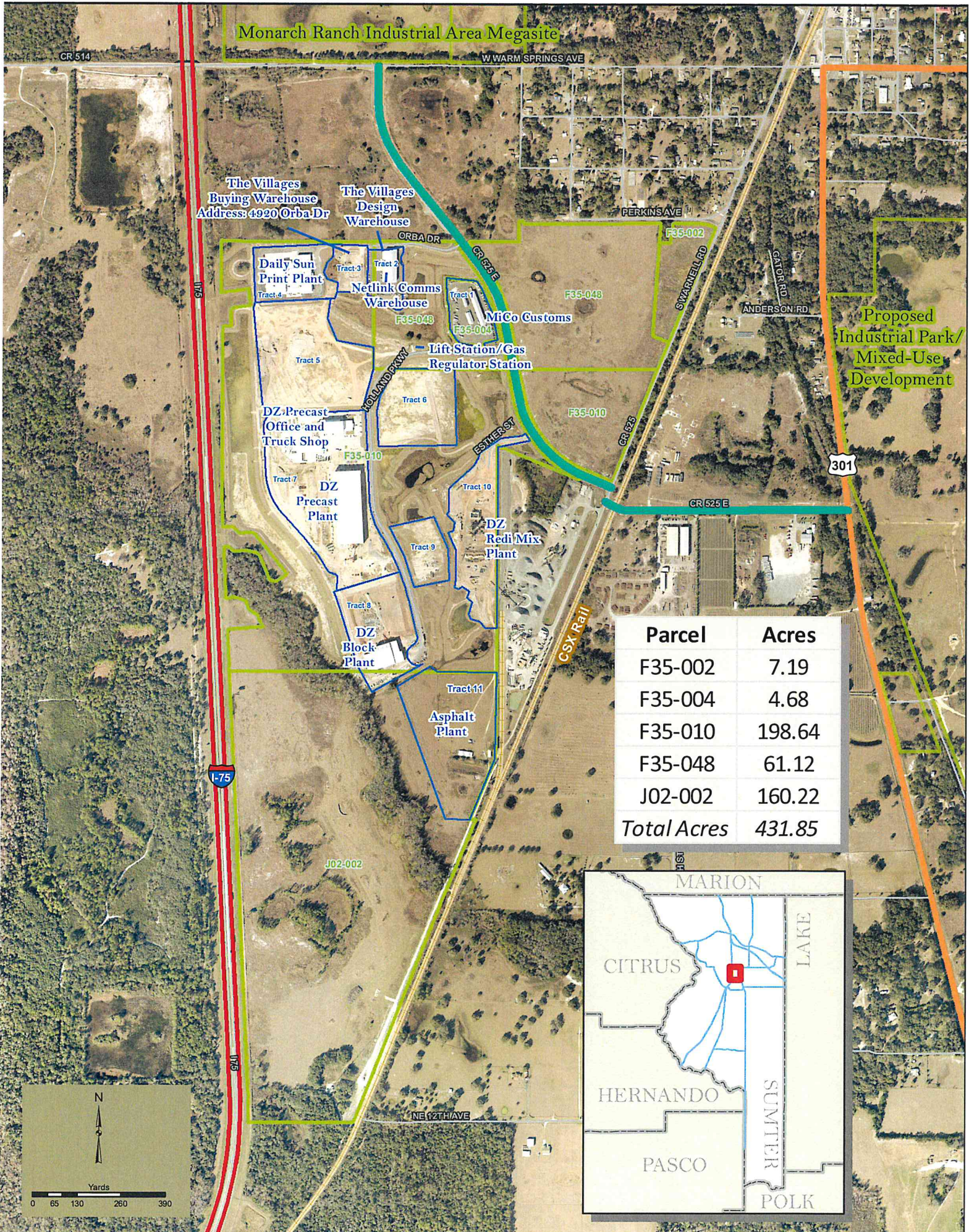
If you have any questions about this analysis, please contact Luis Nieves-Ruiz at 407-245-0300 x 308 or via e-mail at luis@ecfrpc.org.

CR 525 E General Area Map



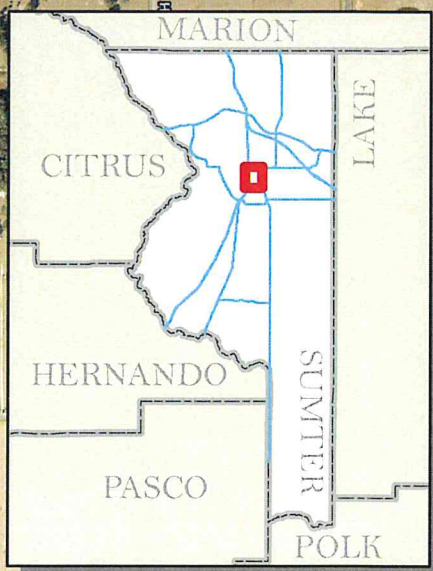
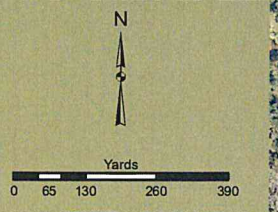
Governor Rick Scott Industrial Park

Monarch Ranch Industrial Area Megasite

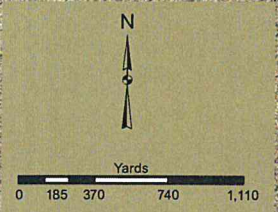
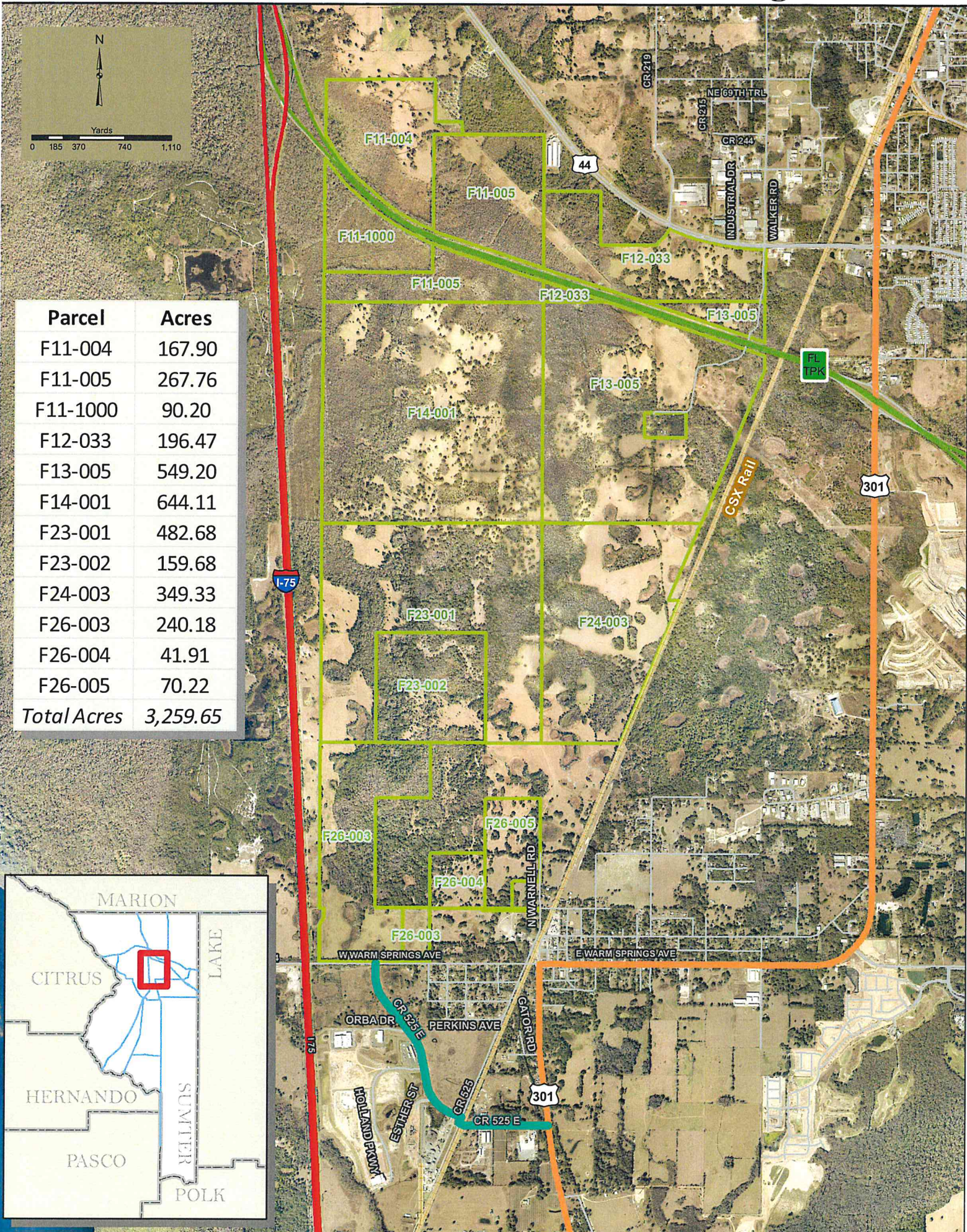


Proposed Industrial Park/
Mixed-Use
Development

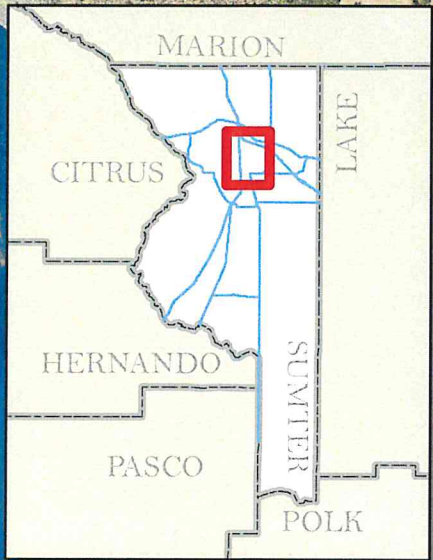
Parcel	Acres
F35-002	7.19
F35-004	4.68
F35-010	198.64
F35-048	61.12
J02-002	160.22
Total Acres	431.85



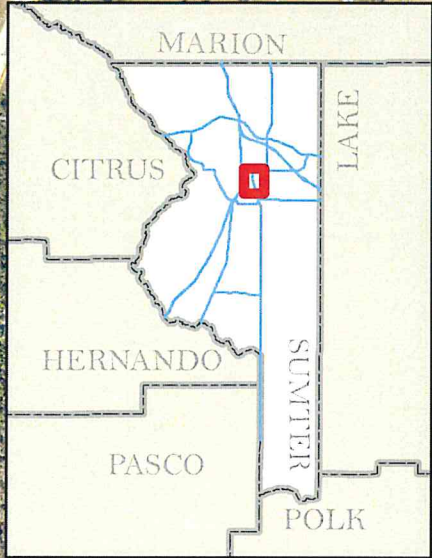
Monarch Ranch Industrial Area Megasite



Parcel	Acres
F11-004	167.90
F11-005	267.76
F11-1000	90.20
F12-033	196.47
F13-005	549.20
F14-001	644.11
F23-001	482.68
F23-002	159.68
F24-003	349.33
F26-003	240.18
F26-004	41.91
F26-005	70.22
Total Acres	3,259.65



Proposed Industrial Park/Mixed-Use Development





July 14, 2021

Secretary Dane Eagle
Florida Department of Economic Opportunity
107 E Madison Street
Tallahassee, FL 32399

RE: Letter of Support for Sumter County's Job Growth Grant Fund Proposal

Dear Secretary Eagle:

The Villages strongly supports Sumter County's proposal to be a recipient of the Florida Job Growth Grant Fund for infrastructure. Due to substantial demand at the existing Gov. Rick Scott Industrial Park on CR525E, developed by The Villages and quickly approaching buildout, we are currently seeking entitlements to more than double our existing inventory via a second industrial park in the area with access off of CR525E. These two projects combined will bring millions of square feet of industrial space to the region and will substantially enhance Sumter County's economic development efforts.

This grant, if awarded, will significantly improve access to both of The Villages's industrial parks as well as additional vacant acreage to the north with tremendous economic development potential. The improved access will, without question, improve the desirability and marketability of all three industrial zones and will solidify the CR525E corridor as one of the most desirable in all of Central Florida given its close proximity to I-75 and the Florida Turnpike.

As an important economic development partner, we support Sumter County and the goals we share in providing economic prosperity and a high quality of life to Sumter County residents. If you have any questions regarding our development and/or the impact it will have on Sumter County and the region, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Chandler IV', written in a cursive style.

Robert L. Chandler IV
The Villages
VP of Development

Glover, Jada

From: Mora, Nick <Nick.Mora@kimley-horn.com>
Sent: Tuesday, June 01, 2021 10:12 AM
To: Calascione, Frank
Cc: Patel, Shailesh
Subject: RE: CR 525E Phase 3 cost to build

Frank,

I ran the cost numbers and come up with \$6M for construction. You can include an additional \$500K for design and permitting.

The above values consider widening CR 525E from CR 514 to US 301 from 2-L to 4-L.

Thank you,

-Nick

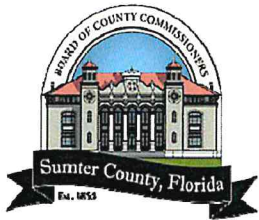
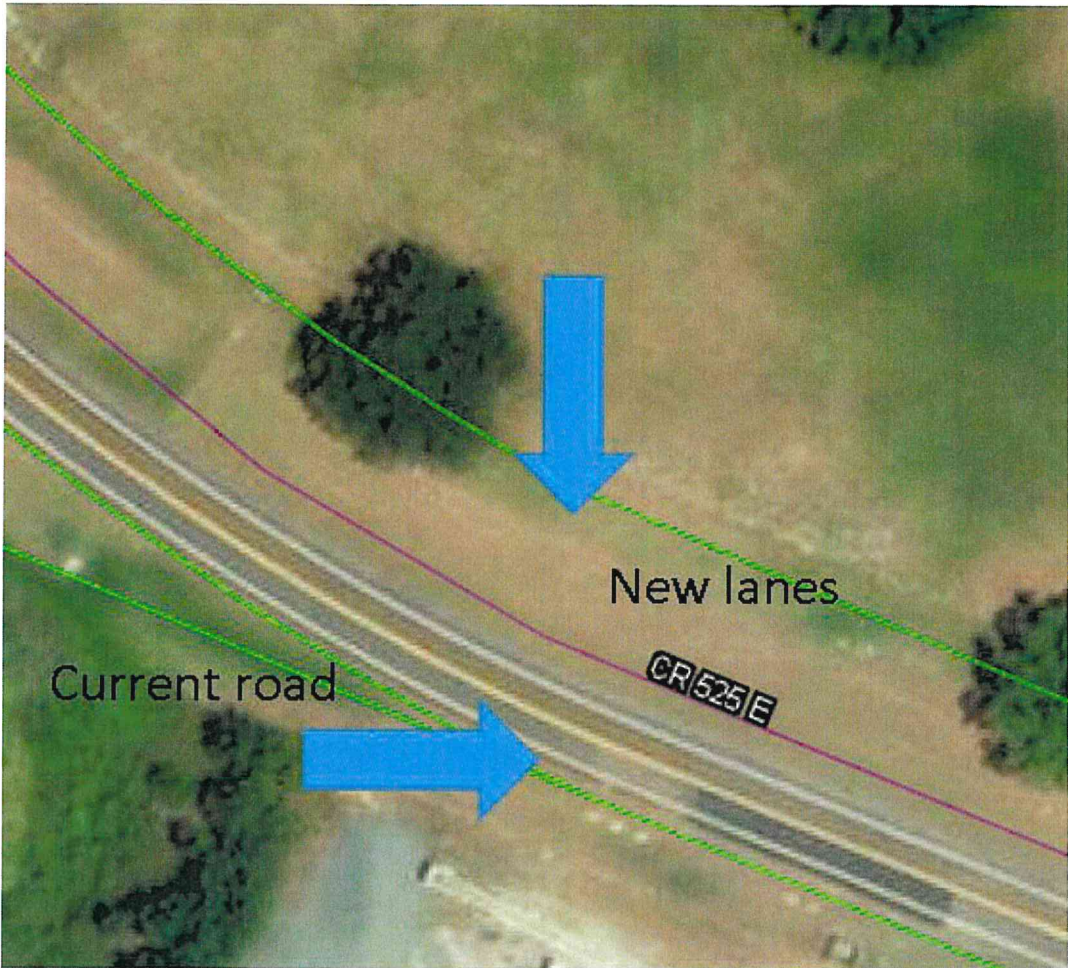
Nicholas J. Mora, P.E.

Kimley-Horn | 101 E Silver Springs Boulevard, Suite 400 Ocala, FL 34470
Direct: 352 438 3010 | Main: 352 438 3000

From: Calascione, Frank <Frank.Calascione@sumtercountyfl.gov>
Sent: Tuesday, May 25, 2021 4:21 PM
To: Mora, Nick <Nick.Mora@kimley-horn.com>
Cc: Patel, Shailesh <Shailesh.Patel@sumtercountyfl.gov>
Subject: CR 525E Phase 3 cost to build

Hello Nick,

I am working with Mr. Arnold on a grant proposal for infrastructure from FL DEO for the Job Growth Grant Fund. He said CR 525E Phase 3 was already designed so it would be a good target. Can you provide the cost estimate? This is so we have a target amount to request for the grant. The industrial park is developing fast and even though the interchange was canceled it would be great to complete the next phase of the road based on all the truck traffic. Please let me know.



Frank Calascione

Director
Economic Development
Board of Sumter County Commissioners
Tel: 352-689-4400
Fax: 352-689-4401
www.sumterbusiness.com



NOTE: The Sumter County Board of County Commissioners is a government entity making this and future email transmissions including attachments subject to inspection under Florida Statutes Chapter 119 unless specifically exempted or deemed confidential by law.



Elizabeth Godwin
Manager
Economic Development -Florida

400 N. Spring Garden Ave
DeLand, FL 32720

o: 386.943.2938

July 13, 2021

Secretary Dane Eagle
Florida Department of Economic Opportunity
107 E Madison Street
Tallahassee, FL 32399

RE: Letter of Support for Sumter County's Job Growth Grant Fund Proposal

Dear Secretary Eagle:

Duke Energy Florida's Economic Development Division strongly supports Sumter County's proposal to be a recipient of the Florida Job Growth Grant Fund for infrastructure. The proposed project on County Road 525E will promote economic diversification and enhancement of targeted industries consistent with Sumter County Economic Development's Strategic Plan and the State of Florida's Targeted Industries.

This grant, if awarded will help connect three major industrial areas and that will result in the creation of thousands of jobs. It will also increase Sumter County's gross domestic product by hundreds of millions of dollars. Duke Energy has invested in advancing the readiness of and promoting two of these industrial areas through our Sites Readiness Program. We are also planning electric infrastructure upgrades to support the growth in this area.

As an important economic development partner, we support Sumter County and the goals we share in promoting economic prosperity.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth Godwin".

Elizabeth Godwin

RESOLUTION NO. 2021-
24

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO SIGN AND SUBMIT THE GRANT APPLICATION PROPOSAL FOR THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY JOB GROWTH GRANT FUND FOR INFRASTRUCTURE TO EXPAND COUNTY ROAD 525E; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Department of Economic Opportunity has a current grant cycle open which the County can request funding assistance in the amount of \$6,000,000.00 (six million dollars) through the Job Growth Grant Fund for infrastructure, and

WHEREAS, in order for the County to apply for the grant, a signed proposal application must be submitted by the County; and

WHEREAS, Sumter County Economic Development wishes to submit a grant application on behalf of the County to the Florida Department of Economic Opportunity, for the upgrade of County Road 525E from US 301 to County Road 514, to expand the existing road from a two lane facility to a four lane facility, for the purpose of enhancing public safety and promoting economic development; and

WHEREAS, Sumter County has seen rapid growth in the Governor Rick Scott Industrial Park and additional business expansions and development are currently proposed for the park and areas surrounding the park.

WHEREAS, the Sumter County Administrator may be authorized to sign for and submit the grant proposal on behalf of the County;

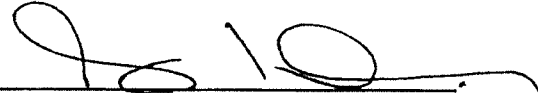
NOW, THEREFORE, BE IT RESOLVED BY BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA, that:

Section 1. The County Administrator is hereby authorized to sign and submit a grant application, including any and all documents that are necessary and incidental thereto, to the Florida Department of Economic Opportunity in the amount of \$6,000,000.00 regarding the expansion of County Road 525E.

Section 2. This resolution shall take effect immediately upon its adoption.

Passed and duly adopted at a regular meeting of the Board of County Commissioners of Sumter County, Florida this 22nd day of June, 2021.

BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA



**Chairman
Garry Breeden**

ATTEST: *Caroline Alrestimawi*



**Caroline Alrestimawi, Deputy Clerk
Sumter County Clerk of Court**