



## **Florida Job Growth Grant Fund Public Infrastructure Grant Proposal**

Proposal Instructions: The Florida Job Growth Grant Fund Proposal (this document) must be completed by the governmental entity applying for the grant and signed by either the chief elected official, the administrator for the governmental entity or their designee. Please read the proposal carefully as some questions may require a separate narrative to be completed.

### **Governmental Entity Information**

Name of Governmental Entity: City of Alachua

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

### Contact Information:

Primary Contact Name: Adam Boukari

Title: Assistant City Manager

Mailing Address: P.O. Box 9  
Alachua, FL 32616

Phone Number: 386-418-6100

Email: aboukari@cityofalachua.com

### **Public Infrastructure Grant Eligibility**

Pursuant to section 288.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible governmental 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:

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

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

San Felasco Parkway Improvements Project

See Attached.

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- B. Is this infrastructure owned by the public?

Yes       No

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

Yes       No

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

Yes       No

- E. Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

See Attached.

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F. 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.](#))
  - As part of this response, describe how the project will promote specific job growth. Include a description of the number of jobs that will be retained or created, the average wages of such jobs, and in which industry(ies) the jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or grow jobs or make capital investment.
  - Further, include the economic impact on the community, region, or state and the associated metrics used to measure the success of the proposed project.

See Attached.

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See Attached.

**2. Additional Information:**

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

Yes       No

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

Commence construction by March 1, 2018; 320 days to complete construction.

C. What is the location of the public infrastructure? (Provide the road number, if applicable.)

Project limits: Between County Road 241 and Progress Blvd. in Alachua, FL

D. Who is responsible for maintenance and upkeep? (Indicate if more than one are applicable.)

Federal     State     County     City     Other \_\_\_\_\_

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

SRWMD - Stormwater; FDEP - Water/Wastewater; Alachua County - Driveway

F. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

Water, Wastewater and NPDES Permits from FDEP: 2-3 months from grant award.  
Stormwater permit from SRWMD: 3 months from grant award.  
Driveway connection permit from Alachua County: 2 months from grant award.  
No permits are required by the City of Alachua for the public infrastructure project.

G. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

Future Land Use Designation: Corporate Park  
Zoning Designation: Corporate Park

The proposed site infrastructure improvements are allowed and conform to the Future Land Use and Zoning designations.

H. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.

Yes  No

N/A

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

Yes  No

N/A

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J. Does this project have a local match amount?

Yes  No

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

N/A

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

Attachments: (1) Letter of support from the University of Florida; (2) Conceptual Schematic of the project

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### 3. Program Budget

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

**A. Public Infrastructure Project Costs:**

Construction	\$ 5,980,000	
Reconstruction	\$ 0	
Design & Engineering	\$ 775,000	
Land Acquisition	\$ 0	
Land Improvement	\$ 0	
Other	\$ 0	Please Specify: _____
<b>Total Project Costs</b>	<b>\$ 6,755,000</b>	

**B. Other Public Infrastructure Project Funding Sources:**

City/County	\$ 0	
Private Sources	\$ 0	
Other (grants, etc.)	\$ 0	Please Specify: _____
<b>Total Other Funding</b>	<b>\$ 0</b>	

**Total Amount Requested**      **\$ 6,755,000**

**Note:** The total amount requested must equal the difference between the public infrastructure project costs in 3.A. and the other public infrastructure project funding sources in 3.B.

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

See Attached.



#### 4. Approvals and Authority

- 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)?

City Commission approval by majority vote.

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- 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.

See Attached.

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

The City Commission can hold special meetings upon six (6) hours notice.

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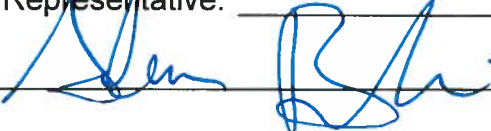
- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.



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

Name of Governmental Entity: City of Alachua

Name and Title of Authorized Representative: Adam Boukari, Assistant City Manager

Representative Signature: X 

Signature Date: 8/30/17



## **San Felasco Parkway Improvements Project - City of Alachua** *Attached Responses to Florida Job Growth Grant Fund Proposal*

### **1. Program Requirements**

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

##### San Felasco Parkway Improvements Project

The San Felasco Parkway Improvements Project provides roadway and utility construction through a vacant and unimproved 280-acre site contiguous to a biotechnology and life sciences cluster of more than 35 existing businesses in Alachua, FL. The proposed roadway segment is 7,300 linear feet. It is a two-lane divided roadway designed with Florida Department of Transportation Complete Streets elements, and includes 12-foot wide travel lanes with open swales, 7-foot bicycle lanes and 8-foot sidewalks traversing the full length of the roadway segment. Stormwater infrastructure such as piping, cross drains, inlets and basins that will serve the roadway are also proposed.

In addition to the roadway construction, the project scope includes utility infrastructure to serve the site. A 12-inch water main is proposed to run the length of the roadway segment, as is an 8-inch gravity wastewater main. A portion of the segment will include a force main and a single master lift station for the site. Electrical conduits to run the length of the roadway segment are also proposed.

#### **E. Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.**

The San Felasco Parkway Improvements Project will provide a shovel-ready site of 280 acres connecting to one of the largest bioscience clusters in Florida, including the University of Florida Sid Martin Biotechnology Institute, which was awarded the worldwide designation of 2017 Incubator of the Year. Progress Park is contiguous to the proposed improvements and is a 200-acre research park that is home to some of the leading biotechnology firms in the world. Much of Progress Park is already developed and there is limited space to grow. The construction of the roadway and utilities will be the final step in achieving a development-ready site prime for the growing companies in Progress Park and attracting future companies from around the world. The City of Alachua is a vibrant and innovative community with a strong focus on economic development. The City's Comprehensive Plan Vision Element states, "The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents." The proposed improvements directly support this broader economic development vision for the community and will benefit both current and future businesses.

The 280-acre property on which the public infrastructure improvements are proposed is owned by the University of Florida Foundation, which completed enhanced land use and zoning revisions in 2012. The current land use and zoning designation is “Corporate Park,” which is designed to promote growth in the Targeted Industry of life sciences, particularly biotechnology and pharmaceuticals. The City’s Land Development Regulations states, “The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, supporting retail, and limited residential uses.”

The project location and economic climate have various elements already in place that will facilitate and greatly support job security and growth within the region as a result of the proposed public infrastructure improvements. The existing assets include the local innovative climate, current related enterprise activities, top tier education institutions, a talented workforce pool and a world-renowned biotechnology incubator. When these existing elements are paired with the proposed public infrastructure improvements, it provides the opportunity for accelerated job growth. Everything necessary to cultivate and generate additional business growth is already in place, except the proposed public infrastructure improvements. When the construction of the public infrastructure improvements is completed and complements the existing assets in the region, this will be one of the most attractive areas to life sciences companies worldwide.

**F. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote: Economic enhancement of a Targeted Industry.**

The proposed public infrastructure improvements in Alachua, FL will provide roadway access and utilities to a 280-acre area that is adjacent to one of the largest biotechnology clusters in Florida. The project will provide a shovel-ready site to build upon the flourishing life sciences community in Progress Park, which is contiguous and to the northeast. Many elements contribute to the success of the proposed public infrastructure improvements promoting the economic enhancement of the Targeted Industry of life sciences. The University of Florida Foundation owns the 280 acres on which the proposed improvements are to be constructed. The University of Florida has already demonstrated a strong commitment to ensuring the property is developed as a research and development area, with particular focus in biotechnology and pharmaceuticals. This commitment has been in the form of conceptually master planning the entire site, changing the land use and zoning of the property to the “Corporate Park” designation that permits a variety of uses within the innovation economy, and partnering with the City of Alachua to develop the master plan for the San Felasco Parkway.

The Alachua area has become a hub for life science companies. At the core of this innovation spirit is the University of Florida Sid Martin Biotechnology Institute, which is located within Progress Park. The Institute helps companies grow their biotechnology business. The International Business Innovation Association awarded the Sid Martin Biotechnology Institute the Global Science and Technology Incubator of the Year honors

in 2017, a recognition competed for by more than 7,500 incubators worldwide. The Institute has been in existence for more than 20 years, with over \$1 million in shared scientific equipment and laboratory space, mentorships and extensive networks that provide resources for life science companies to afford to begin their start-up and flourish. Over the years, the Institute has graduated more than 50 companies that have garnered more than \$1.62 billion in revenues, grants and M&A activity. After companies have matured to graduate from the Institute and set up shop in their own space, many have chosen to remain in Progress Park by leasing space or building their own facility. A prime example of this natural growth cycle of biotechnology companies is Nanotherapeutics, which first began in the Sid Martin Biotechnology Institute with only a few employees. After years of growth and product development, in 2014 Nanotherapeutics was awarded a \$358 million competitive nationwide grant from the U.S. Department of Defense to manufacture counterterrorism measures. Nanotherapeutics purchased land adjacent to Progress Park, and in 2015 invested \$127 million in capital and since created 150 new jobs with an average annual wage of \$90,000. This is one success story of dozens of companies with humble beginnings in the Sid Martin Biotechnology Institute.

Institutions of higher education do not only produce graduates in a variety of fields, but they also serve as a catalyst for innovation. The proposed public infrastructure improvements are located within the direct reach of Florida's preeminent education institutions. The University of Florida is just 12 miles from the project area and Santa Fe College's Center for Emerging Technologies is less than one mile away. The University of Florida utilizes the Sid Martin Biotechnology Institute for its research programs, faculty start-up companies and licensees of university technology. The University of Florida has undergraduate and graduate programs of studies available in the full range of life science fields, including biotechnology and pharmaceuticals. In 2008, Santa Fe College opened the Center for Emerging Technologies in Alachua next to Progress Park and the Sid Martin Biotechnology Institute to address workforce needs of the life science companies in region. To even better demonstrate the region's commitment to workforce development, Santa Fe College, the City of Alachua and the Alachua County Public Schools partnered to develop a biotechnology program at Santa Fe High School in Alachua. The program serves as the first part of a pipeline for workforce training as high school students can obtain industry certifications to begin working at life science companies and enroll in courses at Santa Fe College's Center for Emerging Technologies in Alachua to further advance their education and skills. Santa Fe College was also named the No.1 Community College in the U.S. in 2015 by the prestigious Aspen Institute. Santa Fe College offers degree programs in the areas of clinical lab sciences, industrial biotechnology, biomedical equipment/laboratory technology and chemical technology. In addition to providing the workforce necessary to attract, retain and grow life science companies, the University of Florida and Santa Fe College lead the charge in fostering start-ups. Many of the start-ups begin at the Sid Martin Biotechnology Institute, where they are incubated before flourishing on their own.

Undoubtedly, the innovation and enterprise climate around Progress Park and the Sid Martin Biotechnology Institute will continue to produce new life science start-ups and

spin-off companies. The top-tier institutions of higher education will continue to provide an unparalleled pool of talent in Florida to fulfill the workforce needs of life science companies. The City of Alachua will continue to promote developments in the innovation economy. The key for the region and state is to make certain that as these companies mature, they choose to stay and grow in Alachua and, in turn, attract future companies. The proposed public infrastructure improvements capitalize on this opportunity, with an exceptional return on investment (ROI) for Florida's taxpayers. This ROI is demonstrated by the expected 1,103 jobs to be created with approximately \$56 million in annual salaries, and the nearly \$1.4 million in annual local and state tax revenue that will be generated. The expected job growth is within the Targeted Industry of life sciences.

The following quantitative data is based upon the expected development of the 280-acre site that will primarily benefit from the proposed public infrastructure improvements. Assistance in the development of this information was provided by the Gainesville Area Chamber of Commerce (Center for Economic Outreach), the University of Florida Foundation, and the City of Alachua's engineering/design consultant Causseaux, Hewett and Walpole, Inc. Economic Modeling Specialists Intl. (EMSI), which provides high-quality employment data and economic analysis tools, was utilized to generate accurate earnings and tax revenue data. Only job growth data is provided, which does not include any capital investment that will also occur with development.

#### Job Growth Data – San Felasco Parkway Improvements Project

<b>Industry: Testing Laboratories</b>	<b>Multiplier</b>	<b>Technicians</b>
Current Jobs		226
Added Jobs		296
Direct/Indirect/Induced		115
<b>Total change in jobs</b>	<b>1.39</b>	<b>411</b>
<b>Change in earnings – Annual</b>	<b>1.27</b>	<b>\$21,058,773</b>
<b>Change in Tax revenue (State) – Annual</b>		<b>\$273,895</b>
<b>Change in Tax revenue (Local) – Annual</b>		<b>\$307,868</b>

<b>Industry: Administrative Management and General Management Consulting Services</b>	<b>Multiplier</b>	<b>Administrative</b>
Current Jobs		809
Added Jobs		200
Direct/Indirect/Induced		32
<b>Total change in jobs</b>	<b>1.16</b>	<b>232</b>
<b>Change in earnings – Annual</b>	<b>1.17</b>	<b>\$8,048,898</b>
<b>Change in Tax revenue (State) – Annual</b>		<b>\$89,076</b>
<b>Change in Tax revenue (Local) – Annual</b>		<b>\$98,286</b>

<b>Industry: Management Consulting Services</b>	<b>Multiplier</b>	<b>C-Level Executives</b>
Current Jobs		287
Added Jobs		29
Direct/Indirect/Induced		3
<b>Total change in jobs</b>	<b>1.21</b>	<b>35</b>

<b>Change in earnings – Annual</b>	<b>1.17</b>	<b>\$1,548,915</b>
<b>Change in Tax revenue (State) – Annual</b>		<b>\$16,922</b>
<b>Change in Tax revenue (Local) – Annual</b>		<b>\$18,666</b>

<b>Industry: Scientific and Technical Consulting Services</b>	<b>Multiplier</b>	<b>Senior Management</b>
Current Jobs		257
Added Jobs		71
Direct/Indirect/Induced		17
<b>Total change in jobs</b>	<b>1.24</b>	<b>88</b>
<b>Change in earnings – Annual</b>	<b>1.27</b>	<b>\$4,198,425</b>
<b>Change in Tax revenue (State) – Annual</b>		<b>\$41,875</b>
<b>Change in Tax revenue (Local) – Annual</b>		<b>\$47,031</b>

<b>Industry: Research and Development in Biotechnology</b>	<b>Multiplier</b>	<b>Scientists</b>
Current Jobs		299
Added Jobs		215
Direct/Indirect/Induced		125
<b>Total change in jobs</b>	<b>1.58</b>	<b>340</b>
<b>Change in earnings – Annual</b>	<b>1.29</b>	<b>\$21,044,578</b>
<b>Change in Tax revenue (State) – Annual</b>		<b>\$229,821</b>
<b>Change in Tax revenue (Local) – Annual</b>		<b>\$257,059</b>

	<b>Average hourly earnings</b>
<b>General Occupations</b>	
Medical and Clinical Laboratory Technicians	\$13.33
Medical and Clinical Laboratory Technologists	\$29.08
Biological Technicians	\$16.21
Biomedical Engineers	\$41.81
General and Operations Managers	\$47.44
Medical and Health Services Managers	\$52.78
Managers, All Other	\$47.37
Administrative Services Managers	\$49.29
Biological Scientists	\$24.13
Biological Technicians	\$16.21
Biochemists and Biophysicists	\$26.92
Biomedical Engineers	\$41.81
Natural Sciences Managers	\$56.43

Jobs expected to be created are in the following NAICS codes:

- 54171 – Research and Development in the Physical, Engineering, and Life Sciences
- 541713 – Research and Development in Nanotechnology
- 541714 – Research and Development in Biotechnology
- 325411 – Enzyme proteins pharmaceutical use, manufacturing

325412 – Sodium chloride pharmaceutical preparations manufacturing  
325412 – Pharmaceutical preparations manufacturing

**3. Program Budget**

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

A detailed budget narrative is provided on the following page from the City of Alachua’s consulting firm on the project.

Below are the timing and steps necessary to obtain the funding and major milestones:

Execute grant-related agreements:	14 days from grant agreement receipt
Begin engineering and design:	21 days from grant agreement receipt
Submit for regulatory permits:	70 days from grant agreement receipt
Complete engineering and design:	80 days from grant agreement receipt
Finalize bid documents:	120 days from grant agreement receipt
Receive all approved regulatory permits:	130 days from grant agreement receipt
Bid project:	135 days from grant agreement receipt
Award project:	177 days from grant agreement receipt
Construction commencement:	190 days from grant agreement receipt
Construction complete:	510 days from grant agreement receipt



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**MEMORANDUM**

**To:** Adam Boukari  
**From:** Robert J. Walpole, PE  
**Date:** August 23, 2017  
**RE:** San Felasco Parkway – Economic Development Grant

**A. Roadway**

The roadway will be a 7,300 LF divided road with open swales with adequate space for future right and left turn lanes as needed to support future projects. The road will traverse from CR 241 on the west to the existing Progress Corporate Park. It will serve more than 280 acres of land zoned for business and manufacturing uses. The road will be designed to comply with the New FDOT PPM for Complete streets. As such, the road will have the following features.

- 12' Travel lanes with open swales
- 7' bike lanes
- 8' sidewalks
- Appropriate left turn lanes at major intersections
- Storm piping, cross drains and inlets as needed
- Stormwater basins to serve the ROW
- Improvements to CR 241 at the Parkway Intersection to include appropriate left and right turn lanes
- Street Trees and basin landscaping

The cost per LF for the above is approximately 550 dollars for a total roadway cost of \$4,015,000.00.

**B. Utility Infrastructure**

The roadway corridor will carry the backbone of all necessary utilities to serve the future development of the area. A 12-inch water main is needed from CR 241 to the existing water main in Progress Corporate Park. In addition, a single master lift station with a force-main to the City WRF is required. An onsite 8-inch gravity collection system is proposed to follow the roadway and serve the proposed development. Electrical includes conduits only at this time. The City will provide wiring, transformers, and street lights at a future date.

7300 LF - 12 inch watermain, 8 inch crossings, and fire hydrants at \$100/LF = \$730,000.00  
 7300 LF - 8 inch Gravity Main at \$75/LF = \$600,000.00  
 4000 LF Forcemain at \$40/LF = \$160,000.00  
 Liftstation - \$175,000.00  
 Electrical Conduits- 15,000 LF at \$20/LF = \$300,000.00

The overall required utility infrastructure is \$1,965,000.00.

**C. Design and CEI Fees**

The overall project design fee for survey, geotech, environmental studies, civil design and permitting is roughly 8% or approximately \$475,000.00. For full time CEI, the budget is roughly 5% or \$300,000.00.

**D. Overall Project Budget**

Roadway	\$4,015,000.00
Utilities	\$1,965,000.00
Design / CEI	\$775,000.00
<b>TOTAL</b>	<b>\$6,755,000.00</b>

#### **4. Approvals and Authority**

**B(i). Provide the schedule of upcoming meetings for the group for a period of at least six months.**

September 11, 2017  
September 25, 2017  
October 9, 2017  
October 23, 2018  
November 13, 2017  
November 27, 2017  
December 11, 2017  
January 8, 2018  
January 22, 2018  
February 12, 2018  
February 26, 2018  
March 12, 2018  
March 26, 2018  
April 9, 2018  
April 23, 2018  
May 14, 2018  
May 28, 2018





W. Kent Fuchs  
President

226 Tigert Hall  
PO Box 113150  
Gainesville, FL 32611-3150  
352-392-1311  
352-392-9506 Fax

August 29, 2017

Honorable Rick Scott  
Office of the Governor  
State of Florida  
Plaza Level 05, The Capitol  
400 South Monroe Street  
Tallahassee, FL 32399-0001

*Re: Florida Job Growth Grant Application*

Dear Governor Scott,

This letter will confirm the support of the University of Florida for the City of Alachua's application for a Florida Job Growth Grant to construct a roadway on University of Florida Foundation owned land in Alachua. This project will further the University's goal to use this property to promote economic growth in North Central Florida. The road will enable companies to locate, relocate, and grow in an area supported by the University's Sid Martin Biotechnology Incubator, one of the preeminent such facilities in the world.

Infrastructure grants such as these are crucial to the growth of jobs and economic opportunity for all of Florida's residents. If the application is accepted, the results will exemplify the cooperation between the City of Alachua, the University, and the State in a way that benefits the region for many years to come.

The City's forward thinking and pursuit of a better life for its citizens is to be commended; it is with pleasure that the University voices its support for these efforts.

Sincerely,

A handwritten signature in black ink, appearing to be "W. Kent Fuchs", written over a horizontal line.

W. Kent Fuchs

Honorable Rick Scott  
Office of the Governor  
State of Florida  
PL 05 The Capitol  
400 South Monroe Street  
Tallahassee, FL 32399-0001

Re: Florida Job Growth Grant Application

Dear Governor Scott:

This letter is being sent on behalf of the University of Florida Foundation, Inc., to evidence our support of the application by the City of Alachua for a Florida Job Growth Grant. The Foundation-owned land in Alachua is adjacent to existing facilities such as the University's Sid Martin Biotechnology Incubator. Grant funding would allow a roadway to be developed through the undeveloped portion of this property, thereby greatly increasing the desirability of these sites and allowing us to promote economic growth in this area of the State.

The City of Alachua has been a valuable partner with the University and the Foundation over the years, as we have worked to create a thriving research and technology community on this property. The roadway, which has long been a part of the plan for the area, will transform the site. The City, the University, and the State will all benefit from the resulting growth.

We greatly appreciate this opportunity to support this worthwhile project.

Sincerely,



Thomas J. Mitchell  
Executive Vice President

# UF Foundation - Conceptual Master Plan

## Connecting Progress Boulevard to CR 241



**Internal Roads alignments are conceptual**

Potential medium density residential area. Townhomes on north section, single-family attached detached on south section.

Perimeter buffer with pedestrian and bicycle active recreation trails. Buffer is 25 feet wide, unless otherwise noted.

Potential small lot Research and Development (R&D) park. Lots starting at ± 1 acre, may be combined to yield large tracts.

Internal green corridor with pedestrian and bicycle recreation trails.

Potential small to medium size Manufacturing and Production (M&P) lots. M&P lots starting at ± 1/2 acre, may be combined to yield large tracts.

Potential small lots, starting at ± 1 acre. Lots may be combined for up to ± 2-acre lots.

Proposed San Felasco Parkway with 120 foot right-of-way and swales.

**Proposed 7,300 LF Roadway**

**Internal Roads alignments are conceptual**

Potential medium-size Manufacturing and Production (M&P) lots. M&P lots starting at ± 2 acres, may be combined to yield large tracts.

Perimeter buffer with pedestrian and bicycle active recreation trails. Buffer is 25-75 feet wide.

Internal buffer with active pedestrian and bicycle recreation trails.

Potential large lot tracts starting at ± 5 acres. Lots may be combined for up to a ± 30 acre lot.

Perimeter buffer with pedestrian and bicycle active recreation trails. Buffer is 25-75 feet wide.

**Internal Roads alignments are conceptual**

Potential small lot Research and Development (R&D) park. R&D lots starting at ± 1 acre, may be combined to yield large tracts.

Internal green corridor with pedestrians and bicycle recreation trails.

Perimeter buffer with pedestrian and bicycle active recreation trails. Buffer is 25 feet wide, unless otherwise noted.

Development Statistics			
Area	Number of Acres	Number of Lots	Percentage of Total
1	33	13	12
2	25	17	9
3	119	50	42
4	22	N/A	8
SMF	36	N/A	13
Buffer	20	N/A	7
Floodplain	7	N/A	2
Parkway	19	N/A	7
Total	281	-	100

**Legend**

- Project Site
- Proposed Lot Lines
- Stormwater Management Facilities
- Alachua County Tax Parcels
- San Felasco Parkway
- Median
- Right of Way

**Proposed Land Uses**

- Buffer
- Floodplain
- Light Industrial (Area 1)
- Low Density Residential (Area 4)
- Manufacturing/Production (Area 2)
- Research and Development (Area 3)



Date	Version
June 15, 2010	Preliminary Site Allocation
July 22, 2010	Site Specific Designations (M&P, R&D, IND. & RES)



**RESOLUTION 17-22**

**A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA, AUTHORIZING THE CITY MANAGER TO MAKE APPLICATION TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FLORIDA JOB GROWTH GRANT FUND FOR PUBLIC INFRASTRUCTURE; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, The Florida Legislature, during the 2017 Legislative Session, established the Florida Job Growth Grant Fund, codified as Florida Statute 288.101;

**WHEREAS**, The Florida Job Growth Grant Fund is designed to fund public infrastructure and job training projects that support growth and employment in Florida's diverse industries;

**WHEREAS**, The Florida Job Growth Grant Fund has been allocated \$85 million in funding for the State's budget for the fiscal year beginning July 1, 2017; and,

**WHEREAS**, it is the desire of the City Commission to make application to the Florida Job Growth Grant Fund for public infrastructure improvements.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:**

**Section 1. Findings.**

The City Commission finds, determines, and declares that the above recitals are true and correct and are hereby incorporated into this resolution by reference.

**Section 2. Authorization to Make Application.**

The City Manager is hereby authorized to make application to the Florida Department of Economic Opportunity Florida Job Growth Grant Fund for public infrastructure projects for funding made available in the State's budget for the fiscal year beginning July 1, 2017.

**Section 3. Repealing Clause.**

All resolutions or parts of resolutions in conflict herewith are, to the extent of the conflict, hereby repealed.

**Section 4. Effective Date.**

This Resolution shall be effective as of the date of its passage and adoption.

**DULY ADOPTED** in regular session this 28th day of August, 2017.

CITY COMMISSION OF THE  
CITY OF ALACHUA, FLORIDA



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Gib Coerper, Mayor

**ATTEST:**



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Traci L. Gresham, City Manager/Clerk