



## 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: Osceola County Board of County Commissioners

Government Federal Employer Identification Number: [REDACTED]

#### Contact Information:

Primary Contact Name: Don Fisher

Title: County Manager

Mailing Address: 1 Courthouse Square, #4700  
Kissimmee, FL 34741

Phone Number: 407-742-2385

Email: Don.Fisher@osceola.org

### **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.

NeoCity Gateway Road Access Project-funding is needed to complete two high profile gateway roads within NeoCity. 1) NeoCity Way, adding an additional 0.81 miles to an existing 2-lane road. 2) Denn John lane, construction of 0.79 miles of new roadway.

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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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If additional space is needed, attach a word document with your entire answer.



**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.  
Commencement date October 2017, estimated completion 24 months

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C. What is the location of the public infrastructure? (Provide the road number, if applicable.)  
Osceola County, East U.S. 192 CRA, NeoCity Technology District

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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?  
South Florida Water Management District, Army Corps of Engineers, FDOT, and DEP

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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?  
SFWMD enviromental resource permit modification is required but the underlying permit has already been issued. ACOE has already issued a permit. FDOT has not been submitted and DEP has not been summitted, but this is a local permit and would be prioritized.

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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 is Commercial, the zoning designation is Employment Commercial (EC), which is intended as the most intense commercial district within the County. The proposed improvements would conform to those uses.

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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

If additional space is needed, attach a word document with your entire answer.

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

Yes  No

If additional space is needed, attach a word document with your entire answer.

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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.

\$4.3 million match-Osceola County has already spent over \$1M to construct the existing portion of NeoCity Way and has an additional \$3.3M appropriated in its FY18 budget to assist with this infrastructure project.

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

\*\*See attached appendix, includes a map showing existing and proposed roadways within NeoCity, and information generated by our consultant team Perkins & Will and Angelou Economics on the design and development vision and economic impacts.

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#### 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)?

Approval by the Osceola County Board of County Commissioners

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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.

Regular meetings occur every 1st, 2nd, and 3rd Mondays of each month.

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

Yes, with at least 24 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: Osceola County Board of County Commissioners

Name and Title of Authorized Representative: Don Fisher, County Manager

Representative Signature: *Don Fisher*

Signature Date: 8/7/17

## Question 1E-

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.

Funding for infrastructure and workforce development projects through Governor Scott's new Florida Job Growth Grant Fund aligns perfectly with the immediate needs at NeoCity, a 500-acre master-planned technology district in Osceola County. The proposed NeoCity Gateway Road Access is a \$13.4 million project that connects U.S. 192 with the two main arteries of the site; NeoCity Way and Denn John Lane. The County has invested \$1 million so far this FY on the project, with an additional \$3.3 million of local match dollars currently allocated and immediately available. **This request is for the remaining \$9.1 million from the Governors Job Growth Grant Fund to assist in the completion of the two critical arteries to the NeoCity site.** These improvements will relieve congestion, improve pedestrian safety, and expand the efficiency and capacity of adjacent and surrounding businesses to promote the expansion and economic vitality of the area. The \$9.1 million grant will generate a total economic impact of \$44,315,810 over the life of the project providing an approximate ROI of \$3.87 for every \$1 dollar invested in this project.

With a focus on high-tech industry, Osceola County has already made a significant capital investment of more than \$200 million for the construction of the Center for Neovation, formerly known as the Florida Advanced Manufacturing Research Center (FAMRC), which is the foundation of NeoCity. This 109,000-square-foot, two-story state-of-art Research and Development (R&D) facility will focus on the manufacturability of novel materials critical to the commercialization of next-generation universal smart sensors. Osceola County is partnering with BRIDG (Bridging the Innovation Development Gap), a Florida non-profit, nanoscale manufacturing consortium to manage, develop, and commercialize the completed facility. BRIDG has already fostered alliances that will lead to improved connectivity and sustainability as demonstrated with the partnership with imec. Imec, a world leader in nanoelectronics research, recently announced the opening of imec Florida as part of a collaborative agreement with the University of Central Florida (UCF), Osceola County and BRIDG. The Belgium-based company has opened up an R&D design center for the development and production of highly innovative solutions for a broad range of applications including sensors, high-speed electronics and photonics. According to Florida Makes, every \$1 invested in manufacturing generates an additional \$3.60 in other industry sectors.

The state grant requested at \$9.1 M will generate a brand new road valued at \$13.4M, add 205.5 temporary construction jobs(direct, indirect, and induced) and generate immediate economic spend in the area of \$30.9 million over 24 months. Additional enhancements to traffic congestion, pedestrian life safety, and improved access to NeoCity. Once approved, the total immediate economic impact to the area is \$44.2 million which includes payroll, revenues for businesses, and construction related taxable spending over the life of the project.

In addition to imec, partners in the BRIDG group include Harris Corporation, Photon-X, public universities, Enterprise Florida, and the Florida High Tech Corridor. Osceola County will also utilize resources available through the Orlando Economic Partnership, Enterprise Florida, CareerSource Florida, Kissimmee Utility Authority, and Toho Water Authority and both local municipalities.

NeoCity is within the East U.S. 192 Community Redevelopment Area. A 2012 resolution found the area to be impaired by a combination of factors and conditions indicative of "blight," as defined in Section 163.340, Florida Statutes. The Finding of Necessity report identifies the existence of depreciating

assessed property values, the predominance of defective or inadequate transportation facilities, faulty lot layout, unsafe and unsanitary conditions, deterioration of sites, inadequate and outdated building density patterns, an incidence of crime in the area higher than in the remainder of the County, and fire and emergency medical service calls to the area proportionately higher than in the remainder of the County.

As one of the fastest growing counties in the nation, Osceola County is building on its reputation for ranching and tourism to become the global center for smart sensor, photonics, and nanotechnology research and development; big data/predictive analytics; and workforce talent concentration, with the world's most advanced sensor development and research lab anchoring NeoCity.

Funds requested would achieve all three goals of the Job Growth Grant Fund -- economic recovery, economic diversification, and economic enhancement in this targeted industry. The proposed project entails implementation of key roadway infrastructure within NeoCity to improve access for prospective businesses, promote pedestrian life safety through intersection improvements, and enhance the effectiveness of workforce development at the project site.

With a current population of 325,300, Osceola is the 18<sup>th</sup> fastest growing county in the U.S. This population is expected to double by 2040 -- even as 80 percent of the county remains undeveloped. Improving infrastructure and enhancing workforce training is essential for fiscal success.

Historically, economic conditions in Osceola County have been significantly below the state average. The County's economic base is dominated by the tourism industry due to its proximity to Disney World and other attractions. A region with a lower median income than the state average, a weekly wage lower than the national average, as well as per capita personal income well below the state average: \$29,911 vs. \$44,429 in 2015.

Along with lower wages than the country as a whole, the County's unemployment rate, now at 4.5%, is typically higher than surrounding counties, such as Lake, Seminole and Orange.

## Question 1F

Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote: Economic state recovery in specific regions of the state, economic diversification, or economic enhancement in a target industry. As part of this response, describe how the project will promote specific job growth, the average wage of such jobs, and the industry (ies) the jobs will be created using the NAICS codes. Where applicable, you may list specific businesses that will retain or grow jobs or make capital investment. Further, include economic impact on the community, region, state, and the associated metrics used to measure the success of the proposed project.

The NeoCity initially targets mega-growth technologies lead to over 50 billion smart sensors and imagers by 2020, transforming the way humans interact with the world every day.

As demonstrated in other technology and innovation clusters across the United States, this capability is expected to not only attract private companies but also to stimulate the commercialization of smart sensors and high-tech business start-ups. According to the Florida Department of Economic Opportunity, manufacturing in Florida accounts for only 6.4 percent of the total output in the state, and employs 4.25 percent of the workforce.

This project is part of the master plan leading to new, higher wage advanced manufacturing jobs, paying an average wage of more than \$57,000 to the State of Florida that will provide economic enhancement in one of Florida's Targeted Industries. It also aligns with the State and Regional's Demand Occupations list in occupations such as Electrical and Electronics Engineering (173023), Industrial Machinery Mechanics (499041), Software Developers (15132), and Machinist (499041).

Based on the economic impact analysis completed in March 2017 by Angelou Economics, at full build out NeoCity is expected to create more than 86,000 new jobs within the region with a total long-term economic output of more than \$27 billion.

NeoCity advances beyond traditional research park developments by creating a progressive catalyst site connecting people with the community and surrounding natural landscape through a walkable and urban framework. "Place-making" tactics such as these are now on the cutting edge of economic development strategies as technology continues to influence all other markets. These infrastructure improvements within NeoCity will lead to increased workforce development opportunities by promoting access and visibility of the site to businesses both foreign and domestic. Such development is critical for establishing NeoCity as the sensor technology hub, industry cluster, and global center of excellence in the State of Florida – and beyond.

The funds will be used as follows:

### **1. GATEWAY ROADWAYS**

Access to NeoCity is at the heart of this infrastructure project, and making it connected, functional and appealing is fundamental to its long-term success.

Creating high-profile roadways that provide connections to our existing transportation network are definitely a fixed capital expenditure associated with construction and improvement of NeoCity, and funding will have an immediate impact by attracting businesses with shovel-ready expansion sites, transportation logistics, and ease of access to adjacent businesses and roadways.

Funding is needed to complete these two high-profile gateway roads on U.S. 192 that are an integral part of the technology district design principles, linking to the community and the overall transportation system in Central Florida.

This infrastructure investment will enhance the project's connectivity and encourage new partnerships by connecting US 192 with:

- A. **NEOCITY WAY.** This road is currently the only access point into the technology district and has not been fully built out. The portion of the roadway that is currently in place was fully funded by Osceola County with a \$1 million investment. The NeoCity Way entrance is envisioned as a public entrance, but with a greater focus on employees and visitors to specific facilities. Funding will be used to add an additional 0.81 miles (4,277 linear feet) to the 2-lane roadway and will include lighting, intersection/pedestrian safety improvements, and landscaping. Total Budget: \$5.4 million
- B. **DENN JOHN LANE.** This roadway represents the greatest opportunity for achieving a high-profile site entrance. It is in a well-situated position between Valencia College, downtown Kissimmee, and the site. This area supports the commercial development vision that will embody the same urban principles as NeoCity. This gateway entrance would also complete the loop by connecting with NeoCity Way. Funding will be used to construct a 2-lane roadway 0.79 miles (4,171 linear feet) and will include lighting, intersection/pedestrian safety, and landscaping improvements. Total Budget: \$5.8 million.

The total project cost for this infrastructure project is \$13.4 million. Osceola County has previously spent \$1 million on this project and currently has \$3.3 million budgeted this fiscal year for the design, engineering and a portion of the construction cost. The \$9.1 million grant will generate a total economic impact of \$44,315,810 over the life of the project providing an approximate ROI of \$3.87 for every \$1 dollar invested in this project.

Osceola County has the ability for immediate implementation of this project due to its current management expertise and the experienced partners on stand-by, ready to assist. Because the project is in Osceola County's jurisdiction, turn around for permitting and approvals would be executed quickly. The design and construction of these two gateway road projects could be completed within 24 months after funding is awarded.

NeoCity and this infrastructure project not only achieves all three goals of the Job Growth Grant Fund but it also aligns with the East U.S. 192 Community Redevelopment Plan that was created to eliminate and prevent the spread of blight and to develop workable programs to aid in rehabilitation, conservation and redevelopment.

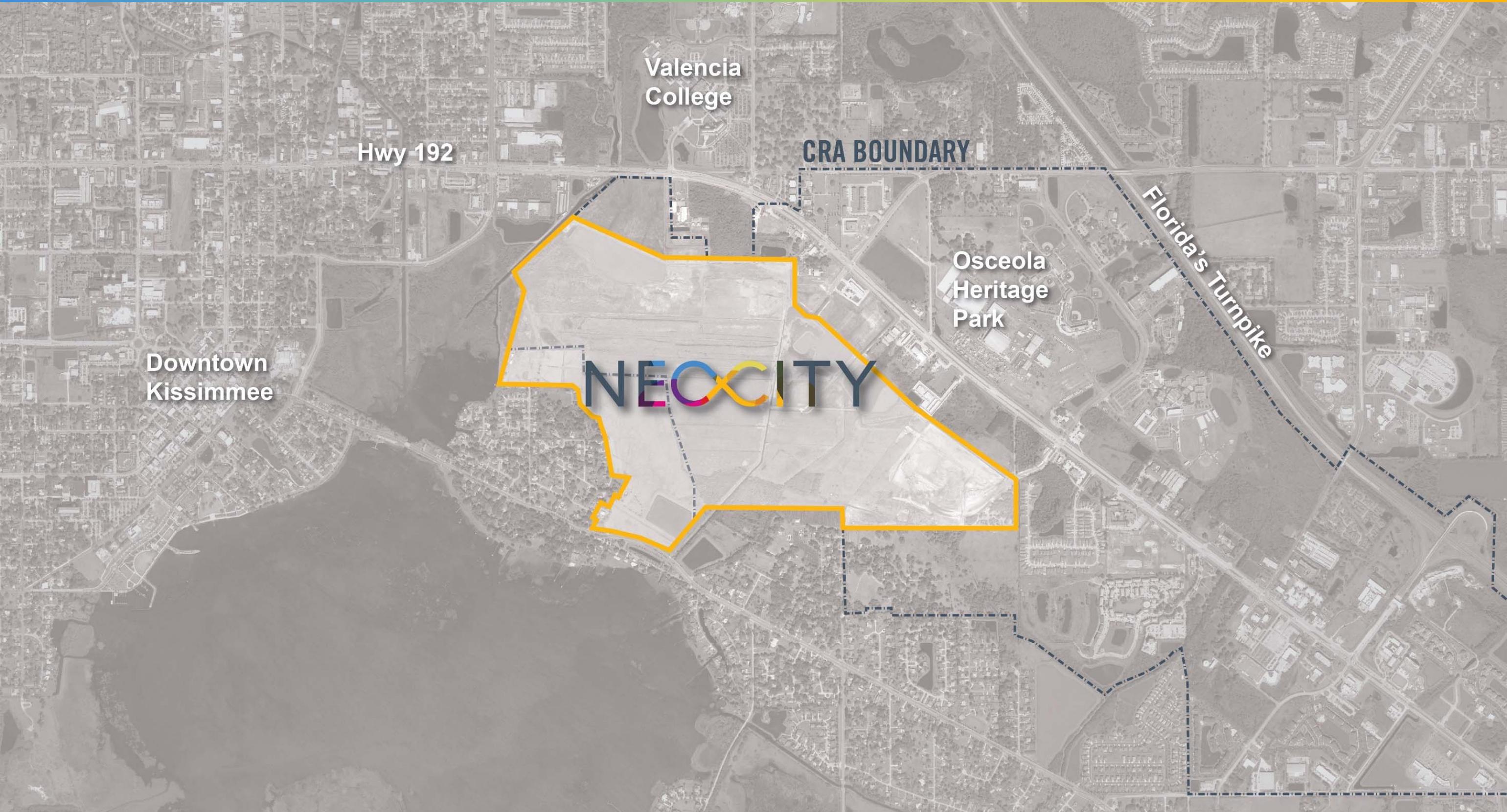


PERKINS+WILL

ILLUSTRATIVE ONLY

# Appendix

## NeoCity Roadways Proposal



Valencia  
College

Hwy 192

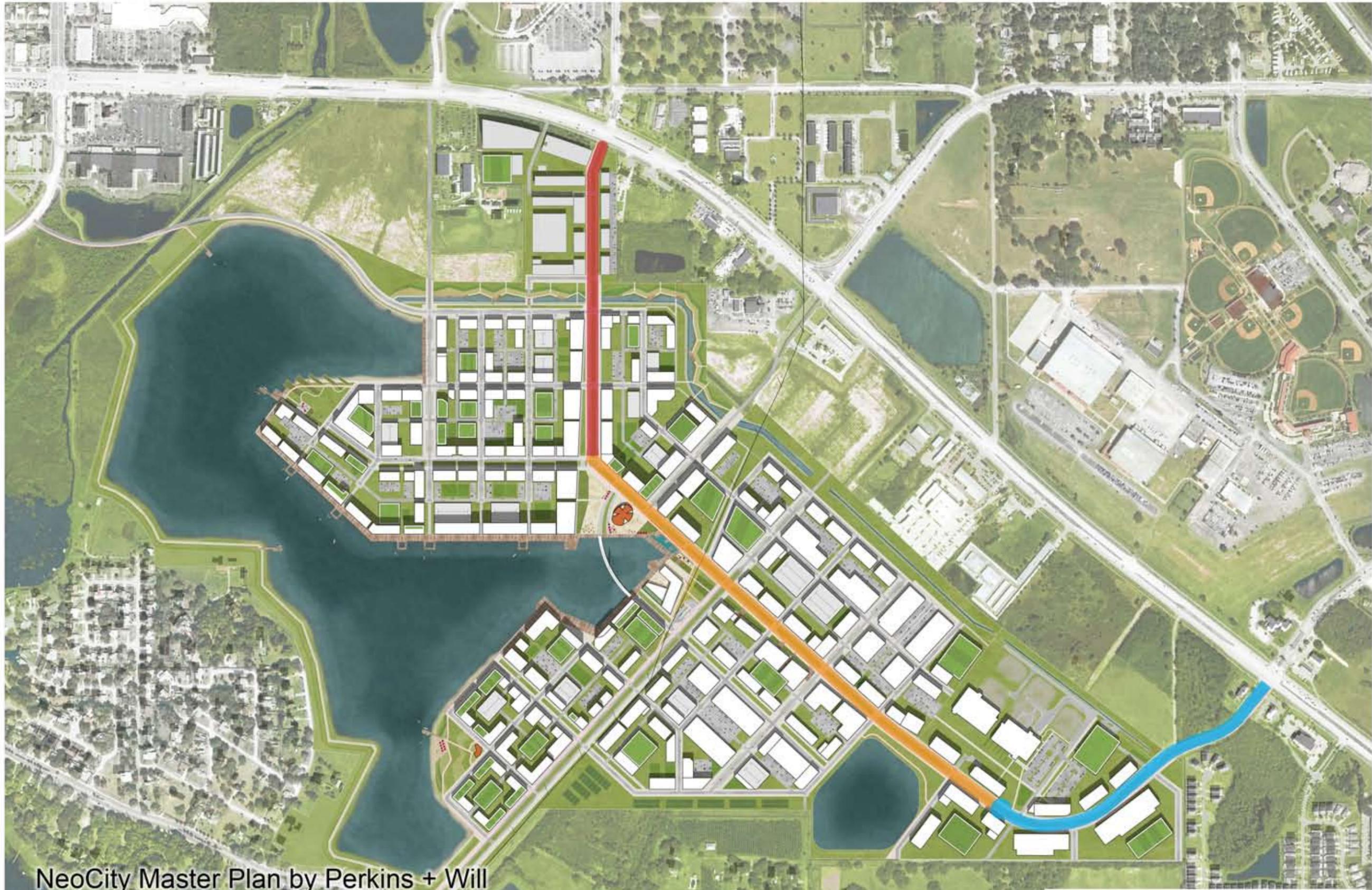
CRA BOUNDARY

Florida's Turnpike

Osceola  
Heritage  
Park

Downtown  
Kissimmee

NEOCITY



NeoCity Master Plan by Perkins + Will  
Corridor Study by Osceola County

# NeoCity Infrastructure Request

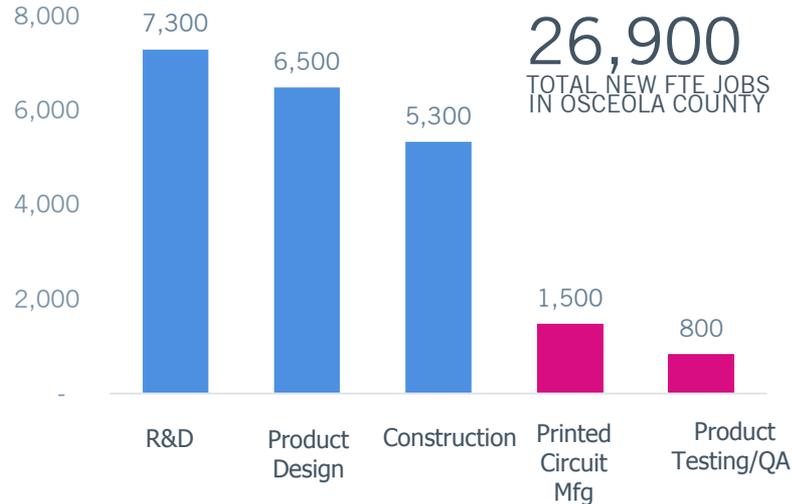
**Legend:**

Existing NeoCity Way	
Extension of NeoCity Way	
Extension of Denn John Lane	

# INDUSTRIAL WEIGHTED SCENARIO

## Employment Impact

Top 5 Industries by Employment in Osceola County



Top 5 Industries by Employment to MSA

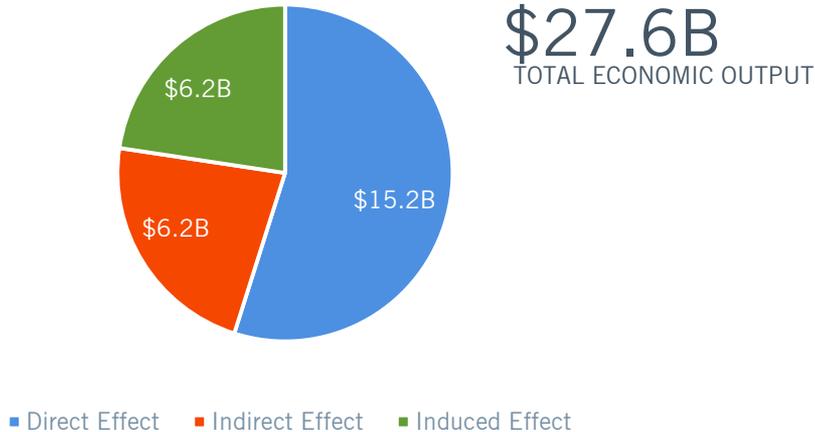


5,100 direct FTE jobs created in entirely new advanced manufacturing sectors

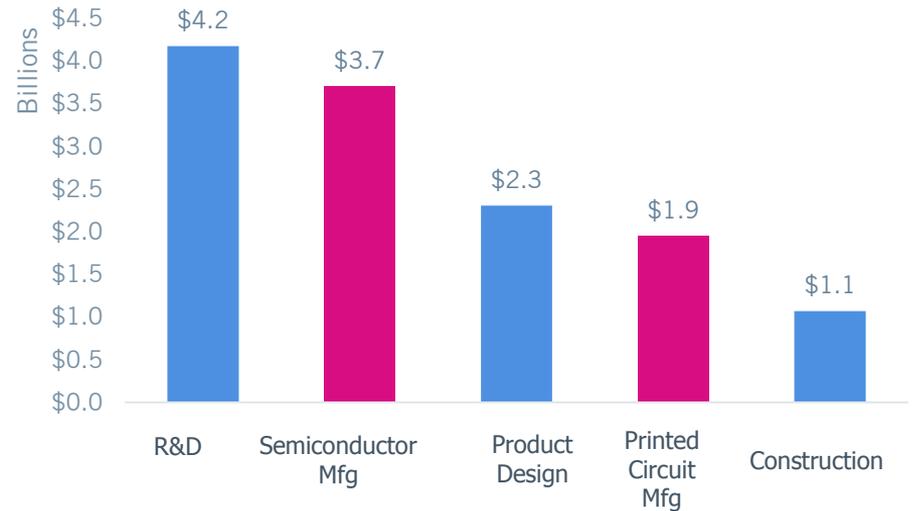
# INDUSTRIAL WEIGHTED SCENARIO

## Economic Output

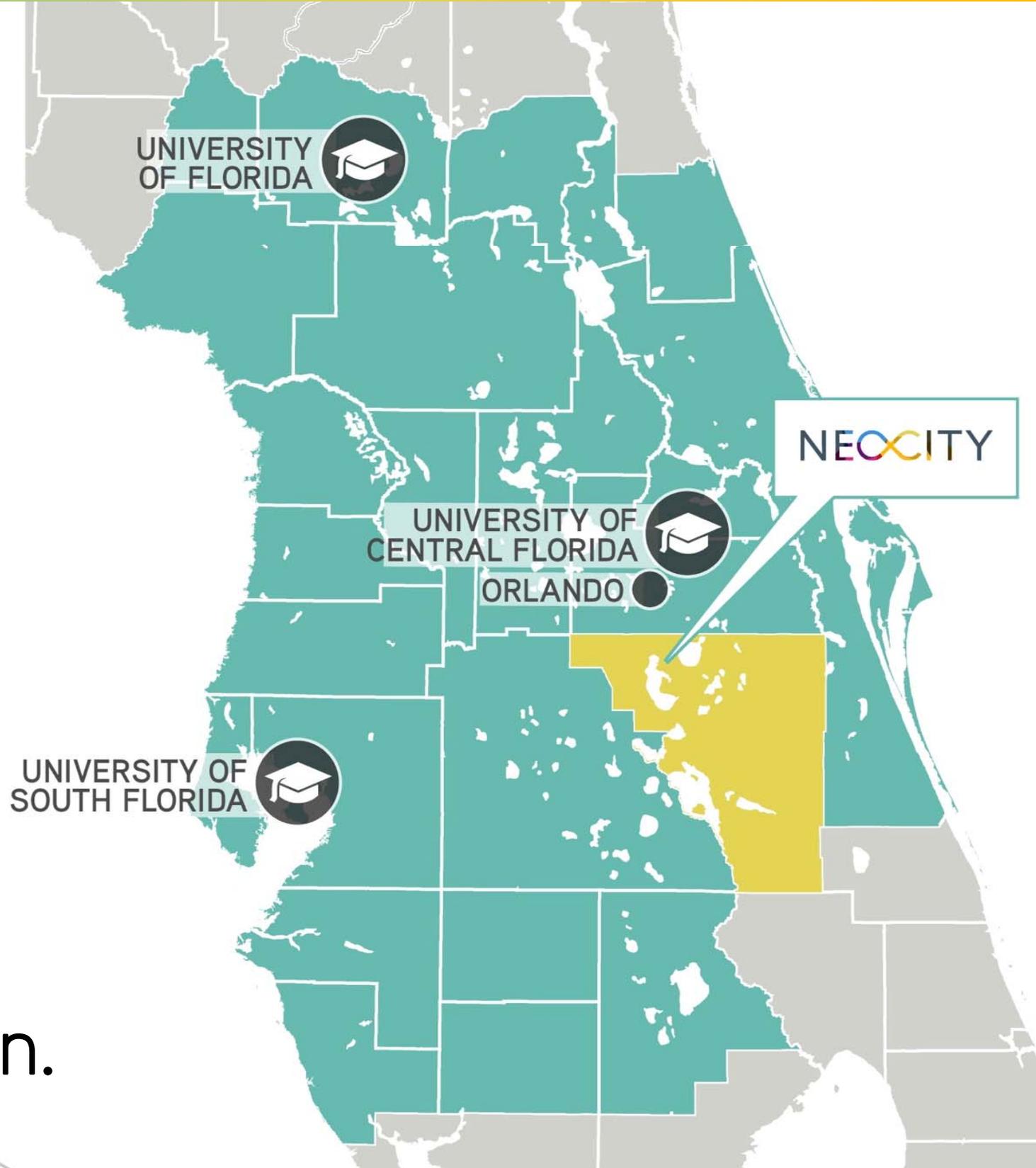
### Total Economic Output



### Top 5 Industries by Total Economic Output (MSA Level)



# The Regional Tech Corridor



Strategically positioned for university + industry collaboration.

## A Global Stage



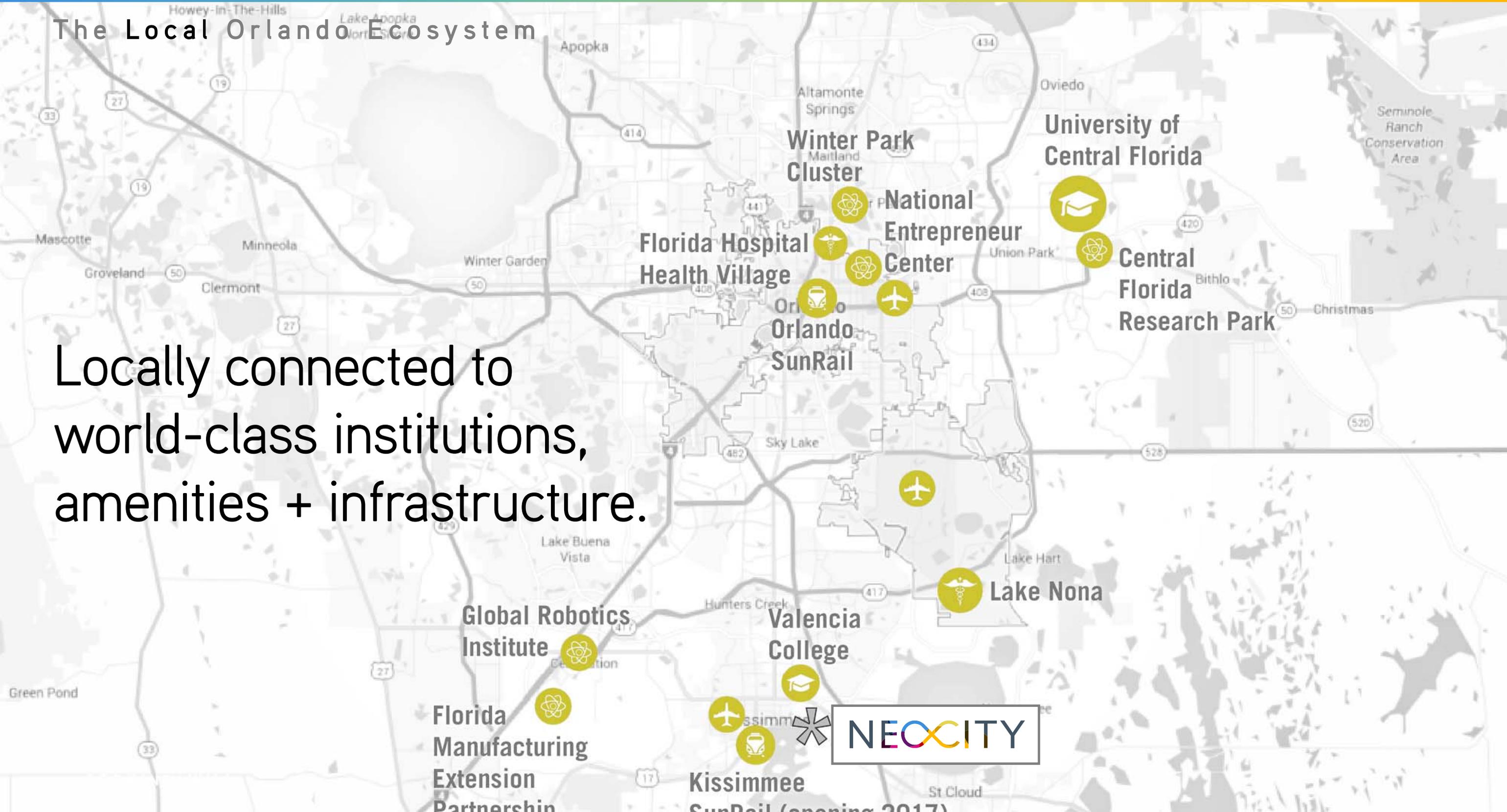
Florida is poised to fuel the next disruptive market explosion.

**GLOBAL TECH LEADERS AGREE:**

The next disruptive market explosion will be a “semiconductor-based” connected device enabled by production of advanced smart sensors.

# The Local Orlando Ecosystem

Locally connected to world-class institutions, amenities + infrastructure.

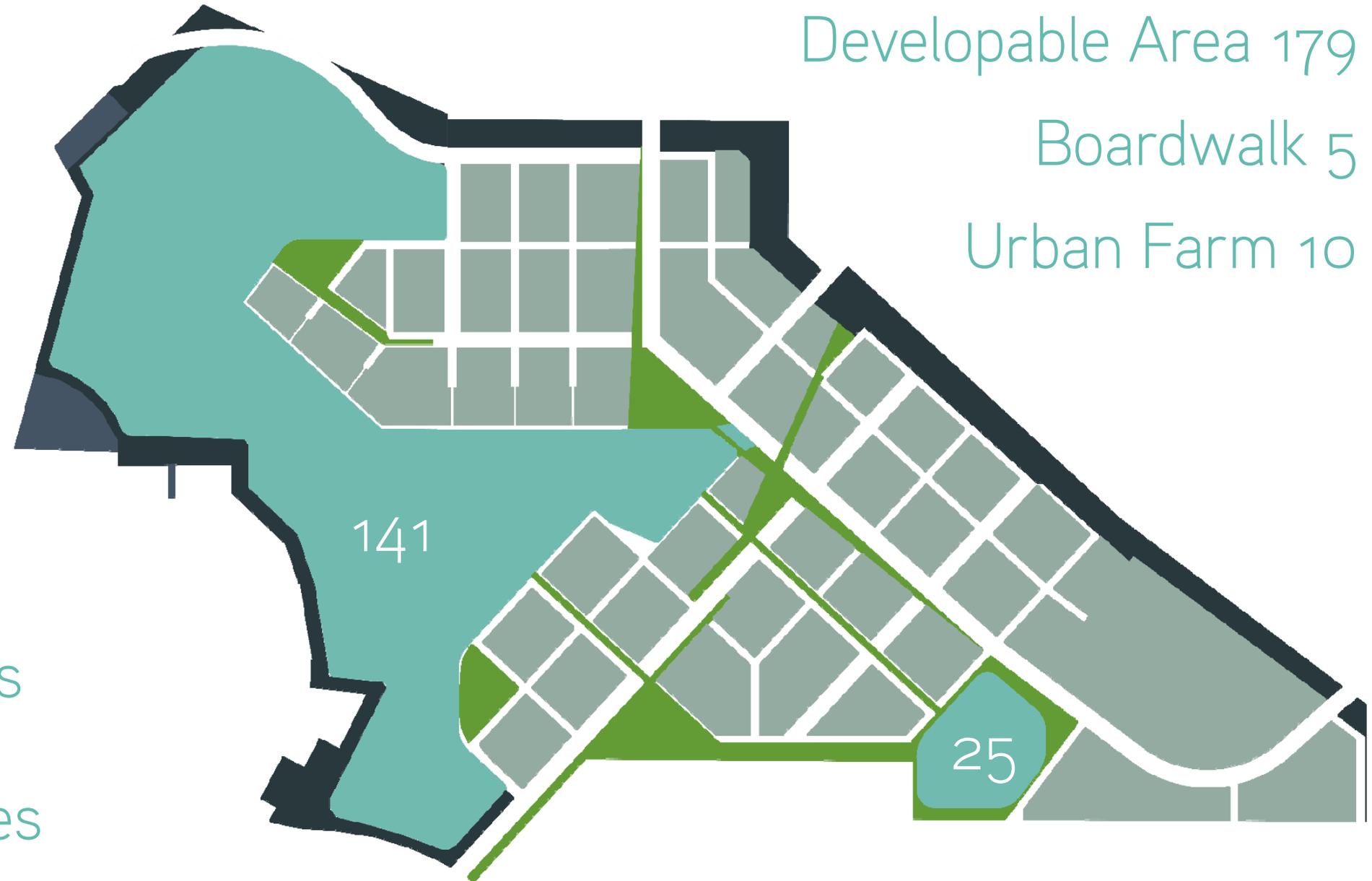


# Economics of Place Making



## Site Quantification

Site Area 482.5  
Utilities 5.5 acres  
Water 166 acres  
Open Space 15 acres  
Right of Way 66 acres



Structural Landscape/Trail 36 acres

Developable Area 179 acres

Boardwalk 5 acres

Urban Farm 10 acres

# NEOCITY

DENN JOHN GATEWAY

FORTUNE GATEWAY

NEOCITY WAY

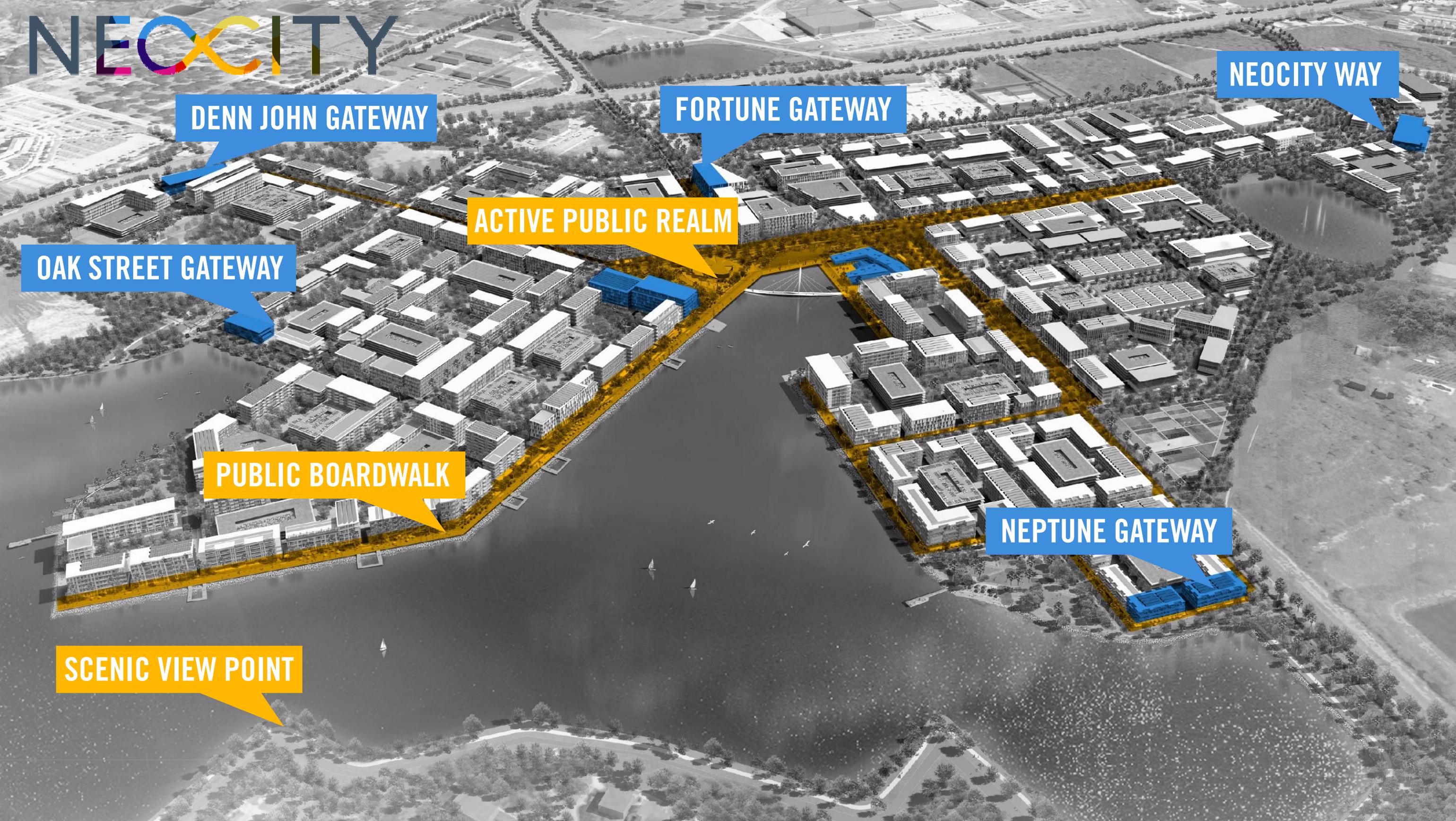
OAK STREET GATEWAY

ACTIVE PUBLIC REALM

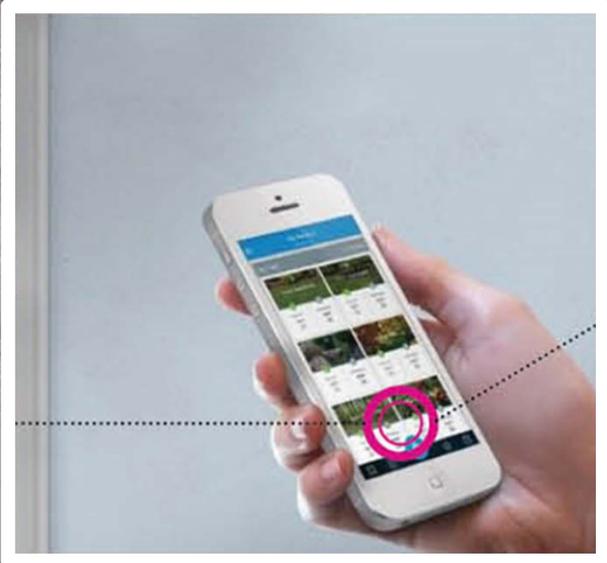
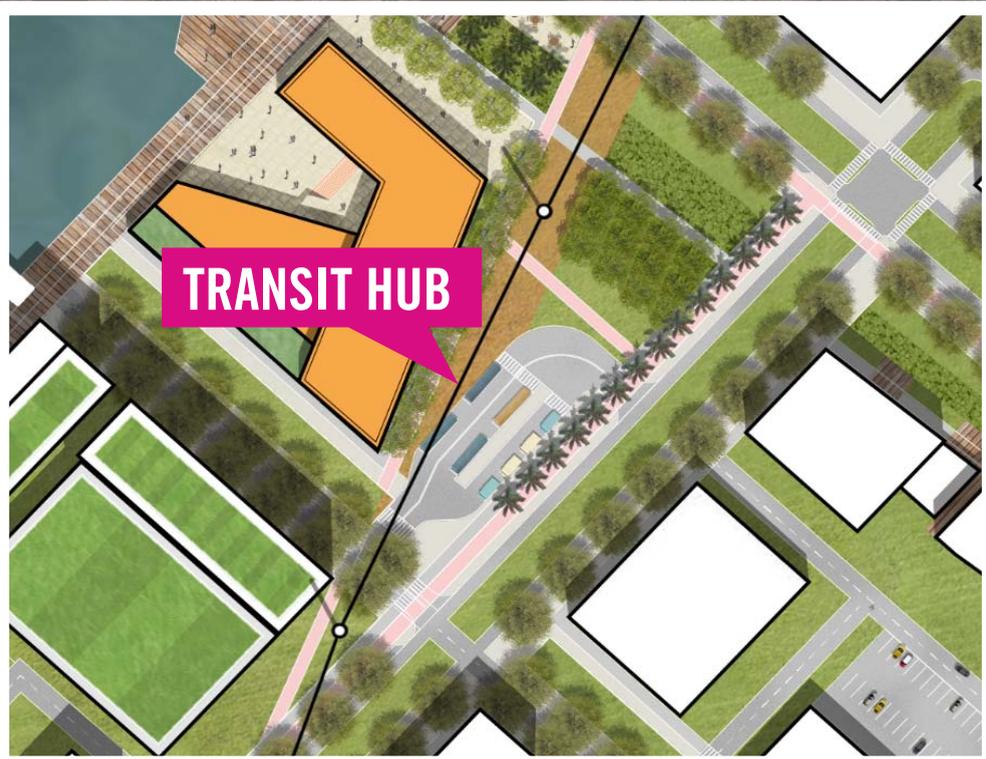
PUBLIC BOARDWALK

NEPTUNE GATEWAY

SCENIC VIEW POINT



# Transit Connections



# Central Plaza



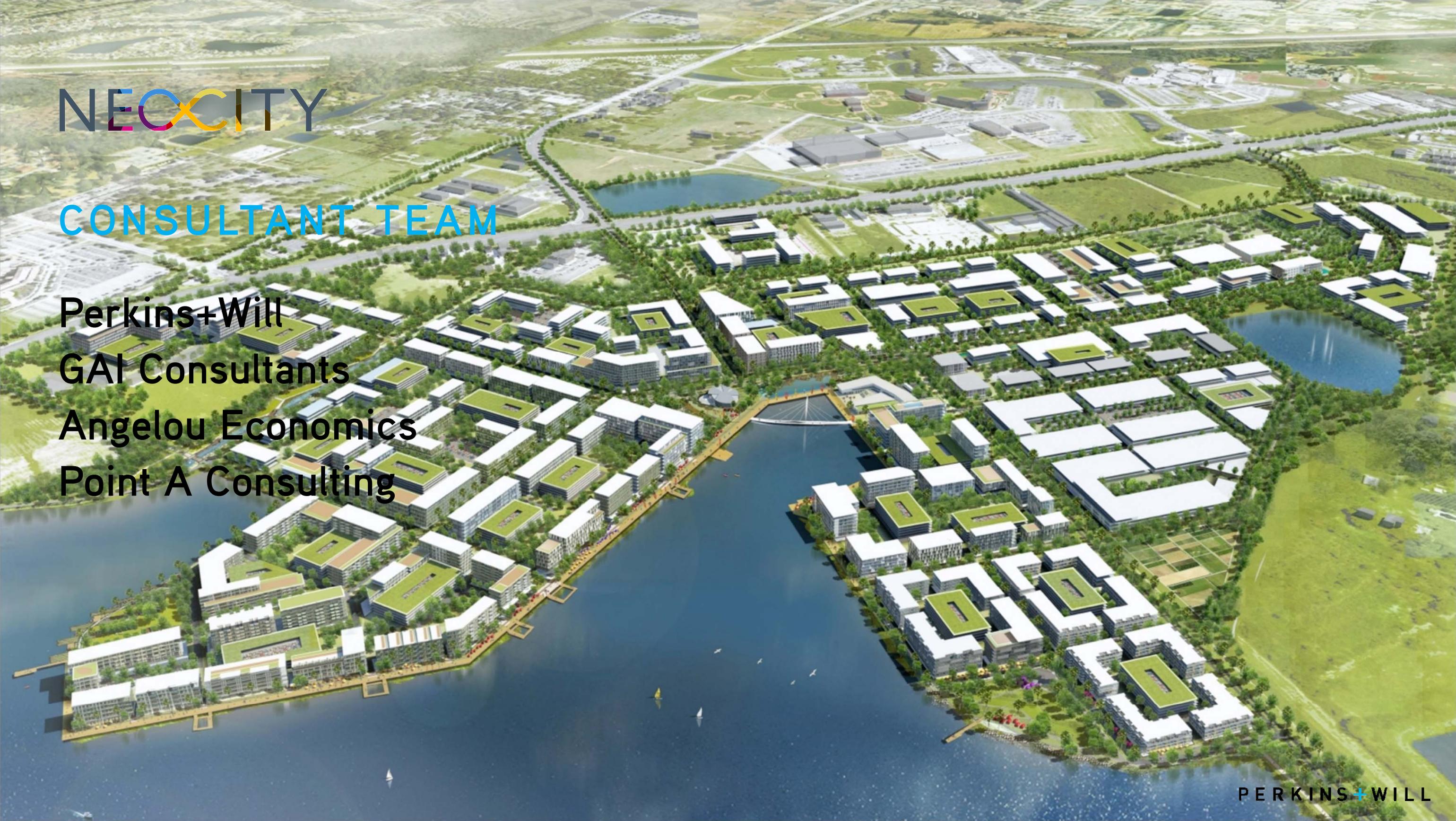
## Resiliency: Master Plan Response

### INVOLVED SO FAR:

- Toho Water Authority
- County
- City Council
- Local Developers
- Related Local Businesses
- Industry consortiums and institutions
- Educational institutions
- Environmental agencies
- Army Corps of Engineers

### FUTURE STAKEHOLDERS:

- Local environmental groups
- Transportation authorities
- Local businesses
- Urban farmers
- Retail investors and companies
- K-12 schools
- Local residents
- Local healthcare providers

An aerial architectural rendering of a modern city development. The scene features a large body of water in the foreground with a bridge crossing it. The city is built on a peninsula or island, with numerous multi-story buildings, many of which have green roofs. The buildings are arranged in a grid-like pattern with courtyards. There are lush green spaces, trees, and walkways throughout the development. In the background, there are more buildings and a road network. The overall atmosphere is bright and sunny.

NEOCITY

CONSULTANT TEAM

Perkins+Will  
GAI Consultants  
Angelou Economics  
Point A Consulting