



# The Florida Senate

## Local Funding Initiative Request

### Fiscal Year 2024-2025

LFIR # 1460

1. Project Title

2. Senate Sponsor

3. Date of Request

4. Project/Program Description

The proposed St. Leo Town Center Project will create and include retail space for restaurants, shops, market space, a boardwalk, covered seating areas, renovation of the existing house to serve as a history/cultural center and main office, handicap restrooms, and pavilions and gathering space for events and entertainment. The funding requested is for the project's stormwater infrastructure.

The new Town Center will provide a local gathering spot that enriches the quality of life of the Town's 2,362 residents, university students and visitors, by providing opportunities for dining, shopping, entertainment, walking, and social and cultural gathering; and additionally providing an economic catalyst site and identity for the Town of St. Leo. The Town of Leo has already invested \$1,669,332 toward the purchase of property as well as initial planning, conceptual architectural and engineering.

5. State Agency to receive requested funds

State Agency contacted?  No

6. Amount of the Nonrecurring Request for Fiscal Year 2024-2025

Type of Funding	Amount
Operations	0
Fixed Capital Outlay	999,250
<b>Total State Funds Requested</b>	<b>999,250</b>

7. Total Project Cost for Fiscal Year 2024-2025 (including matching funds available for this project)

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	999,250	49%
<b>Matching Funds</b>		
Federal	0	0%
State (excluding the amount of this request)	0	0%
Local	1,052,227	51%
Other	0	0%
<b>Total Project Costs for Fiscal Year 2024-2025</b>	<b>2,051,477</b>	<b>100%</b>

8. Has this project previously received state funding?  Yes

Fiscal Year (YYYY-YY)	Amount		Specific Appropriation #	Vetoed
	Recurring	Nonrecurring		
2023-24	0	0		No

9. Is future funding likely to be requested?  No

a. If yes, indicate nonrecurring amount per year.

b. Describe the source of funding that can be used in lieu of state funding.



# The Florida Senate

## Local Funding Initiative Request

### Fiscal Year 2024-2025

LFIR # 1460

10. Has the entity requesting this project received any federal assistance related to the COVID-19 pandemic?

If yes, indicate the amount of funds received and what the funds were used for.

The Town of St. Leo received \$686,170 in ARPA funding and has budgeted \$377,227 of these funds toward the St. Leo Town Center project.

## Complete questions 11 and 12 for Fixed Capital Outlay Projects

11. Status of Construction

a. What is the current phase of the project?

- Planning
  Design
  Construction
  N/A

b. Is the project "shovel ready" (i.e permitted)?

c. What is the estimated start date of construction?

d. What is the estimated completion date of construction?

12. List the owners of the facility to receive, directly or indirectly, any fixed capital outlay funding. Include the relationship between the owners of the facility and the entity.

The Town of St. Leo will own, manage, and maintain the new Town Center.

13. Details on how the requested state funds will be expended

Spending Category	Description	Amount
<b>Administrative Costs:</b>		
Executive Director/Project Head Salary and Benefits		0
Other Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
<b>Operational Costs: Other</b>		
Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
<b>Fixed Capital Construction/Major Renovation:</b>		
Construction/Renovation/Land/Planning Engineering	The requested funding will be utilized for construction by a licensed contractor of the proposed St. Leo Town Center infrastructure and corresponding design and permitting.	999,250
<b>Total State Funds Requested (must equal total from question #6)</b>		<b>999,250</b>

14. Program Performance

a. What specific purpose or goal will be achieved by the funds requested?



# The Florida Senate

## Local Funding Initiative Request

### Fiscal Year 2024-2025

**LFIR # 1460**

The purpose of the entire project is to design and construct a new Town Center that provides a commercial, cultural, and entertainment venue in the Town. The goal of the project is to provide a local gathering spot that enriches the quality of life of the Town's residents, university students and visitors, by providing opportunities for dining, shopping, entertainment, walking, social activities, and cultural gathering; and additionally provides an economic catalyst site and identity for the Town of St. Leo. Funding is being requested for the stormwater infrastructure portion of the Town Center.

**b. What activities and services will be provided to meet the intended purpose of these funds?**

The St. Leo Town Center Project will include retail space for restaurants/shops, market space, boardwalk, covered seating areas, renovation of existing house to serve as a history/cultural center and main office, handicap restrooms, pavilions, and gathering space for events and entertainment. The project will also include supporting infrastructure, utilities, parking and sidewalks.

**c. What direct services will be provided to citizens by the appropriation project?**

Wastewater management will be improved. The current septic systems will be removed and a wastewater system created and connected to County sewer. Stormwater Management will be improved as there isn't currently any on site. Treatment and continuation of stormwater will be designed and provided in accordance with Southwest Water Management District requirements. Groundwater quality will be improved. Water runoff and erosion will be addressed and pervious and impervious surfaces will be designed to manage water runoff and erosion.

**d. Who is the target population served by this project? How many individuals are expected to be served?**

It is anticipated that new St. Leo Town Center will serve all of the Town's 2,362 residents as well as the Town's increasing number of visitors, other local residents, and University staff.

**e. What is the expected benefit or outcome of this project? What is the methodology by which this outcome will be measured?**

A Town Center will be created in a Town where that does not currently exist. Outcomes include establishing a Town identity and ensuring the life of the Town of St. Leo, as well as economic and community benefits. The stormwater infrastructure portion is a vital part of the project. It will be designed by an engineer and other agency approvals obtained as needed. The benefits and outcomes of the stormwater infrastructure will be measured and evaluated by the engineer and evident in the success of the overall project.

**f. What are the suggested penalties that the contracting agency may consider in addition to its standard penalties for failing to meet deliverables or performance measures provided for the contract?**

The Town of Leo anticipates that the St. Leo Town Center Project will be completed in 36 months following an award from FloridaCommerce (previously the Department of Economic Opportunity). The Town is confident that the project will be completed in a timely manner.

**15. Requester Contact Information**

a. First Name  Last Name

b. Organization

c. E-mail Address

d. Phone Number  Ext.

**16. Recipient Contact Information**

a. Organization

b. Municipality and County

c. Organization Type



# The Florida Senate

## Local Funding Initiative Request

### Fiscal Year 2024-2025

LFIR # 1460

- For Profit Entity
- Non Profit 501(c)(3)
- Non Profit 501(c)(4)
- Local Entity
- University or College
- Other (please specify)

**d. First Name**  **Last Name**

**e. E-mail Address**

**f. Phone Number**

**17. Lobbyist Contact Information**

**a. Name**

**b. Firm Name**

**c. E-mail Address**

**d. Phone Number**

**Please complete the questions below for Water Projects only.**

**18. Have you applied for alternative state funding?**

- Waste Water Revolving Loan
- Drinking Water Revolving Loan
- Small Community Wastewater Treatment Grant
- Other (please specify)
- N/A

**19. What is the population economic status?**

- Financially Disadvantaged Community (ch. 62-552, F.A.C)
- Financially Disadvantaged Municipality (ch. 62-552, F.A.C)
- Rural Area of Economic Concern
- Rural Area of Opportunity (s. 288.0656, Florida Statutes)
- N/A

**20. What is the status of construction?**



# The Florida Senate

## Local Funding Initiative Request

### Fiscal Year 2024-2025

LFIR # 1460

Design Phase

**21. What percentage of the construction has been completed?**

0%

**22. What is the estimated completion date of construction?**

12/31/2027