



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: Hernando County

Government Federal Employer Identification Number: [REDACTED]

Primary Contact Name: Jeffrey Rogers, PE

Title: County Administrator

Mailing Address: 15470 Flight Path Drive

Brooksville, FL 34604

Phone Number: 352-754-4841

Email: jrogers@hernandocounty.us

Secondary Contact Name: Erik van de Boogaard

Title: Construction Projects Coordinator

Phone Number: 352-754-4096 ext. 17037

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.

Infrastructure improvements are to accommodate a joint partnership entitled the *Hernando County Citizens Center for Success* between Hernando County Government, Pasco Hernando State College (PHSC), and the Hernando County School Board. The purpose of this collaborative project is to provide EVERY citizen of Hernando County the opportunity to reach their fullest potential by providing access to resources for exceptional workforce development and personal growth – all in one location. Public infrastructure funding for the project will provide the necessary site development including but not limited to clearing and grubbing, main entrance and features, roadways, building pad sites with utility services (water, sewer, storm water, electrical, fiber) and connections, site lighting, signage, and amenities.

The *Hernando County Citizens for Success Center* is planned on an approximate 18-acre site within Hernando County and is located on county-owned land adjacent to the Brooksville Tampa Bay Regional Airport & Technology Center.

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

The project is in Hernando County, Florida on Spring Hill Drive in Brooksville. The legal description and boundary survey of the property is displayed below as “Exhibit 1-B Boundary Survey and Legal Description”.

manufacturing, educational services for professional and managerial development training and flight training, medical and diagnostic laboratories, and apprenticeships. Likewise, HCSB's Suncoast Technical Education Center (Suntech) programming will expand workforce training in a new technical education center with a focus on targeted industries including manufacturing, pre-apprenticeship, and medical and diagnostic laboratories. PHSC and HCSB will build workforce training opportunities for high-skill, high-wage occupations and will provide workforce training for citizens to advance their careers by offering articulated programming. The Hernando County government complex will house three of the major constitutional agencies that are accessed on a regular basis by Hernando County citizens and the greater community that does business with the Tax Collector, Property Appraiser and Supervisor of Elections.

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

Yes No

Developing this infrastructure will assist in providing the backbone to a healthy economy in Hernando County. To provide evidence of the broad spectrum of employers, workforce training entities, and government entities that support and will benefit from the project, letters of support from the parties listed in Table I below are provided as "Exhibit 1-F Letters of Support".

Table I: Letters of Support from Broad Spectrum of Beneficiaries

Name of Entity
Hernando County Board of County Commissioners
American Aviation
OakHill Hospital
Bayfront Health Brooksville
Nature Coast Manufacturers Association, Inc.
Greater Hernando County Chamber of Commerce
Hernando County School Board
Pasco-Hernando State College

Exhibit 1-F Letters of Support



August 10, 2021

James Sowinski, Economic Development Analyst
Florida Department of Economic Opportunity
Division of Strategic Business Development
107 East Madison Street
Caldwell Building
Tallahassee, FL 32399-4120

RE: FY 2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Dear Mr. Sowinski:

The Hernando County Board of County Commissioners gives its full support to the County Administrator and staff to pursue funding from the Florida Department of Economic Opportunity and the Fiscal Year 2021-2022 Florida Job Growth Grant Fund, Public Infrastructure Grant Proposal for the construction of a partnership infrastructure improvement project between Pasco Hernando State College, Hernando County School Board and the Hernando County Administration known as the Citizens Center for Success.

The necessary site improvements and infrastructure allow for each of the entities to construct individual projects centered on job growth curriculum and community access to basic government services. We fully anticipate that this synergistic project will promote access to economic resilience and opportunity for citizens in Hernando County.

Sincerely,

A handwritten signature in black ink, appearing to read "John Alocco", is written over a faint circular stamp.

John Alocco
Chairman
Hernando County Board of County Commissioners



August 17, 2021

Dear Jeff Rogers, Hernando County Administrator

American Aviation Inc. gives its full support to the County Administrator and staff to pursue funding from the Florida Department of Economic Opportunity and the 2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal for the construction of a partnership infrastructure improvement project between Pasco-Hernando State College, Hernando County School Board and the Hernando County Administration.

The necessary site improvements and infrastructure allow for each of the entities to construct individual projects centered on economic resiliency via workforce training and community access to basic government services. We fully anticipate that this synergistic project will promote access to economic resilience and opportunity for citizens in Hernando County.

Please keep us posted on the progress of this funding request as we are eager to support this valuable project.

Sincerely,

A handwritten signature in black ink, appearing to read "John Petrick".

John Petrick
President
American Aviation, Inc.

2495 Broad Street, Brooksville, FL 34604
352-796-5173 phone 352-799-4681 fax



August 3, 2021

Hernando County Administrator
15470 Flight Path Drive
Brooksville, FL 34604


Dear Jeff,

Oak Hill Hospital gives its full support to the County Administrator and staff to pursue funding from the Florida Department of Economic Opportunity and the 2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal for the construction of a partnership infrastructure improvement project between Pasco-Hernando State College, Hernando County School Board and the Hernando County Administration.

The necessary site improvements and infrastructure allow for each of the entities to construct individual projects centered on economic resiliency via workforce training and community access to basic government services. We fully anticipate that this synergistic project will promote access to economic resilience and opportunity for citizens in Hernando County.

Please keep us posted on the progress of this funding request as we are eager to support this valuable project.

Sincerely,


Mickey Smith
CEO



August 3, 2021

Dear Jeff Rogers, Hernando County Administrator

Bayfront Health Brooksville and Bayfront Health Spring Hill gives its full support to the County Administrator and staff to pursue funding from the Florida Department of Economic Opportunity and the 2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal for the construction of a partnership infrastructure improvement project between Pasco-Hernando State College, Hernando County School Board and the Hernando County Administration.

The necessary site improvements and infrastructure allow for each of the entities to construct individual projects centered on economic resiliency via workforce training and community access to basic government services. We fully anticipate that this synergistic project will promote access to economic resilience and opportunity for citizens in Hernando County.

Please keep us posted on the progress of this funding request as we are eager to support this valuable project.

Sincerely,

A handwritten signature in black ink that reads "Sharon Hayes".

Sharon Hayes, BSN, MBA
Chief Executive Officer
Bayfront Health Brooksville
Bayfront Health Spring Hill



**NATURE COAST
MANUFACTURERS'
ASSOCIATION, INC.**

August 17, 2021

Dear Jeff Rogers, Hernando County Administrator

The Nature Coast Manufacturers' Association gives its full support to the County Administrator and staff to pursue funding from the Florida Department of Economic Opportunity and the 2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal for the construction of a partnership infrastructure improvement project between Pasco-Hernando State College, Hernando County School Board and the Hernando County Administration.

The necessary site improvements and infrastructure allow for each of the entities to construct individual projects centered on economic resiliency via workforce training and community access to basic government services. We fully anticipate that this synergistic project will promote access to economic resilience and opportunity for citizens in Hernando County.

Please keep us posted on the progress of this funding request as we are eager to support this valuable project.

Sincerely,

Duane

Duane Chichester
NCMA Executive Director

Visit us online at:



www.NatureCoastMfg.com

NatureCoastMfg@gmail.com



(352) 428-4220

Duane Chichester

Executive Director

Nature Coast Manufacturers' Association



15588 Aviation Loop Drive Brooksville, Florida 34604
Office: 352.796.0697 • Fax: 352.796.3704

August 18, 2021

Mr. Jeffrey Rogers
Hernando County Administrator
15470 Flight Path Drive
Brooksville, Florida 34604

Dear Mr. Rogers,

The Greater Hernando County Chamber of Commerce Board of Directors gives full support to the County Administrator and staff to pursue funding from the Florida Department of Economic Opportunity and the 2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal for the construction of a partnership infrastructure improvement project between Pasco-Hernando State College, Hernando County School Board and the Hernando County Administration.

The necessary site improvements and infrastructure allow for each of the entities to construct individual projects centered on economic resiliency via workforce training and community access to economic resilience and opportunities for citizens in Hernando County.

Please keep us posted on the progress of this funding request as we are eager to support this valuable project.

Sincerely,

A handwritten signature in black ink that reads "Morris Porton".

Morris Porton
President/CEO
Greater Hernando County Chamber of Commerce

Office of the Superintendent
919 N. Broad Street
Brooksville, FL 34601
Phone: (352) 797-7000
Fax: (352) 797-7101



Superintendent: John Stratton
Board Chairperson: Susan Duval
Vice Chairperson: Linda K. Prescott
Board Members:
Gus Guadagnino
Kay Hatch
Jimmy Lodato

July 28, 2021

Dear Jeff Rogers, Hernando County Administrator

Hernando County School District gives its full support to the County Administrator and staff to pursue funding from the Florida Department of Economic Opportunity and the 2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal for the construction of a partnership infrastructure improvement project between Pasco-Hernando State College, Hernando County School Board and the Hernando County Administration.

The necessary site improvements and infrastructure allow for each of the entities to construct individual projects centered on economic resiliency via workforce training and community access to basic government services. We fully anticipate that this synergistic project will promote access to economic resilience and opportunity for citizens in Hernando County.

Please keep us posted on the progress of this funding request as we are eager to support this valuable project.

Sincerely,



John Stratton
Superintendent



THE OFFICE OF THE PRESIDENT

July 28, 2021

Jeff Rogers, Hernando County Administrator

Dear Mr. Rogers:

Pasco-Hernando State College fully supports the County Administrator and staff to pursue funding from the Florida Department of Economic Opportunity and the 2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal. The funds would support the construction of a partnership infrastructure improvement project between Pasco-Hernando State College, Hernando County School Board and the Hernando County Administration.

The necessary site improvements and infrastructure allow for each of the entities to construct individual projects centered on economic resiliency via workforce training and community access to basic government services. We fully anticipate that this synergistic project will promote access to economic resilience and opportunity for citizens in Hernando County.

Please keep us posted on the progress of this funding request as we are eager to support this valuable project.

Sincerely,

A handwritten signature in black ink that reads "Timothy L. Beard". The signature is written in a cursive style.

Timothy L. Beard, Ph.D.
President

District Office • 10230 Ridge Road • New Port Richey, FL 34654 • 855.NOW.PHSC • phsc.edu

Brooksville • Dade City • New Port Richey • Spring Hill • Wesley Chapel

An equal access/equal opportunity institution.

- 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.

Economic Recovery

Hernando County, Florida is located in the Tampa Bay region; however, Hernando County residents have enjoyed substantially less economic prosperity than residents in neighboring counties within the region. The average weekly salaries in the Tampa Bay Area are \$1,194; in Hernando County the average weekly wage is \$845. The average annual income in Hernando County is \$46,030, compared to the average statewide annual income of \$53,267¹. The percentage of the population living in poverty is 14% and the percent of families in poverty is 10% overall, which is higher than state and national averages². Even more startling, the poverty rates in Hernando County federally deemed opportunity zones range from 13% to 33%¹. Unemployment in the county is the highest in the region at 6.3% and it is imperative to note that among the lowest wage workers in the region employment rates have declined at an alarming 23% since January of 2020³.

These harsh realities have spurred government and education leaders to create a public infrastructure project to support economic recovery and resilience. Key partners in this work will include some of the region's largest employers and local government. Further, the region is ripe for innovation and opportunity with a net migration of 2.06% and a migration rate for 25-34-year-olds at 7.42% above some of the most populous metropolitan areas in the nation¹.

The purpose of this project is to provide a significant benefit to Hernando County by providing the public infrastructure necessary to support the construction of a government and education epicenter to serve citizens of Hernando County and provide workforce training to promote economic recovery, diversification, and resilience. The project seeks to prepare a site that will provide citizens access

¹ Tampa Bay Comprehensive Economic Development Strategy, Update November 2020

² statsamerica.org

³ opportunityinsights.org

to constitutional county services as well as workforce training for the targeted industries identified in Table II below.

Table II: Targeted Industries for Sites Workforce Training Programs⁴

Target Industry by NAICS Code	Industry Name
31	Manufacturing
332	Fabricated Metal Product Manufacturing
335	Electrical Equipment and Appliances
339	Miscellaneous Manufacturing
611	Educational Services
611512	Flight Training
611430	Professional & Managerial Development Training
621	Medical & Diagnostic Laboratories
621399	Registered/Licensed Practical Nurse
48	Transportation and Warehousing
488	Support Activities for Transportation

It is estimated that nearly 100 trade workers, in the region, will be employed at one time or another during this public infrastructure project. It will begin with architects, engineers, surveyors, and geologists then excavation, concrete workers, rodbusters, electricians, plumbers, and technicians, brick/block layers, asphalt workers and many other trades that will be involved in the year-long \$6 million public infrastructure investment for our community. Post-public infrastructure investment construction for each of the three partner's buildings will begin and many of the same job classifications will be included for an estimated employ of an additional 300+ workers in the county including architects, engineers, and trades people. The public infrastructure and post-infrastructure construction portions of this project will further support Hernando County's economic recovery as the County continues to rebound from the effects of COVID-19 that drove the unemployment rate to above 15%. Fortunately, the unemployment rate is improving and is currently around 6%. As such, this project's goal is to contribute to short-term economic recovery while improving regional economic diversification and resilience.

Economic Diversification

In Hernando County, job losses during the pandemic-induced recession rose higher than 15% and were more significant for low-wage workers (23%). Historically, the area's economy has been very dependent on the hospitality and retail trade industries representing 12% and 17% of the regional job force and holding the #3 and #2 industries by employer positions, respectively. With the effects of COVID, many of the hospitality and retail positions were reduced or eliminated.

To establish a path to a more diversified economy, our project will take advantage of employer demand and projected growth in targeted industries including manufacturing, corporate training,

⁴ Florida Department of Economic Opportunity

healthcare, and aerospace opportunities. This project will provide the necessary infrastructure to increase the number of high-wage, stable employment opportunities to assist in the area's economic recovery, diversification, and resilience by increasing access to workforce training opportunities in the targeted growth industries depicted in Tables III & IV.

Table III: Targeted Industries & Employment Projections for Florida⁴

NAICS Code	NAICS Title	Employment Projections			
		2020	2028	Growth	Percent Growth
31	Manufacturing	380,905	391,697	10,792	2.8
332	Fabricated Metal Product Manufacturing	40,234	42,486	2,252	5.6
335	Electrical Equipment and Appliances	9,582	9,935	353	3.7
339	Miscellaneous Manufacturing	32,726	32,959	233	0.7
48	Transportation and Warehousing	329,181	380,900	51,719	15.7
488	Support Activities for Transportation	64,157	73,147	8,990	14.0
61	Educational Services	182,033	215,214	33,181	18.2
621	Ambulatory Health Care Services	529,696	625,546	95,850	18.1

Table IV: Targeted Industries & Employment Projections for Hernando County⁴

NAICS Code	NAICS Title	Employment Projections			
		2020	2028	Growth	Percent Growth
31	Manufacturing	5,916	6,202	286	4.8
332	Fabricated Metal Product Manufacturing	820	882	62	7.6
335	Electrical Equipment and Appliances	331	394	63	19.0
339	Miscellaneous Manufacturing	624	635	11	1.8
48	Transportation and Warehousing	3,760	4,236	476	12.7
488	Support Activities for Transportation	200	233	33	16.5
61	Educational Services	1,817	2,311	494	27.2
621	Ambulatory Health Care Services	14,044	16,521	2,477	17.6

Each of the industries supported by this public infrastructure project has projected growth for the state and county through 2028. Regionally, it is important for Hernando County to support targeted industries for the State and County because 66% of the workers living in Hernando County commute out for work. Examples of occupations associated with the targeted industries and projected job openings and wages for the state and county are provided in Table V and Table VI, respectively.

**Table V: Examples of Targeted Industry Occupations & Wage/Employment Projections
Florida^{4 5}**

SOC Code	SOC Title	Total Job Openings	2019 Median Hourly Wage (\$)*
17-2112	Industrial Engineers	7,980	34.76
29-1141	Registered Nurses	108,324	32.96
49-3011	Aircraft Mechanics and Service Technicians	11,790	30.75
49-9021	Heating, Air Conditioning, and Refrigeration Mechanics and Installers	31,771	20.73
49-9071	Maintenance and Repair Workers, General	92,182	16.88
53-2011	Airline Pilots, Copilots, and Flight Engineers	4,882	38.90

**Table VI: Examples of Targeted Industry Occupations & Wage/Employment Projections
Hernando County^{4 5}**

SOC Code	SOC Title	Total Job Openings	2019 Median Hourly Wage (\$)*
17-2112	Industrial Engineers	112	38.45
29-1141	Registered Nurses	3,152	32.57
49-3011	Aircraft Mechanics and Service Technicians	23	23.25
49-9021	Heating, Air Conditioning, and Refrigeration Mechanics and Installers	802	21.40
49-9071	Maintenance and Repair Workers, General	1,653	16.11
53-2011	Airline Pilots, Copilots, and Flight Engineers	17	38.90

Economic Enhancement of Targeted Industry

The project site is located adjacent to the Brooksville Tampa Bay Regional Airport & Technology Center (BKV). The ability to retain and attract industries will be elevated by the site location and government and educational partnerships. BKV has several aviation-based tenants who have expressed a need for additional training programs. One current tenant, a Maintenance, Repair, and Overhaul (MRO) facility, is planning a significant expansion of their business, and workforce training is a top priority. This project supports delivery of the necessary programming to provide services in Aviation Mechanics, Aviation Electronics, and other Aviation fields that would support the MRO

⁵ O*Net

businesses, flight training school, Fixed Base Operator, air ambulance provider, and other aviation companies. Further, the project will invest in infrastructure to provide workforce training to skilled and unskilled potential employees to support the targeted industries.

In addition to providing the appropriate skills to attract aviation and other employers to the area, the project will build on regional successes that provide workforce training for the region's top industry employer, healthcare, which accounts for 20% of the region's job share. The project will also provide regional education service for Professional & Managerial Development Training, which was noted by the region's Manufacturers Association as one of the top 3 desired workforce training programs needed in a recent survey conducted by Pasco-Hernando State College. As depicted in tables IV and VI this public infrastructure project will supply the necessary capital to build a more economically diverse and resilient region and will provide nearly 4,000 jobs with wages ranging from \$16.88 to \$38.90 each representing increases in weekly wage earnings and annual salaries above the current averages in Hernando County.

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.

An Architect was hired to design the master site plan. Infrastructure design is estimated to be complete early spring of 2022 and construction is scheduled to commence by June 2022. We anticipate a completed infrastructure project by February 2023 and this timeline is depicted in Table VII below:

Table VII: Infrastructure Completion Timeline

Task	Start Date	End Date
Infrastructure Design	9/1/2021	3/1/2022
Environmental Permitting	3/1/2022	5/1/2022
Advertisement and County Permitting	3/1/2022	5/1/2022
Contract and Award	5/1/2022	6/1/2022
Infrastructure Build	6/1/2022	2/1/2023

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

State and County permits for infrastructure and land development will be required these include and are not limited to, NPDES-NOI Stormwater Permit, FWC Gopher Tortoise Turtle Removal, Land Clearing, Building, Commercial Plumbing, Commercial Electrical, and Commercial Irrigation.

- 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?

Permitting will be more fully defined and garnered once the design has been completed. Local permitting through the building department will be prioritized if necessary. Environmental permitting will begin near the end of the design process. Currently all permitting is scheduled for March 1st through May 1st of 2022 as depicted in Table VII: Infrastructure Completion Timeline displayed in Section 2A of this application.

- 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 property will be rezoned to Public Service Facility Overlay and the infrastructure improvements will conform to these uses. The rezoning process for the property has begun and is scheduled as described in Table VIII below.

Table VIII: Zoning Designation Timeline

Meeting Date	Milestone	Approval Authority
September 13, 2021	Application Hearing	Planning and Zoning Commission
October 12, 2021	Board of County Commissioners Hearing	Board of County Commissioners

- 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 total match provided is \$2,240,000. This includes Hernando County Government's purchase of the land at \$1,740,000 and \$500,000 for the design and construction of the infrastructure from Hernando County Government Impact Fees.

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

Additional Attachments Include:

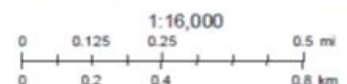
1. Aerial of project location at the Brooksville Tampa Bay Regional Airport
2. Conceptual Site plan.
3. Executed Interlocal Mutual Cooperation and Cost Sharing Agreement between Hernando County Government, Pasco-Hernando State College, and the Hernando County School Board (note for brevity signature pages from singularly signed MOUs have been combined into the presented MOU).

Additional Attachment 1

Hernando County Citizen Center for Success



May 28, 2021



Additional Attachment 3**INTERLOCAL MUTUAL COOPERATION AND COST SHARING AGREEMENT
BETWEEN HERNANDO COUNTY, THE SCHOOL BOARD OF HERNANDO
COUNTY, AND THE DISTRICT BOARD OF TRUSTEES OF PASCO-HERNANDO
STATE COLLEGE**

THIS INTERLOCAL MUTUAL COOPERATION AND COST SHARING AGREEMENT ("the "Agreement") is made and entered into on the 22 day of June, 2021, by and between Hernando County, whose address is 15470 Flight Path Drive, Brooksville, Florida 34604 (the "County"), the School Board of Hernando County, whose address is 919 North Broad Street, Brooksville, Florida 34601 (the "School Board"), and the District Board of Trustees of Pasco-Hernando State College, Florida, whose address is 10230 Ridge Road, New Port Richey, Florida 34654-5199 (the "College"), regarding the construction of a shared government center campus, and the parties state:

Recitals

WHEREAS, each of the Parties plans to construct a facility that, when constructed, will advance its public mission and goals, to wit:

- A. The County plans to construct a new government center (the "Government Center") into which it will relocate its offices from the Hernando County Courthouse; and,
- B. The School Board plans to construct a new technical center (the "School Building"); and,
- C. The Board of Trustees plans to construct a corporate college (the "Corporate College") for the College to operate; and,

WHEREAS, the County owns an approximately 17.94-acre undeveloped, unaddressed parcel (the "Spring Hill Drive Parcel") that is situated on Spring Hill Drive that is adjacent to the Brooksville-Tampa Bay Regional Airport, as depicted on the boundary survey attached hereto as 00927597

Exhibit "A," and as is more fully described in the legal description attached hereto as Exhibit "B":
and,

WHEREAS, the Hernando County Board of County Commissioners (the "BOCC") understands that the construction of the School Building and the Center for Success will directly further the BOCC's stated goal of growing the County's economy by providing employers with a well-educated, trained, and robust workforce; and,

WHEREAS, in the interest of public economy, the Parties share an interest in developing a plan for the Spring Hill Drive Parcel that would allow them to co-locate the Government Center, the School Building, and the Corporate College thereon; and,

WHEREAS, the Parties acknowledge that the Spring Hill Drive Parcel is currently split-zoned in the PDP/HC (Highway Commercial) and PDP/AF (Aviation Facilities); and,

WHEREAS, the development of the Spring Hill Drive Parcel in the manner contemplated by the parties will require that it be rezoned in its entirety into either the PDP/HC (Highway Commercial) or PDP/OP (Office Professional) zoning districts, as a government office is not a permitted use within the PDP/AF (Aviation Facilities) zoning district; and,

WHEREAS, the Parties acknowledge that the development of the Spring Hill Drive Parcel as a campus upon which the Government Center, the School Building, and the Corporate College can be co-located (the "Project") will require them to hire consultants to perform such initial development tasks such as applying for a rezoning of the Spring Hill Drive Parcel to a planned development project ("PDP"), the preparation of a master plan for the Project, performing a traffic study, the performance of preliminary architectural engineering services, and (collectively, the "Initial Development Tasks");

WHEREAS, the parties intend to jointly share the master planning and common site
00927597

development costs for the Project;

WHEREAS, the Parties also acknowledge that developing the Spring Hill Drive Parcel in this manner will necessitate them to enter into subsequent interlocal agreements, including but not limited to ground leases, common area maintenance agreements, reciprocal easements, and indemnification agreements; and,

WHEREAS, the Parties desire to enter into this Agreement in order to move forward with completing the Initial Development Tasks for the Project, and to provide a framework for the future interlocal agreements that must be entered into for the construction and subsequent operation of the Project.

NOW THEREFORE, in consideration of the promises and mutual understandings, the Parties hereby agree to the following terms and conditions:

1. Incorporation of Recitals

The above-stated recitals are incorporated into this Agreement as if fully set forth herein.

2. Definitions

As used in this Agreement:

District Board of Trustees of Pasco-Hernando State College, or the Board of Trustees, means the body corporate, created by Fla. Stat. § 1001.63, that serves as the governing body of PHSC.

Facility means a building to be constructed on the Spring Hill Drive Parcel by a party solely for that party's sole use (i.e., the Government Center, the School Building, or the Corporate College).

Hernando County means the political subdivision of the State of Florida created by, and legally described in, Fla. Stat. § 7.27.

Master Planning means the conceptual architectural and engineering, design and specifications for the entirety of the common areas by the parties, including without limitation, all

common landscaping, signage, lighting and fencing, all internal roads leading to and from the facilities and the preparation of sub-grade up to the facilities, all traffic, parking, and circulation improvements (including, without limitation, roads, bridges, walkways, and other means of transportation within, adjoining, or servicing the Spring Hill Drive Parcel and all landscaping, common area lighting and fencing related thereto);

Master Plan Approvals by each party to include the application for, and the obtainment of, the rezoning of the Spring Hill Drive Parcel.

Master Plan Conceptual Costs means all costs to develop the master plan for the rezoning of the property to common areas by all parties.

Pasco-Hernando State College, or PHSC, means the state college and educational institution that is defined by Fla. Stat. § 1000.21(3)(s), which is part of the Florida College System as that is defined by Fla. Stat. § 1001.60(2).

Project means the development of the Spring Hill Drive Parcel as a campus upon which the County will construct the Government Center, the School Board shall construct the School Building, and the Board of Trustees shall construct the Corporate College. The parties will equally share the cost of designing and constructing the Project's shared infrastructure in the common areas (roads, landscaping, lighting, master storm water system for common area).

School Board of Hernando County, or School Board, means the duly constituted school board charged with the duty to operate, control, and supervise all free public schools within the school district of Hernando County, Florida, pursuant to Fla. Const. Art. IX, § 4(b) and Fla. Stat. §§ 1001.30 and 1001.33.

Common Areas means those areas of the Spring Hill Drive Parcel shared by the parties, including without limitation, all common landscaping, signage, lighting and fencing, all internal roads

00927597

leading to and from the facilities and the preparation of sub-grade up to the facilities, all traffic, parking, and circulation improvements (including, without limitation, roads, bridges, walkways, and other means of transportation within, adjoining, or servicing the Spring Hill Drive Parcel and all landscaping, common area lighting and fencing related thereto)

3. Delegation of Authority/Relationship of Parties

The parties agree that consultant services are required to complete the Initial Development Tasks. The College shall engage, through the use of statutorily compliant public purchasing procedures, a consultant to provide master planning services for this Project and is hereby authorized on behalf of the Parties to prepare a scope of work and directly contract for the consultant services. The College shall engage the consultant to provide master planning services for the Project, as per the standard College Professional Services Agreement, to include all DOE – SREF - Safe School Design - requirements, with any applicable amendments and attachments that may be necessary. While the School Board and the Board of Trustees will not be parties to the Professional Services Agreement with the Consultant, they shall expressly be third party beneficiaries thereto. The School Board and the Board of Trustees' third-party beneficiary rights in relation to the Professional Services Agreement shall vest upon the effective date of the Professional Services Agreement.

4. Funding

Prior to proceeding with the performance of the Scope of Services, the parties must agree on maximum Master Planning funding costs. All costs will be reviewed prior to being incurred and agreed upon by all parties before proceeding. The Parties each agree to be responsible for 1/3 of the master planning costs for Project. The College will invoice both

the School Board and the County on a regular basis for their respective 1/3 reimbursement of the master planning costs resulting solely from consultant labor and architectural services for design of the Master Plan. Each of the parties may enter into subsequent cost-sharing agreements to cover any future service or labor costs relative to programmatic and operational activities.

- a. Each party shall pay for the cost of constructing its own Facility and parking lot including storm water system and utility connections on their portion of the leased land. The County will provide all utility connection locations to the Spring Hill Center Parcel to include domestic water, live sewer system, power, fiber, and copper lines that will connect to the respective parties Facility. Each party will be responsible for permitting and inspections of their own Facility and infrastructure on their portion of the leased land.

5. Administration

The County is the Project Manager designated to administer this Agreement. The County's point of contact for purposes of this Agreement shall be as follows:

Mr. Erik Van De Boogaard
Hernando County Construction Projects Coordinator
Hernando County Administration
15470 Flight Path Dr.
Brooksville, FL 34604
evandeboogaard@co.hernando.fl.us

Mr. Brian Ragan
Director of Facilities and Construction
Hernando County School District
8016 Mobley Road
Brooksville, FL 34601
ragan_b@hcsb.k12.fl.us

Dr. Timothy L. Beard
President
Pasco-Hernando State College
10230 Ridge Road
New Port Richey, FL 34654
beardt@phsc.edu

6. Disclosure of Aviation Easement and Deed Restrictions

Each party to this Agreement acknowledges that it is aware that the Spring Hill Drive Parcel is subject to the aviation easement and deed restrictions set forth in the Deed of Release, a copy of which is attached hereto as Exhibit "C," which has been recorded in the Official Records of Hernando County, Florida at Book 3971, Pages 1499 to 1501.

7. Additional Agreements Necessary to Effectuate Project

The Parties will negotiate in good faith and endeavor to develop the following, detailed documents addressing the final scope of the Project and its development, insurance, indemnity, and all other terms necessary for the financing and construction of the Project, to wit:

A. The Parties will enter into a development agreement whereby a contractor or contractors will construct the master plan common area improvements, with each of the Parties to be responsible for 1/3 of the cost thereof.

B. The Parties will enter into a development agreement pursuant to which the County will construct, at its own expense, water, wastewater, drainage, and storm water infrastructure up to the perimeter of the Spring Hill Drive Parcel; provided, that each Party will be solely responsible for the cost of connecting their respective Facility to said infrastructure.

C. The School Board and the Board of Trustees will each enter into a lease with the County for the land upon which their respective facility will be constructed. The Parties anticipate that the ground leases will be for 99 years and will be rent free. At a minimum, the ground leases will allocate the Parties' respective responsibilities for common area maintenance, insurance levels, and mutual indemnification. Each lease will provide that they are not assignable without the County's provision, and to the extent permitted by law and as otherwise approved by the Board of Trustees and the School Board that the title to any improvements constructed on the demised premises will revert to the County at the end of the lease term. Each lease may provide the lessee with an option to increase in the size of its demised premises to allow the lessee to build an expansion to its facility. Notwithstanding the foregoing, each party will be solely be responsible for designing and constructing their respective Facility, parking lots, site lighting, and all utilities systems and connections on their portion of the leased land.

8. Effective Date, Term

The effective date of this Agreement shall be the date of signature by the last party to sign this Agreement. The terms of this Agreement shall commence on the effective date and terminate five years hence.

9. Interpretation

The headings contained in this Agreement are for reference purposes only and will not affect in any way the meaning or interpretation of this Agreement.

10. Negotiations

The parties to this Agreement acknowledge that all terms of this Agreement were negotiated at arm's length and that this Agreement and all documents executed in connection herewith were prepared and executed without undue influence exerted by any party or on any party. Further, this

00927597

Agreement was drafted jointly by all parties, and no parties are entitled to the benefit any rules of construction with respect to the interpretation of any terms, conditions, or provisions of this Agreement in favor of or against any person or party who drafted this Agreement.

11. Indemnification and Governmental Immunity

Nothing herein is intended to serve as a waiver of sovereign immunity by any party nor shall anything included herein be construed as consent to be sued by third parties in any matter arising out of this Agreement or any other contract. The County, the School Board, and the Board of Trustees are state agencies or political subdivisions as defined in Fla. Stat. § 768.28 and shall be fully responsible for the acts and omissions of their agents or employees to the extent permitted by law.

12. Record-Keeping and Retention

Each party shall retain all records related to this Agreement and any Administrative Services funded hereunder in accordance with the State of Florida public records retention law and applicable Federal rules and regulations. Each party shall have access to such records, for the purposes of inspection and audit, until such time as the law allows said records to be destroyed. This section shall survive the expiration or termination of this Agreement.

13. Entire Agreement

This Agreement contains the entire agreement of the parties regarding the subject matter thereof. No oral statements, representations or prior written matter relating to the subject matter herein, but not specifically incorporated herein, shall have any force or effect.

14. Modification

No modification of this Agreement shall be valid or binding unless such modification is in writing and duly executed by all of the parties hereto.

15. Binding Effect

This Agreement shall be binding upon the respective successors, administrators, executors, heirs, and assigns of the parties hereto.

16. Waiver of Jury Trial

Each party hereto hereby irrevocably waives any and all rights it may have to demand that any action, proceeding or counterclaim arising out of or in any way related to this Agreement or the relationships of the parties hereto be tried by jury. This waiver extends to any and all rights to demand a trial by jury arising from any source including, but not limited to, the Constitution of the United States or any state therein, the common law, or any applicable statute or regulations. Each party hereto acknowledges that it is knowingly and voluntarily waiving its right to demand trial by jury.

17. No Third Party Beneficiaries

The terms and provisions of this Agreement are intended solely for the benefit of the parties hereto and their respective permitted successors or assigns, and it is not the intention of the parties to confer, and this Agreement shall not confer, third-party beneficiary rights upon any other person.

18. Counterparts

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which, together, shall constitute one instrument.

19. Authority

The parties hereto are authorized to execute this Agreement in accordance with Florida law including, but not limited to, Fla. Stat. Chs. 125, 163, 1000, and 1001.

20. Governing Law: Disputes

This Agreement shall be interpreted and construed in accordance with Florida law. Any dispute to this Agreement shall be resolved pursuant to the Florida Governmental Conflict Resolution Act set forth in Fla. Stat. Ch. 164. Each party shall be responsible for its own costs and attorneys' fees in the event of any litigation, dispute, claim, action, appeal or administrative proceeding.

21. Venue: Jurisdiction

In the event of any litigation, dispute, claim, action, appeal, or administrative proceeding, each party hereto consents to the personal jurisdiction and venue of a tribunal or a court of subject matter jurisdiction located in Hernando County, Florida.

22. Headings


The headings of this Agreement are for convenience and reference only and in no way define, limit, or describe the scope of intent of this Agreement or any part hereof, or in any way affect the same, or construe any provision hereof.

(The Remainder of this Page Has Been Intentionally Left Blank)

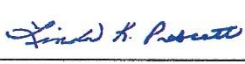
IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

Attest:

**SCHOOL BOARD OF HERNANDO COUNTY,
FLORIDA**

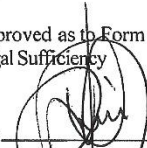


John Stratton
Ex-Officio Secretary &
Superintendent of Schools

By: 

Linda Prescott
Chairperson

Approved as to Form and
Legal Sufficiency

By: 

General Counsel

Attest:

**HERNANDO COUNTY BOARD OF COUNTY
COMMISSIONERS**

Douglas Chorvat, Jr.
Clerk of the Court & Comptroller

By: _____
John Allocco
Chairman

Approved as to Form and
Legal Sufficiency

Deputy County Attorney

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

Attest:

**SCHOOL BOARD OF HERNANDO COUNTY,
FLORIDA**

John Stratton
Ex-Officio Secretary &
Superintendent of Schools

By: _____
Linda Prescott
Chairperson

Approved as to Form and
Legal Sufficiency

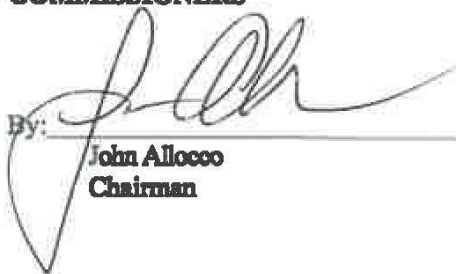
By: _____
General Counsel

Attest:

**HERNANDO COUNTY BOARD OF COUNTY
COMMISSIONERS**



Douglas Chorvat, Jr.
Clerk of the Court & Comptroller

By: 

John Allocco
Chairman

Approved as to Form and
Legal Sufficiency



Deputy County Attorney

Attest:

 6/16/2021

Timothy L. Beard, Ph.D.
Secretary

THE DISTRICT BOARD OF TRUSTEES OF
PASCO-HERNANDO STATE COLLEGE,
FLORIDA

By:  6/16/21

Marilyn Pearson-Adams
Chair

Legal Language Approved by
PHSC Legal Counsel

Initials PAN Date: 5/27/2021

SUBJECT PARCEL LEGAL DESCRIPTION
 (From Boundary Survey Document)

DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, THENCE N.00°17'02"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 861.60 FEET TO A POINT ON THE CENTERLINE OF HELICOPTER DRIVE, THENCE S.88°50'19"W, ALONG THE CENTERLINE OF SAID HELICOPTER DRIVE, A DISTANCE OF 365.13 FEET, THENCE N.00°07'41"E, A DISTANCE OF 30.50 FEET, TO THE POINT OF BEGINNING, THENCE N.00°16'15"E, ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1304, PAGE 16A, PUBLIC RECORDS HERNANDO COUNTY, FLORIDA, A DISTANCE OF 458.59 FEET, THENCE S.28°45'23"E, A DISTANCE OF 223.42 FEET, THENCE N.00°05'34"E, A DISTANCE OF 125.19 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SPRING HILL DRIVE, THENCE S.89°53'26"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1,132.18 FEET, THENCE S.00°02'41"W, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 584.87 FEET, THENCE N.88°50'19"W, A DISTANCE OF 1,382.54 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

PARCEL CONTAINS 781,284.8 SQUARE FEET OR 17.84 ACRES, MORE OR LESS.

Brooksville-Tampa Bay Regional Airport

Exhibit "B"

Instr #2021020618 BK: 3971 PG: 1499, Filed & Recorded: 3/25/2021 11:31 AM CVW Deputy Clk, #Pgs:4
Doug Chorvat, Jr., Clerk of the Circuit Court Hernando CO FL Rec Fees: \$35.50

DEED OF RELEASE

This instrument, a Deed of Release, made by the United States of America, Acting by and through the Administrator of the Federal Aviation Administration, Department of Transportation, under and pursuant to the powers and authority contained in the provisions of 49 U.S.C. §47153, to Hernando County, a body politic, created, operating, and doing business under the laws of the State of Florida, WITNESSETH:

WHEREAS, the United States of America, acting by and through the Federal Aviation Administration under and pursuant to authority contained in the provisions of 49 U.S.C. §47153, and applicable rules, regulations, and orders by an instrument of transfer entitled "Quitclaim Deed" dated September 29, 1947 did remise, release and forever quitclaim to Hernando County, its successors and assigns, all rights, title and interest in and to that certain property located and situated in Brooksville, FL, subject to certain terms, conditions, reservations and restrictions, said Quitclaim Deed being recorded in the public records of Hernando County, Florida, Deed Book No. 102, Pages 436 reference being hereto made as if fully set out herein; and

WHEREAS, the Airport Owner has requested the United States of America to release the hereinafter described real property from all of those terms, conditions, reservations and restrictions of the said instrument(s) of transfer; and

WHEREAS, the Administrator of the Federal Aviation Administration is authorized to grant releases pursuant to the powers and authority contained in 49 U.S.C. §47153; and

WHEREAS, by virtue of delegation of authority, the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, under and pursuant to the powers and authority contained in 49 U.S.C. §47153 is authorized to make determinations on requests for Deed of Release and to execute said Deeds of Release to convey, quitclaim or release any right or interest reserved to the United States of America by an instrument of disposal; and

WHEREAS, the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, has determined that the release of such real property as is hereinafter described, from all of the said terms, conditions, reservations and restrictions set forth in the above identified instrument of transfer will not prevent accomplishment of the purpose for which the property was made subject to such terms, conditions, reservations and restrictions and is necessary to protect or advance the interests of the United States of America in civil aviation.

NOW THEREFORE, for and in consideration of the above expressed recitals and of the benefits to accrue to the United States and to civil aviation, the United States of America, upon inclusion by the Hernando County in the Instrument of Transfer conveying title to the hereinafter described real property of provisions as follows:

- (1) That the Hernando County reserves unto itself, its successors and assigns, for the use and benefit of the public a right of flight for the passage of aircraft in the airspace above the surface of the real property hereinafter described, together with the right to cause in said airspace such noise as may be inherent in the operations of aircraft, now known or hereafter used, for

Exhibit "C"

BK: 3971 PG: 1500

2

navigation of or flight in the said airspace, for use of said airspace for landing on, or taking off from or operating on Brooksville-Tampa Bay Regional Airport.

(2) That the Hernando County expressly agrees for itself, its successors and assigns, to restrict the height of structures, objects of natural growth and other obstructions on the hereinafter described real property to such a height so as to comply with Federal Aviation Regulations, Part 77.

(3) That the Hernando County expressly agrees for itself, its successors and assigns, to prevent any use of the hereinafter described real property which would interfere with the landing or takeoff of aircraft at Brooksville-Tampa Bay Regional Airport or interfere with air navigation and or communication facilities serving Brooksville-Tampa Bay Regional Airport, or otherwise constitute an airport hazard, including wildlife hazards.

(4) Ensure that the Hernando County and their successors and assigns shall not permit/afford access from the subject property onto Brooksville-Tampa Bay Regional Airport property for aeronautical purposes.

HEREBY, releases the said real property from the terms, conditions, reservations, and restrictions as contained in the above-mentioned Instrument of Transfer from the United States of America to the Hernando County dated September 29, 1947 which real property is described as follows:

A TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA THENCE N.00°17'02"E., ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 661.60 FEET TO A POINT ON THE CENTERLINE OF HELICOPTER DRIVE, THENCE S.89°50'19"E., ALONG THE CENTERLINE OF SAID HELICOPTER DRIVE, A DISTANCE OF 355.13 FEET, THENCE N.00°09'41 "E., A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING, THENCE N.00°16'15"E., ALONG THE EAST LINE OF LANDS DESCRIBED I OFFICIAL RECORDS BOOK 1304, PAGE 166, PUBLIC RECORDS HERNANDO COUNTY, FLORIDA A DISTANCE OF 458.59 FEET, THENCE S.89°48'23"E., A DISTANCE OF 253.42 FEET, THENCE N.00°06'34"E A DISTANCE OF 125.19 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SPRING HILL DRIVE, THENCE S.89°53'26"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1,138.19 FEET. THENCE S00°08'41"W., DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 584.67 FEET, THENCE N.89-50'19"W., A DISTANCE OF 1,392.54 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. PARCEL CONTAINS 781,264.8 SQUARE FEET OR 17.94 ACRES, MORE OR LESS.

This release is for the specific purpose of permitting Hernando County to sell and convey title to the above described property for commercial purposes.

BK: 3971 PG: 1501

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By its acceptance of this Deed of Release Hernando County also covenants and agrees for itself, its successors and assigns, to comply with and observe all of the conditions and limitations hereof, which are expressly limited to the above described real property.

IN WITNESS WHEREOF, the United States of America has caused these presents to be executed in its name and on its behalf by the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, all as of the 16th day of February, 2021.

UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION

By BARTHOLOMEW VERNACE Digitally signed by BARTHOLOMEW VERNACE
Date: 2021.02.16 10:33:54 -0500
Manager, Orlando Airports District Office
Airports Division, Southern Region
Federal Aviation Administration

BK: 3971 PG: 1502

STATE OF FLORIDA)
) SS
COUNTY OF ORANGE)

On this 16th day of February, 2021, before me a Notary Public in and for the County of Orange, State of Florida, personally appeared Bart Vernace, known to me to be the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, and known to me to be the person whose name is subscribed to the within instrument and acknowledge that he executed the same on behalf of the Administrator of the Federal Aviation Administration and the United States of America.

WITNESS my hand and official seal.

Michelle Williams
Notary Public in and for said County and State
Michelle Williams
My Commission HH 011158
Expires 02/18/2024

(SEAL)

My commission expires _____

Accepted:

Hernando County

By: *[Signature]*

Title: Chairman

Date: March 22, 2021

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY *[Signature]*
County Attorney's Office

Coastal
Engineering
Surveying
Environmental
Construction Management

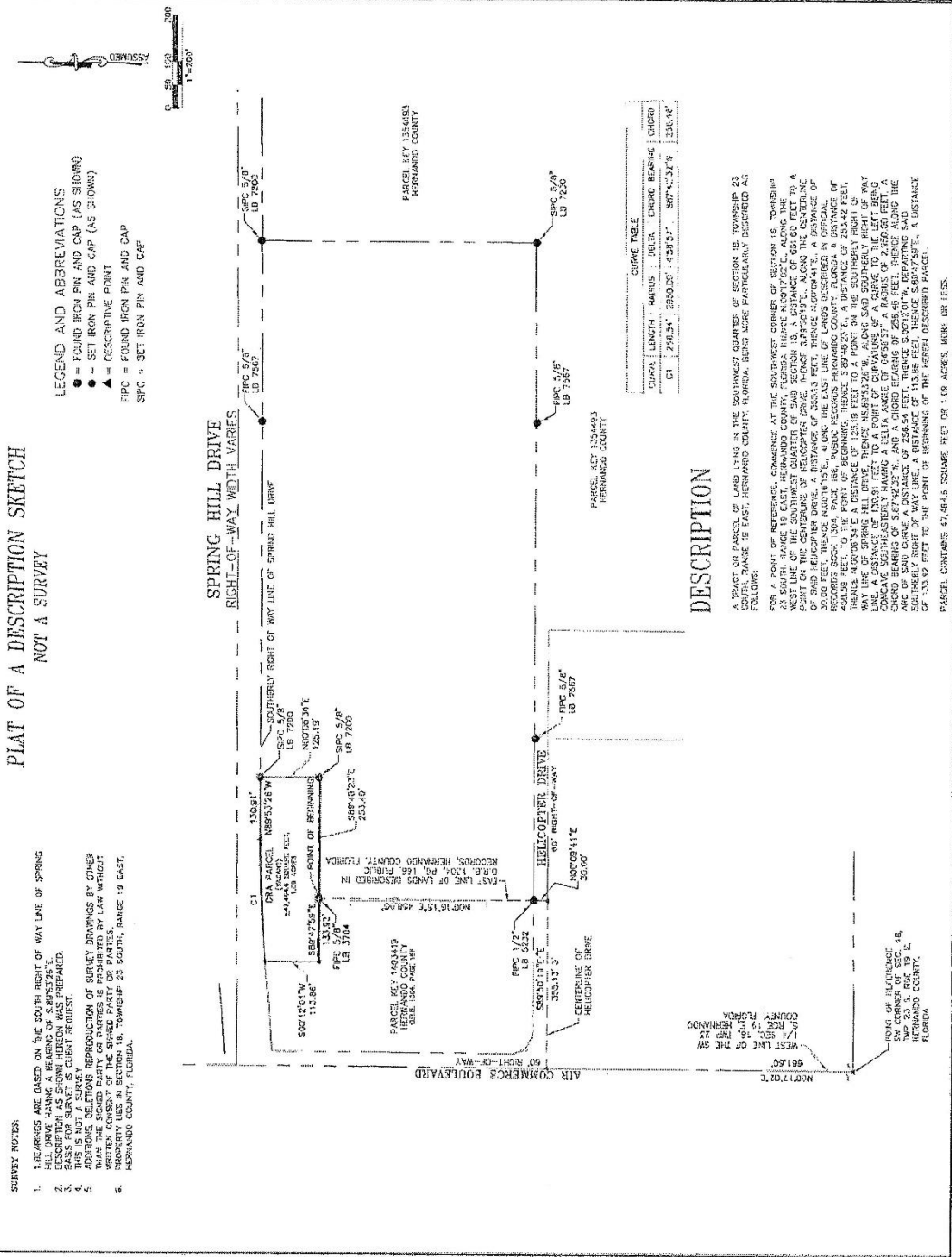
3703 East Forest Drive
Tallahassee, FL 32304
Office: 352-796-9423
EB-0000142
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

GARY W. SMITH, P.S.
DATE SIGNED: 03/20/2020
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 53477
LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COMES
AND SPECIAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA
LICENSED SURVEYOR AND MAPPER FOR HARD COPY OF A FLORIDA
SIGNATURE NOT VALID WITHIN THE ORIGINAL SIGNATURE SOURCE

DATE: 2/27/2020
SURVEYOR: GWS
DRAWN BY: JWP

PROJECT NO: 20008

Certified to: HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS



- SURVEY NOTES**
1. DEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF SPRING HILL DRIVE HAVING A BEARING OF S 89°53'25" E.
 2. THE BEARING OF THE CENTERLINE OF HELICOPTER DRIVE IS ASSUMED.
 3. BASIS FOR SURVEY IS CLEAR SUBJECT.
 4. THIS IS NOT A SURVEY.
 5. THE SURVEY IS A REPRODUCTION OF SURVEY DRAWINGS BY OTHER SURVEYORS.
 6. WRITTEN CONSENT OF THE SHARED PARTY OR PARTIES, BY LAW WHICHER PROPERTY LIES IN SECTION 18, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA.

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 \$ 6,159,600.00
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 2,240,000.00

Private Sources \$ 0.00

Other (grants, etc.) \$ 0.00

Total Other Funding \$ 2,224,000.00

Please Specify: NA

B. Public Infrastructure Project Costs:

Construction \$ 5,369,600.00

Reconstruction \$ 0.00

Design & Engineering \$ 1,290,000.00

Land Acquisition \$ 1,740,000.00

Land Improvement \$ 0.00

Other \$ 0.00

Total Project Costs \$ 8,399,600.00

Please Specify: NA

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.

Budget detail on expenditures for each category in Sections 3.1, 3.A, and 3.B is provided in "Exhibit 3-C Budget Detail" below.

Exhibit 3-C Budget Detail

SITE CLEARING					\$117,000
Clear, grub and strip site	18	ac	6,500.00		117,000
SITE EARTHWORK					\$665,000
Pad prep	8,250	cy	28.00		231,000
Drainage pond	12,000	cy	28.00		336,000
Grading (balance of site)	3,500	cy	28.00		98,000
ROADWAYS					2,772,500
base and 1.5" asphalt, striping and signs:					
Roads	240,000	sf	8.00		1,920,000
Parking	80,000	sf	8.00		640,000
Curb and gutter	12,500	lf	17.00		212,500
PEDESTRIAN PAVING					\$44,250
Concrete sidewalks	5,900	sf	7.50		44,250
SITE DEVELOPMENT					\$53,550
Foundation	10	cy	550.00		5,500
Precast signage	430	sf	35.00		15,050
Trash cans	10	ea	350		3,500
Bike racks	3	ea	1500		4,500
Landscaping and irrigation allowance	1	ls	25000		25,000
SITE MECHANICAL UTILITIES					\$ 91,000.00
Storm drainage piping		allowance			12,000
Water mains		allowance			22,000
Fire hydrant & fire line		allowance			22,000
Sanitary sewer		allowance			35,000
SITE ELECTRICAL UTILITIES					\$ 1,600,000.00
Lighting and Power	1	ls	1,600,000	\$	1,600,000.00
TEMPORARY CONSTRUCTION					\$26,300
Construction fence & maintenance (incl. vehicle barrier)	0	lf	50.00		0
Field engineering and surveyor		allowance			14,500
Temporary storage & laydown area maintenance		allowance			4,500
Continuous clean-up		allowance			2,500
On-site maintenance (fencing, signage, gates, etc)		allowance			2,500
Final clean-up		allowance			1,500
Utility locate and plan		allowance			800
SUB TOTAL CONSTRUCTION COSTS					5,369,600
SOFT COSTS					
Engineering					1,290,000
Design		allowance			500,000
Other testing etc.		allowance			15,000
Gopher tortise		allowance			125,000
Contingency		allowance			650,000
CONSTRUCTION/SOFT COSTS					\$ 6,659,600.00
Land Acquisition					\$ 1,740,000.00
TOTAL PROJECT COST					\$ 8,399,600.00

A match of \$2,240,000 has already been secured and includes Hernando County Government's purchase of the land at \$1,740,000 in March of 2021 and \$500,000 for the design and construction of the infrastructure from Hernando County Government Impact Fees.

No other steps are necessary to obtain funding pending award of Florida Job Growth infrastructure funding. Hernando County's analysis of cost indicates estimates are reasonable, effective, and adequate in relation to the stated goals of the project. The Hernando County Board of Commissioners and local partners Pasco-Hernando State College and the Hernando County School District are committed to the project and will provide the necessary resources to ensure the success of all steps of the project. All costs incurred with the project shall correlate in conjunction with the State of Florida's model procurement system, creating purchase orders, and fall under the annual audit review of records. This falls in-line with the procedures for procurement. All contractual agreements will meet and satisfy the project's plan when employing contractors or purchasing infrastructure supplies.

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)?

The Hernando County Board of County Commissioners has affirmed support of this grant project and a letter of support from the Hernando County Board of County Commissioners is provided in "Exhibit 1-F Letters of Support" in section 1-F of this application.

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

Jeff Rogers, County Administrator.

-
- 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.

Per county policies, the meetings for each year are set and voted upon for the next year during the November and December meetings. However, as you can see from "Exhibit 4-B.i Meeting Schedule" below for this year, meetings are held every other Tuesday. This schedule has been maintained since inception of the Committee and all currently available meeting dates are provided below. The schedule will be similar for the 2022 year.

Exhibit 4-B.i Meeting Schedule



HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS 2021 MEETING SCHEDULE

January 5*
January 12
January 26

February 2*
February 9
February 23

March 2*
March 9
March 23

April 6*
April 13
April 27

May 4*
May 11
May 25

June 1*
June 8
June 22

July 6*
July 13
July 27

August 3*
August 10
August 24

September 7*
September 14
September 28

October 5*
October 12
October 26

November 9*
November 16

December 7*
December 14

* Workshop (if needed)

BOCC Approved: 10/13/2020

- ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice.

Although it is not anticipated that a special meeting will be necessary, special meetings can be held at any time in accordance with the Florida Sunshine Law and "reasonable notice" must be given to the public.

-
- 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.

The County Administrator has the authority to apply for this grant application in order to complete this project as the party charged with the administration of completing this project and as evidenced by the below "Exhibit 4-C Florida Statute 125.74 1(a)" and the letter of support from Hernando County's BOCC "Exhibit 1-F Letters of Support".

Exhibit 4-C Florida Statute 125.74 1(a)

Title XI	Chapter 125	View Entire
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS	COUNTY GOVERNMENT	Chapter

125.74 County administrator; powers and duties.—

(1) The administrator may be responsible for the administration of all departments responsible to the board of county commissioners and for the proper administration of all affairs under the jurisdiction of the board. To that end, the administrator may, by way of enumeration and not by way of limitation, have the following specific powers and duties to:

(a) Administer and carry out the directives and policies of the board of county commissioners and enforce all orders, resolutions, ordinances, and regulations of the board to assure that they are faithfully executed.

(b) Report to the board on action taken pursuant to any directive or policy within the time set by the board and provide an annual report to the board on the state of the county, the work of the previous year, and any recommendations as to actions or programs the administrator deems necessary for the improvement of the county and the welfare of its residents.

(c) Provide the board, or individual members thereof, upon request, with data or information concerning county government and to provide advice and recommendations on county government operations to the board.

(d) Prepare and submit to the board of county commissioners for its consideration and adoption an annual operating budget, a capital budget, and a capital program.

(e) Establish the schedules and procedures to be followed by all county departments, offices, and agencies in connection with the budget and supervise and administer all phases

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: Hernando County

Name and Title of Authorized Representative: Jeffrey Rogers PE - County Administrator

Representative Signature: Jeffrey Rogers, PE

Signature Date: 