



## 2019-2020 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. If additional space is needed, attach a word document with your entire answer.

### Governmental Entity Information

Name of Governmental Entity: Okeechobee County  
Government Federal Employer Identification Number: [REDACTED]

Primary Contact Name: Robbie Chartier  
Title: County Administrator  
Mailing Address: 304 NW 2nd St - Room 123  
Okeechobee, Florida 34972  
Phone Number: 863-763-6441  
Email: rchartier@co.okeechobee.fl.us

Secondary Contact Name: Adam Hied  
Title: Airport/Industrial Park Manager  
Phone Number: 863-467-5505

### 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.

Removal of a conservation easement on airport industrial park in order for additional economic development opportunities to be realized. See Attachment

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

Okeechobee Airport and Industrial Park 2800 NW 20th Trail, Okeechobee, Florida 34972

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C. Is this infrastructure currently owned by the public?  Yes  No

If no, is there a current option to purchase or right of way provided to the County?

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D. Provide current property owner.

Okeechobee County, Board of County Commissioners

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

Yes  No

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

Yes  No

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**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.

Without the removal of the conservation easement, the FAA will allow no further development on the airport industrial park to commence. Currently, we have a number of companies located in the industrial park comprised of compressed gas, concrete forms, furniture and agricultural pesticide manufacturing. The compressed gas manufacturer would like to expand to a different area within the industrial park, but as it stands now, we cannot accommodate their need which places approximately 30 jobs in jeopardy. Our economic development organization cannot market the property to potential suitors given the FAA restrictions on any further construction within the industrial park. See Attached

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**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.

January 2nd, 2020. 120 days is the anticipated time to complete the mitigation of the conservation easement.

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

Agreement from the South Florida Water Management District board is the only item necessary to mitigate the conservation easement.

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- 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?

Permits are not required.

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- 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 current land use and zoning designation is Industrial and Heavy Industrial respectively.

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- 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

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

Yes       No

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- G. Does this project have a local match amount?

Yes       No

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

\$241,176 has been allocated for a Master Plan, and \$34,928 has been allocated for Conservation Easement release consulting. This is approximately 8.6% for a fiscally constrained REDI community.

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

See attached



### 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**      \$ 2,100,000  
 Florida Job Growth Grant Fund

**A. Other Workforce Training Project Funding Sources:**

City/County                      \$ \_\_\_\_\_

Private Sources                      \$ \_\_\_\_\_

Other (grants, etc.)                      \$ \_\_\_\_\_

Please Specify: \_\_\_\_\_

**Total Other Funding**                      \$ \_\_\_\_\_

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

Construction                      \$ \_\_\_\_\_

Reconstruction                      \$ \_\_\_\_\_

Design & Engineering                      \$ \_\_\_\_\_

Land Acquisition                      \$ \_\_\_\_\_

Land Improvement                      \$ 2,100,000

Other                      \$ \_\_\_\_\_

Please Specify: \_\_\_\_\_

**Total Project Costs**                      \$ 2,100,000

**Note:** The total amount requested must equal the difference between the workforce training project costs in 3. and the other Public infrastructure project funding sources in 2.

- 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

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#### 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)?

Board of County Commissioners

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

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

The Commission Board meets on the second and fourth Thursday of each month. Special meetings can be accommodated.

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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.
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PUBLIC INFRASTRUCTURE GRANT PROPOSAL

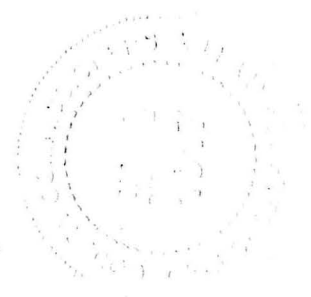
I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described entity and to the best of my knowledge, that all data and information submitted in proposal is truthful and accurate and no material fact has been omitted.

Name of Governmental Entity: Okeechobee County

Name and Title of Authorized Representative: Terry Burroughs, Chairman

Representative Signature: 

Signature Date: 09/19/2019



  
PAULA ROBERTSON, CLERK  
BOARD OF COUNTY COMMISSIONERS





2019

# Attachment to Florida Job Growth Grant Fund Public Infrastructure Grant Proposal





# Contents

1. Program Requirements .....	2
A. Project title and description of infrastructure Improvements:.....	2
G. Promote job growth and economic recovery .....	4
FDOT Economic Impact Study .....	5
2. Additional Information .....	5
G. Additional Info .....	5
3. Program Budget.....	5
1.C. Budget Narrative .....	5

# 1. Program Requirements

## A. Project title and description of infrastructure Improvements:

The Project, Mitigation of Conservation Easements 1 and 2 at Okeechobee County airport, will produce significant economic impact for the airport and community. The mitigation of the conservation easements will allow the airport layout plan to be approved. Which in turn will allow for the growth and expansion of the airport, and the airport industrial park for a variety Light and Heavy industrial uses. The Project consists of 3 phases.

Phase 1 of the project is funded and underway with an anticipated completion of December 31<sup>st</sup>, 2019. Phase 1 consists of verifying the boundaries of the conservation easements, coordination with the Federal Aviation Administration (FAA), the South Florida Water management District (SFWMD), and the Bluefield mitigation bank for the release and mitigation of the easements.

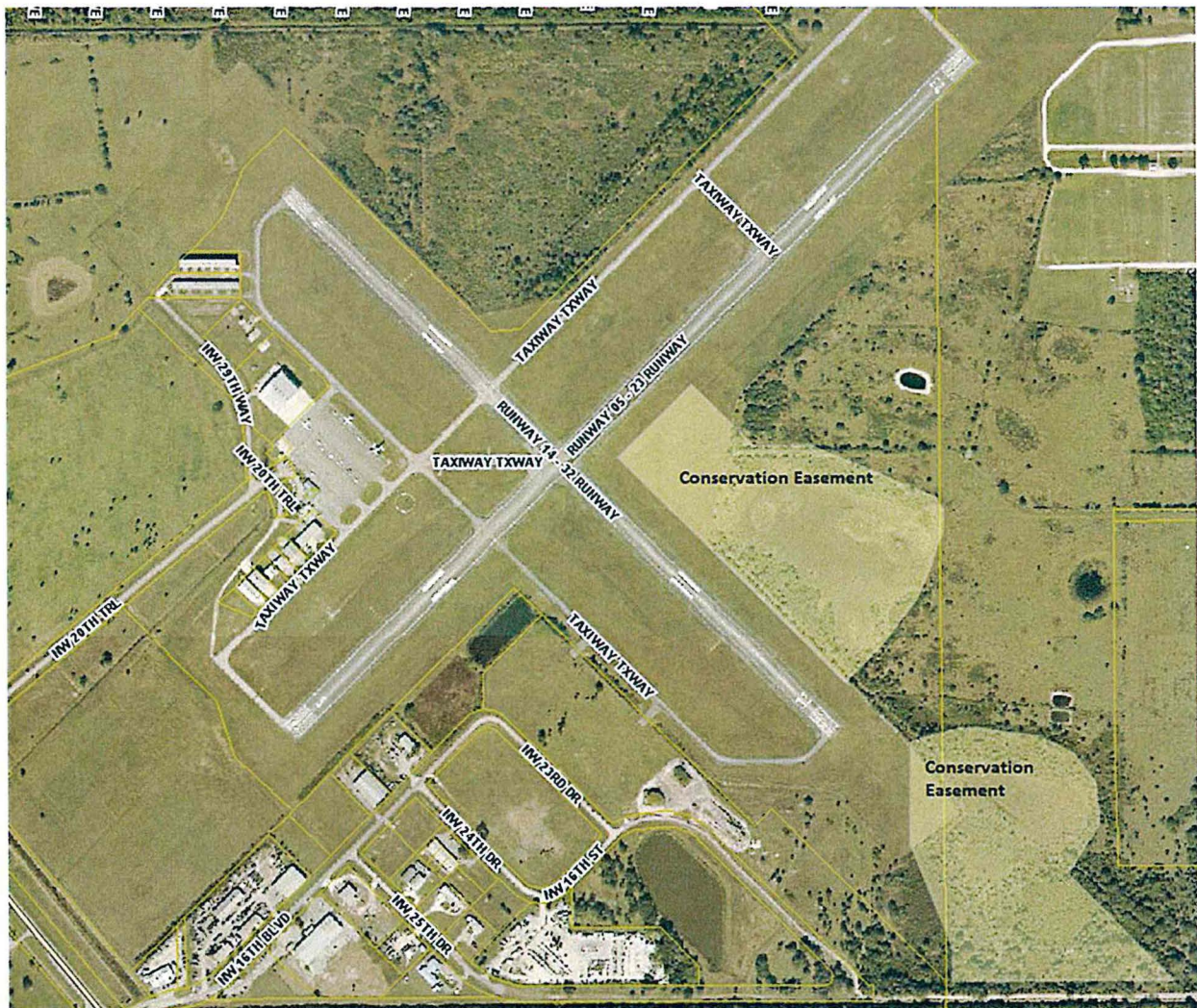


FIGURE 1 - CONSERVATION EASEMENTS AT OKEECHOBEE AIRPORT



Phase 2 of the project includes an update to the airport master plan and airport layout plan. It has also been fully funded and is underway. Currently, this phase of the project is approximately 80% complete with the forecast of aviation demand already being approved by the FAA and the preferred alternative being selected by the Board of County Commissioners. The Masterplan defines the needed capital improvements at an airport based on demand, but can not be approved and implemented until the conservation easements have been removed from airport property.

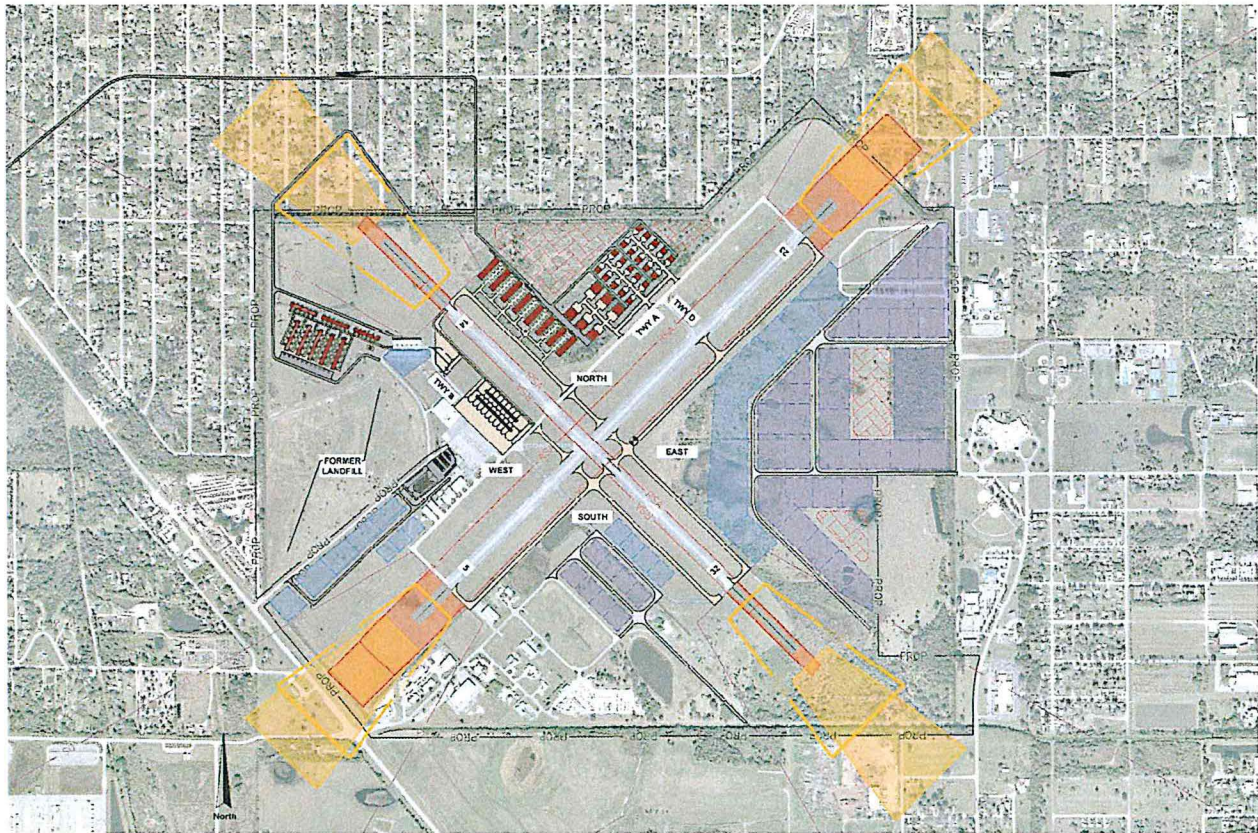


FIGURE 2 - OKEECHOBEE AIRPORT PREFERRED ALTERNATIVE

Funding for Phase 3 of this project is requested under this grant proposal for the purchase of mitigation credits from the Bluefield mitigation bank for the removal of conservation easements 1 and 2. The cost of the mitigation credits necessary to mitigate the conservation easements is estimated at \$2,100,000 and currently is not eligible for FDOT or FAA funding.

Upon completion of Phase 3. The airports capital improvement plan will be able to be implemented for expansion activities needed to support the growing aviation demand, and businesses that need to expand within the airports industrial park will be able to do so as well. These activities are contingent on the removal of the conservation easement.



## G. Promote job growth and economic recovery:

Currently, an atmospheric gas supplier and a paint shop intends to expand into the airport industrial park. The gas supplier has chosen an 8.1 acre parcel, and the paint shop has selected two potential 3 acre parcels for development. The expansion of the gas supplier represents a construction cost of approximately \$8,000,000. Which will directly and immediately support the local economy during its anticipated 1 year construction period. After the construction period the businesses expansion will provide an additional 20 jobs. Similarly, the expansion of the paint shop represents \$2,000,000 in construction costs, and the ability to add an additional 10 jobs while supporting ever increasing demand for services.

The growth of both aeronautical and non-aeronautical businesses also help support airport infrastructure by providing the needed revenue, through land leases, to support eligible grant funded capital improvement projects which are needed due to the growing aviation demand in the state and at Okeechobee airport. The entire 5-year Capital Improvement Plan described below will be able to be funded through FAA and FDOT grants after mitigation of the conservation easement, and will help to support economic recovery in the area due to an increased demand for construction jobs.

- Navaid Improvements - \$340,000
- Runway 5/23 Rehab - \$2,800,000
- Parking Lot Expansion - \$700,000
- Apron expansion and taxiway Re-Alignment - \$3,200,000
- T-Hangar design and Construction - \$1,200,000
- Runway 14/32 Design and Construction - \$3,000,000
- CIP Total - \$11,240,000

NAICS codes that will be directly supported after mitigation of the environmental easement:

- 236210 Industrial building (except warehouses) construction, general contractor
- 236210 Cement plant construction
- 236210 Industrial building (except warehouses) construction
- 236210 Factory construction
- 236220 Warehouse construction (e.g., commercial, industrial, manufacturing, private)
- 236220 Airport building construction
- 236220 Warehouse, industrial, construction
- 236220 Hangar construction
- 237310 Road construction
- 237310 Airport runway construction
- 541330 Construction engineering services
- 541370 Construction surveying services
- 541990 Construction estimation services
- 561730 Landscape contractors (except construction)
- 221210 Manufactured gas distribution
- 238120 Concrete product (e.g., structural precast, structural prestressed) installation



## FDOT Economic Impact Study

In March 2019, The Florida Department of Transportation (FDOT) released the results of their statewide economic impact study. The results indicated that the total economic output supported by the Okeechobee County Airport is \$37,332,000 annually. Currently the Airports economic impact will stagnate with the existence of the conservation easements. The problem that the airport and industrial park faces in terms of growth is not the desire for businesses to be located at the airport or Industrial park, but rather their ability to construct the needed improvements due to the existence of the conservation easements.

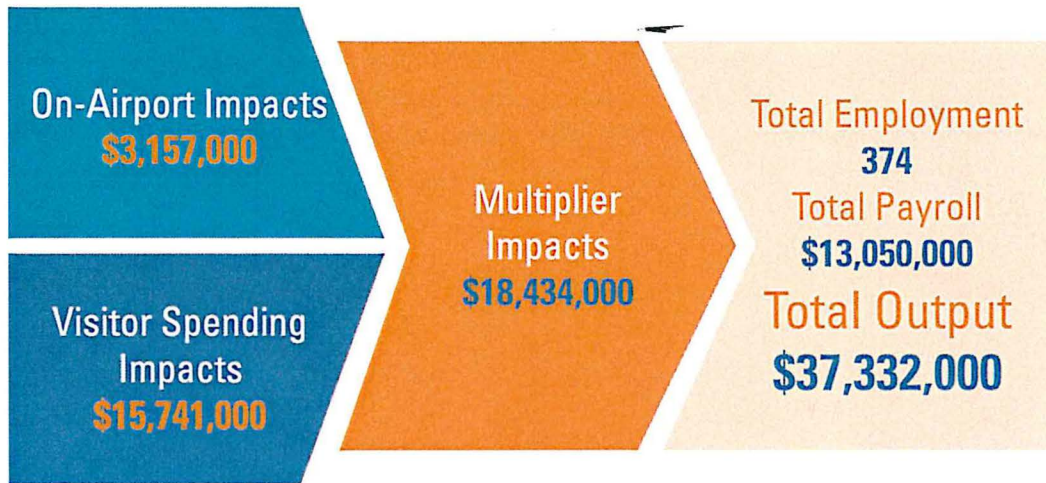


FIGURE 3 - FDOT 2019 ECONOMIC IMPACT STUDY

## 2. Additional Information

### G. Additional Info

The Project site is located on the approach end of runway 32 and to the north of the approach end of runway 32 at Okeechobee County Airport. The project consists of coordination with the FAA, FDOT, and SFWMD. Surveying and the generation of GIS maps outlining both conservation easements. Generation of the requests to release the conservation easements and approval from the previously mentioned agencies on the necessary UMAM credits needed for mitigation. Then the purchase of the mitigation credits from the Bluefield Mitigation Bank at an estimated cost of \$2,100,000. The project will support the continued growth of both aeronautical development and other industrial opportunities within the airport industrial park.

## 3. Program Budget

### 1.C. Budget Narrative

The total budget for the completion of the master plan, negotiation of the conservation easement release, and the mitigation credits required for the release is \$ 2,376,104. \$276,104 has already been allocated for the project.

- Airport Master Plan and Airport Layout Plan Update \$ 241,176
- Conservation easement release consultant fee \$ 34,928
- Mitigation Credits - \$ 2,100,000 Estimated
- Total – \$ 2,376,104

Assuming a grant award of January 2<sup>nd</sup>, 2020 the project could be completed by May 1<sup>st</sup>, 2020 because finalizing the documentation for the Bluefield mitigation bank would be able to begin immediately. The major milestones of the project are outlined below:

**Phase 1 - Airport Master Plan and Airport layout Plan**

- October, 2017 - Project Kick-off
- March 2018 - Working paper 1
- January, 2019 - Working paper 2
- April, 2019 – Working Paper 3
- December, 2019 – Working Paper 4
- February, 2020 – Submission to FAA for Approval (Will be approved with removal of Conservation Easement)

**Phase 2 - Conservation Easement**

- May 2019 - Project Initiation
- June, 2019 – September 2019 Coordination with FAA, SFWMD staff
- October, 2019 - Complete conservation easement release application
- December, 2019 SFWMD board approval

**Phase 3 - Purchase of mitigation credits**

- January, 2020 - March, 2020 – Coordination and negotiation with Bluefield Mitigation Bank
- April, 2020 – Purchase of mitigation credits (Assuming DEO grant is awarded)
- April, 2020 – Evidence of Purchase provided to South Florida Water Management District and the FAA
- May, 2020 – Final Approval of airport masterplan allowing growth and expansion of the Airport Industrial park and Airport to allow economic growth.