



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: MARION COUNTY BOARD OF COUNTY COMMISSIONERS

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

Contact Information:

Primary Contact Name: MOUNIR BOUYOUNES, P.E.

Title: COUNTY ADMINISTRATOR

Mailing Address: 601 SE 25TH
AVENUE OCALA, FL

Phone Number: 34471
352-438-2300

Email: Mounir.Bouyounes@marioncountyfl.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.

FLORIDA CROSSROADS COMMERCE PARK

- 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.

The ±900 acre Florida Crossroads Commerce Park is located along CR 484 approx. 3 miles west of the I-75/CR 484 interchange in southern Marion County. At ±900 acres, it will support multiple facilities ranging from 250,000 to 1,500,000 square feet distribution/warehouse/manufacturing/industrial space. It is surrounded by a 28,000 unit existing residential development that is only 25% built out. The area is considered under-served and under-employed, but is already requiring infrastructure improvements to support its steady growth. The sight will serve as a catalyst to promote further growth and development.

Water, sewer and roadway infrastructure improvements are necessary for the existing developed community and are already identified for some areas experiencing growth. This project will allow connectivity in a more direct and cost-feasible manner - instead of accomplishing the improvements by going around the ±900 acre parcel, improvements can be connected through the parcel, serving both the community and the project.

See Exhibit A for the Florida Crossroads Commerce Park Master Plan.

See Exhibits B, C, D, E, and F for details on the road, water and sewer improvements.

- 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.](#))
 - o 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.
 - o Further, include the economic impact on the community, region, or state and the associated metrics used to measure the success of the proposed project.

Marion County has recovered strongly from the Great Recession when it was one of the most severely impacted counties in the state with an unemployment rate which peaked at 14.4%. This recovery has been led by the attraction and expansion of targeted industries with companies such as FedEx, AutoZone, Chewy, Mestizo Foods, and eResources among others locating new facilities in the community. These new companies have invested more than \$370 million and created more than 4,300 new jobs with wages which met or exceeded the area's targeted wages. The first three of these companies have all located in and nearly filled the still new Ocala/Marion County Commerce Park. This project will seek to replicate that success in an area of the county which has not experienced the same level of job creation.

The Marion Oaks community is located in Southwest Marion County. The Florida Crossroads Commerce Park is located nearly in the middle of this community. According to data from ESRI, there are more than 50,000 residents within a five-mile radius of this site but only 4,000 jobs. As a result, many of the residents must commute 30 minutes or more on already congested I-75 to reach employment opportunities (FDOT I-75 Task Force). Additionally, the average income in this area is lower than the Marion County average (ESRI data). The development of this site will increase employment opportunities close to home for thousands of residents, raising the wages available, and decreasing commuter congestion on the interstate.



Based on the site's successful review by JM Mullis, Inc., the following industries will be targeted for recruitment: Food Distribution, Consumer Product Distribution, E-Commerce Distribution, Food Manufacturing, Aviation/Aerospace Manufacturing. The average wage for these industries is \$48,000, which exceeds the Marion County Targeted Wage.

The Florida Crossroads Commerce Park represents one of the largest truly shovel-ready parks in Florida. Additionally, it offers 200+ acre parcels which are much in demand for the 1 million square feet and larger facilities which often consider Florida but have trouble finding appropriate sites. The ability to quickly get a project permitted and under construction has been a key to the success of the Ocala/Marion County Commerce Park and it will be the key to this park. Using the OMCCP as a model, it has seen the creation of nearly 1,500 jobs, 1.4 million square feet of new construction, and \$270 million in capital investment. Extrapolating this to the FCCP, one could expect to see the creation of more than 3,000 jobs with 3 million square feet of new construction.

An Economic Impact Analysis, prepared by Younger & Associates is attached as Exhibit H.



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.

Various preliminary work is underway; design commencement within 30 days of funding award; construction complete within 12 months for water, sewer and immediate roads; 18 contiguous months for remaining roadways improvements.

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

CR 484, SW 49th Ave, and newly constructed road connections.

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?

FDEP water and sewer permits, SJRWMD Environmental Resource Permits for road infrastructure.

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?

90 days for DEP water and sewer permits; 90 days for SWFWMD permits.

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?

The future land use designation is "Commerce District" which allows for intense manufacturing and distribution operations. The zoning designation is agricultural, is appropriate for interim uses, and is being amended to Planned Unit Development (PUD) for Commerce Park. All infrastructure improvements will conform.



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

A comprehensive plan amendment is not necessary. Local development orders for site development (such as major site plans) are required. Marion County has an expedited permitting process that promotes plan approvals in less than 30 days.

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

Yes No

Infrastructure plans are in preliminary engineering and design.

J. Does this project have a local match amount?

Yes No

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

Marion County Board of County Commissioners: \$4,973,929

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

Exhibit A - Master Plan

Exhibit B - Road Improvements Summary

Exhibit C - Road Improvements Map

Exhibit D - Utilities Summary

Exhibit E - Utilities Water Map

Exhibit F - Utilities Sewer Map

Exhibit G - Board of County Commissioners 2017 Schedule of Meetings

Exhibit H - Economic Impact Analysis

Exhibit I - Resolution No. 17-R-222 Authorizing Signature Authority



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	\$ _____	
22,990,008		
Reconstruction	\$ 0	
Design & Engineering	\$ 2,894,739	

Land Acquisition	\$ 1,330,000	
Land Improvement	\$ 0	

Other	\$ 0	
Total Project Costs	\$ 27,214,746	

Please Specify: _____

B. Other Public Infrastructure Project Funding Sources:

City/County	\$ 4,973,929	
Private Sources	\$ 0	

Other (grants, etc.)	\$ 0	
Total Other Funding	\$ 0	

Please Specify: _____

Total Amount Requested \$ 22,240,818

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.

Marion County Board of County Commissioners has reserved the \$4,973,929 through the normal budgeting process using a combination of sales tax and gas tax revenues. The funding needs for infrastructure improvements have been previously identified and are earmarked in the budget. By leveraging these funds with this project, we hope to expedite our efforts while serving this economic opportunity.





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 Marion County Board of County Commissioners

- 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.

Please see attached as Exhibit G.

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

Yes, special meetings would require 5 business days notice.

- 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: Marion County Board of County Commissioners

Name and Title of Authorized Representative: Mounir Bouyounes, P.E.
County Administrator

Representative Signature: _____

Signature Date: _____