



2018-2019 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: Osceola County Board of County Commissioners

Government Federal Employer Identification Number: [REDACTED]

Primary Contact Name: Don Fisher

Title: County Manager

Mailing Address: 1 Courthouse Square, #4700

Kissimmee, Florida 34741

Phone Number: 407-742-2385

Email: Don.Fisher@Osceola.org

Secondary Contact Name: Beth Knight

Title: Deputy County Manager

Phone Number: 407-742-2392

Public Infrastructure Grant Eligibility

Pursuant to section 228.101, 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.

Please see Attachment 1A, which includes a Project map.

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

This improvement is located in unincorporated Osceola County, and will be the Southern Gateway to the NeoCity technology district, connecting Neptune Road to NeoCity Way.

- 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?

N/A

- D.** Provide current property owner.

Osceola County purchased the property, which includes the Project corridor between Neptune Road and NeoCity Way, in 2012.

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

Yes No

The road improvements are for public use and predominantly benefits the public.

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

Yes No

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.

Please see Attachment 1G

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.

The Project will commence immediately upon contract execution and construction will be completed within 24 months, or 730 days. Please see Attachment 2A for a high-level Project schedule.

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

Site permit (secured); Army Corps of Engineers (ACOE) permit (secured); a modification for a South Florida Water Management District (SFWMD) permit to construct the road (4 months); SFWMD permit for dewatering (4 months); Toho Water Authority design schedule (complete by October 2018); Department of Environmental Protection (DEP) permit for utilities (complete by October 2018); local permits that the county may need to secure (prioritized as needed).

- 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?

The site permit and ACOE permit are secured; two SFWMD permits are pending; the TWA and DEP permits are scheduled for completion October 2018; all other local permits will be expedited.

- 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 and future land-use along the Project corridor is Employment-Commercial, which allows for employment and business uses as well as densities and intensities envisioned in the Master Plan.

- 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

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

Yes No

- G. Does this project have a local match amount? Yes No

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

The Osceola County Board of County Commissioners has invested approximately \$3.1 million for right-of-way acquisition and pond construction specifically associated with this Project.

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

Please see Attachment 2H, which includes information generated by Osceola County's consultant team, Perkins & Will and Angelous Economics, regarding the design, development vision, and economic impacts of the NeoCity development, which will be served by the Southern Gateway Project.

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** \$ 5,157,141
 Florida Job Growth Grant Fund

A. Other Workforce Training Project Funding Sources:

City/County \$ 3,100,507

Private Sources \$ 0.00

Other (grants, etc.) \$ 0.00

Please Specify: _____

Total Other Funding \$ 3,100,507

B. Public Infrastructure Project Funding Sources:

Construction \$ 4,227,165

Reconstruction \$ 0.00

Design & Engineering \$ 422,717

Land Acquisition \$ 0.00

Land Improvement \$ 0.00

Other \$ 507,260

Please Specify: CEI

Total Project Costs \$ 8,259,507

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.

The total Project cost is \$8,259,507 million. The County will match the \$5,157,142 grant request with \$1,520,000 in right-of-way costs and \$1,580,507 for storm water retention pond construction costs. This provides a total match by Osceola County of 37% with the remaining funds requested from the Job Growth Grant fund. The design and construction of the Southern Gateway Road will be completed within 24 months after funding is awarded.

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)?

Approval by the Osceola County Board of County Commissioners.

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

N/A

- 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.

Regular meetings of the Osceola County Board of County Commissioners occur every 1st, 2nd and 3rd Monday of each month. The Board also may hold special meetings with at least 24 hours 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.

Please see Attachment 4C.

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: Osceola County Board of County Commissioners

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

Representative Signature: 

Signature Date: 8/21/18

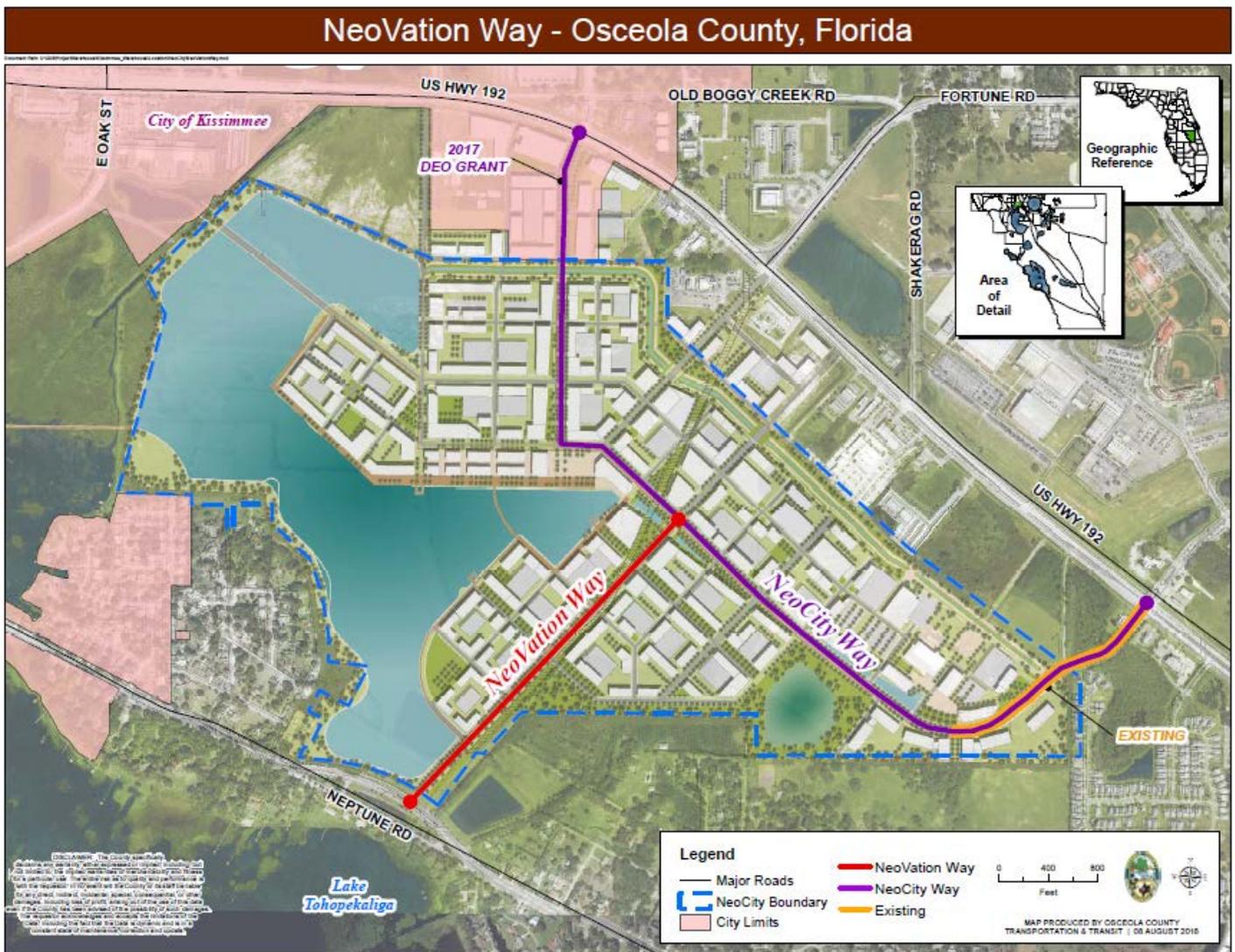


Osceola County
 Florida Job Growth Grant Fund
 Public Infrastructure Grant Proposal
 Attachment 1A



1A. Provide a detailed description of the public infrastructure improvements.

Osceola County is seeking approximately \$8.3 million from the Governor’s Florida Job Growth Grant Fund to assist with construction of a southern portal to the county’s emerging NeoCity technology district. This award will leverage the Florida Department of Economic Opportunity’s \$5.8 million investment last year for construction of primary northern gateways and a main thoroughfare for NeoCity. Planned improvements for the Southern Gateway corridor, called NeoVation Way, include construction of an approximately 3,160 linear foot, two-lane roadway with a gateway design feature, on-street parking, a multi-use path, sidewalks, landscaping and lighting. NeoVation Way will connect the existing Neptune Road corridor to NeoCity Way. Please see the map below:





Osceola County
Florida Job Growth Grant Fund
Public Infrastructure Grant Proposal
Attachment 1G



Question 1G: 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**
 - **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.**

Proposed Project – Southern Gateway Infrastructure

The proposed Southern Gateway Infrastructure Project allows for the growth and development of Osceola County's number one economic development priority, perfectly aligns with the infrastructure and workforce development objectives of the Florida Job Growth Grand Fund, provides new and improved job opportunities to boost the county's lagging economic fortunes, and is a game-changer when it comes to diversifying the region's tourism-dependent economy.

The Southern Gateway, dubbed NeoVation Way, will connect approximately 80 percent of Osceola County's population which lives in Kissimmee or St. Cloud and/or areas to the south with thousands of cutting-edge, high-paying jobs and educational opportunities in the County's emerging technology district. Additionally, completion of NeoVation Way will help relieve congestion, improve pedestrian safety with a planned network of recreational trails; aesthetically define the development's southern entrance portal; and expand the efficiency and capacity of adjacent and surrounding businesses to promote the economic vitality of the area.

The Southern Gateway Project is the lynchpin to finalizing an economic development project currently being negotiated with a private entity. Osceola County has signed a Memorandum of Understanding with this targeted industry company for construction of a 20,000 square-foot building in the heart of the technology district. Providing the Southern Gateway infrastructure is the final element to meeting the site selection criteria for that business.

For proprietary reasons, the name of the company remains confidential, as do specifics on the number and types of jobs promised. However, Osceola County calculates that future employees at this company in particular, will earn an average annual salary at or above \$69,204 – roughly 200 percent of Osceola County's current average wage.

The construction of the Southern Gateway Project also will enhance the county's ability to attract additional cutting-edge businesses to the technology district (called NeoCity) by providing critical infrastructure improvements to the site. One of the most important additions is direct connectivity to SunRail, the region's new commuter rail system which began serving Osceola County in July 2018. This project will connect the technology district to a nearby station in downtown Kissimmee providing efficient commuter options for future businesses, employees, students and faculty that may work or go to school at the new campus. The County also is constructing a \$26 million, four-story office building



Osceola County
Florida Job Growth Grant Fund
Public Infrastructure Grant Proposal
Attachment 1G



designed to attract companies providing support services to the sensor-development industry. That building is scheduled for completion next year. In addition, the Osceola County School District is building a new \$15 million STEAM (science, technology, engineering, arts and math) magnet high school (NeoCity Academy) within the technology cluster to cultivate the County's future workforce. Finally, Valencia College opened an advanced manufacturing training center in 2017 in partnership with Osceola County and has added a new Valencia Poinciana campus to help deliver training in technical areas related to research components under development in the technology district.

According to a Florida Office of Economic and Demographic Research report that examined 2015 data (www.edr.state.fl.us/content/area-profiles/county/osceola.pdf), the median family income in Osceola was \$47,952 per year compared to \$57,504 in Florida; the personal income per capital was \$29,911 in Osceola compared to \$44,429 statewide; 18.5 percent of Osceola residents lived in poverty, compared to 15.8 percent in the state; 85.2 percent of Osceola County residents were high school graduates compared to 86.9 percent statewide; only 18 percent of Osceola residents were college graduates compared to 27.3 percent statewide; and Osceola ranked second in the state for the number of personal bankruptcy filings per 1,000 population.

In addition, Osceola County is 18th fastest growing county in the U.S. – the second fastest growing county in Florida, second only to Sumter County – which is home to the sprawling Villages retirement community. Osceola's current population of 325,300 residents is expected to double by 2040 – even as 80 percent of the county remains undeveloped. As this growth occurs, improving infrastructure and enhancing workforce training is essential for the county's future fiscal sustainability.

Economic analyses prepared for the county project that NeoCity will provide new, higher wage advanced manufacturing jobs, paying an average wage of more than \$57,000 annually. It also aligns with the State and Region's Demand Occupations list in occupations for as Electrical and Electronics Engineering (173023), Industrial Machinery Mechanics (499041), Software Developers (15132) and Machinist (499041).

But it can't happen without the continued support and cultivation of partnerships, both public and private. Should Osceola County be awarded the approximately \$8.3 million grant requested for the construction of NeoVation Way, it will result in 126.7 temporary construction jobs (direct, indirect, and induced) and generate immediate economic spending of approximately \$19 million over 24 months with additional enhancements to traffic congestion, pedestrian life safety, and improved access to technological hub of Osceola County. Once approved, the total immediate economic impact to the area will be \$27.3 million, including payroll, revenues for businesses, and construction related taxable spending over the life of the project.

NeoVation Way also is an integral part of the technology district design principles, linking to the community and the larger network of transportation and transit amenities in nearby downtown Kissimmee. Without NeoVation Way access, the approved NeoCity Way corridor and the existing US 192 corridor will bear the full brunt of NeoCity traffic, creating less desirable commute times for Kissimmee and St. Cloud residents (as well as residents living in the rural southern reaches of Osceola County), more congestion, and diminished access to SunRail and other transit corridors in downtown Kissimmee. Most importantly, a dedicated southern portal to NeoCity is critical to realizing the overall development vision for NeoCity and growing its business partner network.

Osceola County has the demonstrated ability to immediately implement this Project. Because the Project is in Osceola County's jurisdiction, turn around for permitting and approvals would be executed quickly. The design and construction of NeoVation Way will be complete within 24 months following execution of the anticipated grant award.



Osceola County
Florida Job Growth Grant Fund
Public Infrastructure Grant Proposal
Attachment 1G



Background

Since 2012, when Osceola County purchased the old Judge Farms site, county leaders have aggressively pursued the NeoCity vision, focused on creation of an economic force with the potential to change Central Florida's landscape, much the same as Walt Disney did in 1970. For the Southern Gateway Project alone, Osceola County already has invested more than \$3 million in right-of-way acquisition and storm-water pond construction costs just to expedite economic development opportunities. Osceola County also has invested more than \$200 million for construction of the Center for NeoVation, formerly known as the Florida Advanced Manufacturing Research Center, which opened in 2017. The 109,000-square-foot Center serves as the foundation upon which Osceola County intends to build the NeoCity technological community, focused on the manufacturability of novel materials critical to the commercialization of next-generation universal smart sensors. To that end, Osceola County is partnering with BRIDG (Bridging the Innovation Development Gap), a Florida not-for-profit nanoscale manufacturing consortium, to manage, develop and commercialize the completed facility.

BRIDG, in turn, already has fostered alliances that will lead to improved connectivity and sustainability, developing a strong partnership with imec, a world leader in nano-electronic research. The Belgium-based imec recently announced the opening of imec Florida, a collaborative agreement with the University of Central Florida, Osceola County and BRIDG. The imec research and design center will focus on the development and production of highly innovative solutions for a broad range of applications, including sensors, high-speed electronics and photonics. In addition to imec, current BRIDG partners include Harris Corporation, Photon-X, public universities, Enterprise Florida, and the Florida High Tech Corridor. Osceola County also is leveraging resources provided by the Orlando Economic Partnership, Enterprise Florida, CareerSource Florida, the Kissimmee Utility Authority, the Toho Water Authority and the Osceola County cities of Kissimmee and St. Cloud.

The successful development of NeoCity has the potential to create some 86,000 new jobs within the region, with a total long-term economic output of more than \$27 billion. NeoCity is expected to supplant the 75,000 manufacturing jobs that Florida has lost since 2007, as well as leverage existing assets and investments, such as the University of Central Florida's growing cluster of life sciences professionals; re-employ assets from the space coast to re-energize the aerospace cluster, repatriate advanced manufacturing firms back to the United States and Florida, and partner with Central Florida's thriving defense industry.

As demonstrated in other technology and innovation clusters across the United States, NeoCity 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 currently accounts for only 6.5 percent of the total output in the state, and employs 4.25 percent of the workforce.

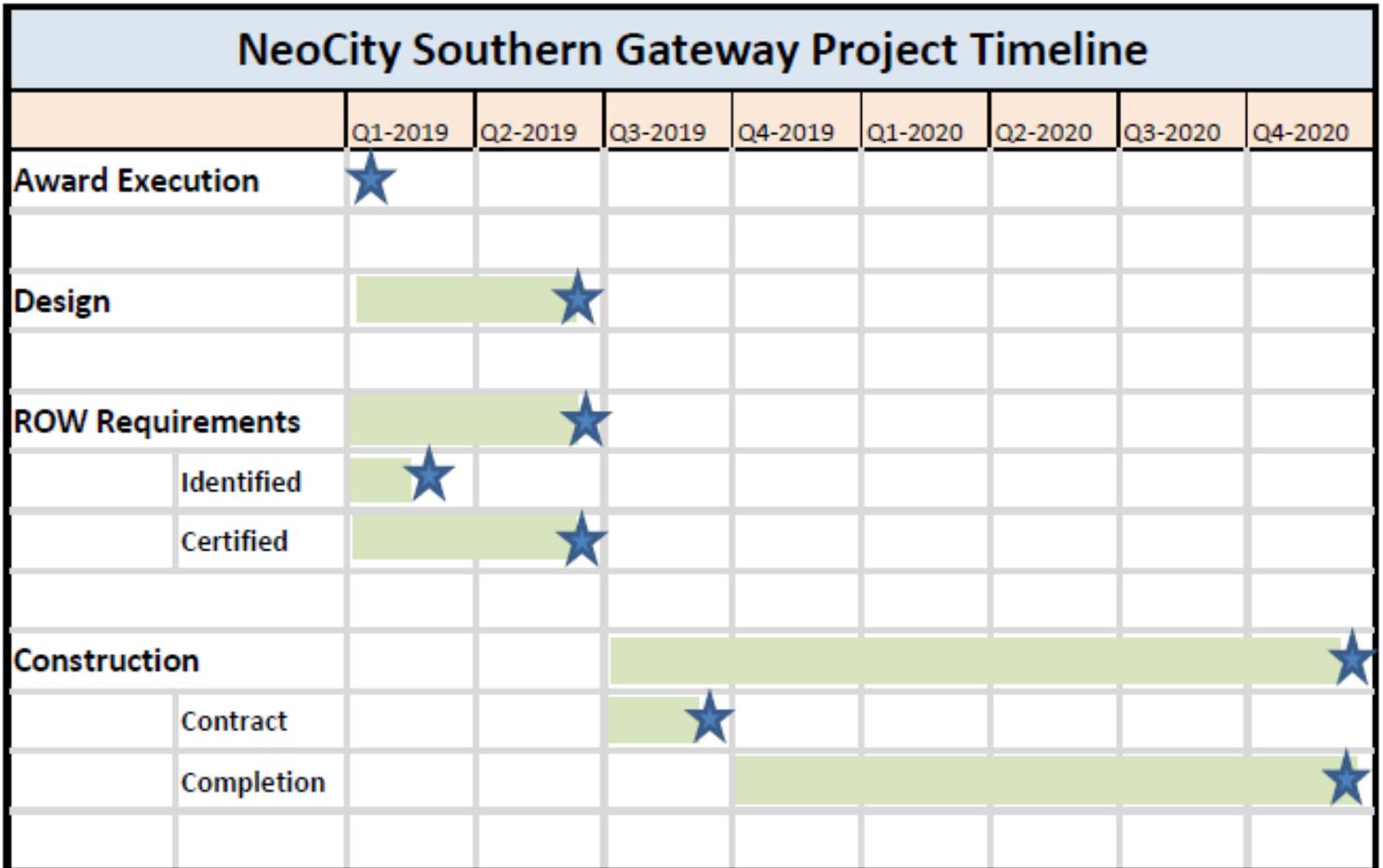
NeoCity clearly will diversify and enhance Osceola County's economy, which long has been dominated by tourism and relatively low-wage service sector jobs. And that means new, higher-paying job opportunities across a broad spectrum of skill sets for all Central Floridians – and for Osceola County residents in particular, whose economic fortunes historically lag the state and region.



Osceola County
 Florida Job Growth Grant Fund
 Public Infrastructure Grant Proposal
 Attachment 2A



2A: Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.



APPROVED

21. Approval and authorization for the County Manager to sign the 2018/2019 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal (sponsored by the Florida Department of Economic Opportunity and Enterprise Florida) and any subsequent agreement that may result from a grant award.

ADOPTED

22. Adoption of Resolution #18-105R, amending the Fiscal Year (FY) 2018 Budget; and adoption of Resolution #18-106R, amending the 2018-2022 Five Year Capital Improvement Plan (CIP), both being detailed in Budget Supplement BA #18-046. The Amendment will establish the project in the amount of \$300,000. This budget change is for the purchase of Mast Arms for Narcoossee Road at Thompkins Drive. FY18 Strategic Plan Goal #2; Action Item #2: Transportation.

APPROVED

23. Approval and authorization for the Chair/Vice Chair to sign the construction agreement with Jr. Davis Construction Company Incorporated (ITB-18-10089-DG) for the award to provide roadway and bridge rehabilitation for Hoagland Boulevard Segment 3 from John Young Parkway to North of Shingle Creek Bridge for an amount not to exceed \$10,709,516.60; and authorization for the County Manager, or designee, to sign change orders not to exceed \$1,070,951.66; the total project amount will not exceed \$11,780,468.26. FY18 Strategic Plan Goal #2; Action Item #2: Transportation.

ADOPTED

24. Adoption of Resolution #18-110R, amending the Fiscal Year (FY) 2018 Budget; and adoption of Resolution #18-111R, amending the 2018-2022 Five Year Capital Improvement Plan (CIP), both being detailed in Budget Supplement BA #18-047. The amendment will appropriate the funds being received from Tohopekaliga Water Authority (TWA) in the approved budgets for Hoagland Phase 3. FY18 Strategic Plan Goal #2; Action Item #2: Transportation.

Consent/Public Hearing

APPROVED, AS PRESENTED (Choudhry/Arrington, 4-0. Hawkins absent)

For items having gone to the Planning Commission (PC), these items will be approved as recommended by the PC action in a single public hearing, with one motion by the County Commission. Any citizen has the right to request an item be removed for discussion, comment, and/or consideration during a separate public hearing.

Planning and Zoning

ADOPTED

25. Ordinance #2018-44 for ZMA18-0018: An Ordinance of the Board of County Commissioners of Osceola County, Florida, changing the zoning designation from Residential Manufactured Housing (RMH) to Commercial General (CG), on certain real property generally located on the north side of Tuscaroa Avenue and west of North Narcoossee Road and comprised of approximately .40 of an acre, more or less; amending the official zoning map; providing for correction of scrivener's errors; providing for severability; providing for