



## 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: City of Newberry  
Government Federal Employer Identification Number [REDACTED]

Primary Contact Name: Bryan Thomas  
Title: Planning & Economic Development Director  
Mailing Address: 25440 West Newberry Road  
Newberry, Florida 32669  
Phone Number: 352-472-5440  
Email: bryan.thomas@ci.newberry.fl.us

Secondary Contact Name: Jamie Jones  
Title: Public Works and Utilities Director  
Phone Number: 352-472-1537

### 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.**

(See Attachment 1.A. for description of the "Newberry Agri-tech Innovation Park Infrastructure Project" improvements.)

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

Address: 22606 W. Newberry Rd., within Alachua County; Project Area: From NW 218th St. (Eastern boundary), extending approx. 0.61miles west, adjacent to & on north side of SR 26 (Newberry Rd).

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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?

Yes, the property owner has agreed to donate / transfer property necessary to construct and maintain public infrastructure; the City will take ownership of ROW prior to issuance of the construction contract.

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**D. Provide current property owner.**

The proposed Agri-tech Innovation Park site is owned by Norita Davis; the donation and conveyance to the City of the necessary rights-of-way will occur prior to execution of the construction agreement .

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

Yes  No

The infrastructure will be open for use by the general public, and will primarily be used by the public sector agri-tech research/incubator facility and the private sector firms co-locating in the park.

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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

The public infrastructure will benefit a multitude of users, both public and private.

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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.

(See Attachment 1.G.)

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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.

Commencement of construction: 286 days after execution of grant-related agreements

Number of days required to complete construction: 710 days after execution of grant-related agreements

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

Suwannee River Water Management District (SRWMD): Stormwater;  
Florida Department of Environmental Protection (FDEP): Water/Wastewater; and  
Florida Department of Transportation (FDOT): Access.

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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?

(See Attachment 2.C.)

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?

(See Attachment 2.D.)

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

(See Attachment 2.E.)

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 City of Newberry extended water infrastructure to the site. The water extension cost \$646,202. The property owner is donating 17.5 acres of land valued at \$1,022,727, for public infrastructure / use.

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

(See Attachment 2.H.)

- (1) Location Map and Conceptual Schematics of Project;
- (2) Letters of Support; and
- (3) Brochure: Newberry, Florida Economic Development - Agri-tech Innovation Research Park Executive Summary.

### 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**      \$ 8,910,776  
 Florida Job Growth Grant Fund

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

City/County                      \$ 646,202

Private Sources                 \$ 1,022,727

Other (grants, etc.)            \$ 0

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

**Total Other Funding**        \$ 1,668,929

**B. Public Infrastructure Project Costs:**

Construction                    \$ 7,885,625

Reconstruction                \$ 0

Design & Engineering        \$ 1,025,151

Land Acquisition               \$ 1,022,727

Land Improvement             \$

Other                              \$ 646,202

Please Specify: water main

**Total Project Costs**         \$ 10,579,705

**Note:** The total amount requested must be calculated by subtracting the total Public Infrastructure Project Funding Sources in A. from the total Public Infrastructure Project Costs in 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 Attachment 3.C.)

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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)?

City Commission approval by majority vote is first required; however, if needed, the Commission can schedule special meetings upon at least 24-hours written notice.

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

N/A

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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.

(See Attachment 4.B. for meeting schedule and statement of willingness to hold special meetings.)

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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.

(See Attachment 4.C. for a copy of Resolution No. 2018-39, approved and adopted by the City of Newberry City Commission in regular session on September 10, 2018, providing the City Manager all necessary authority to execute this proposal.)

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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: City of Newberry

Name and Title of Authorized Representative: Mike New, City Manager

Representative Signature: *Mike New* *WVK*

Signature Date: 10/03/18

## 2018-19 Florida Job Growth Grant Fund - Public Infrastructure Proposal

### City of Newberry Application *Newberry Agri-tech Innovation Park Infrastructure Project*

#### SUPPLEMENTAL INFORMATION Responses and Attachments

#### **Attachment 1. - Program Requirements**

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

The Newberry Agri-tech Innovation Park Infrastructure Project will provide roadway and utility infrastructure throughout a 175-acre site which will be the location of an agricultural technology research incubator and product development park. The proposed primary roadway will run approximately 7,400 linear feet and provide two direct connections to State Road 26. The roadway will comply with the new Florida Department of Transportation Plans Preparation Manual for Complete Streets design criteria and will incorporate the following elements:

- 12 ft. wide travel lanes with open swells;
- 7 ft. wide bike lanes;
- 6 ft. wide sidewalks (both sides of the road);
- Street lighting
- Left and right turn lanes at SR 26 entrances;
- Traffic signal at western SR 26 entrance;
- Storm piping and crossing as needed;
- Stormwater basins to serve the Right-of-Way (ROW); and
- Street trees and basin landscaping.

The proposed project also includes the utility infrastructure necessary to serve future developments in the park. The roadway corridor will provide the backbone for all utilities throughout the Agri-tech Park. An on-site lift station with force main will provide wastewater transmission while an 8" gravity collection system will be within the roadway to capture and transmit sewage to the lift station. An on-site, 8" water main loop will be installed along all roadways. Clay Electric Cooperative will provide electrical equipment and conductors and the City will provide conduits to place the electric underground.

##### **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).**

Construction of the Newberry Agri-tech Innovation Park Infrastructure project will promote opportunities for economic enhancement and diversification of a number of Florida's Targeted Industries, including manufacturing, research & development, corporate headquarters, life sciences, cleantech, infotech, and emerging technologies, which ultimately will increase Florida's competitiveness with other states for such projects.

Nearby institutions of higher education 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, including the University of Florida and Santa Fe College's Center for Emerging Technologies, as well as the Newberry High School's Culinary School... Growing partnerships with the University of Florida focus on use of the prestigious Institute of Food and Agricultural Sciences (IFAS) program for its research studies and technical support provided to start-up companies. The University of Florida has undergraduate and graduate programs of studies available in the full range of life science, research and development, and technology-related fields.

▪ **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.**

The Newberry Agri-tech Innovation Park Infrastructure Project will promote job growth by providing the necessary infrastructure to support the development of the agri-tech incubator and accompanying private sector development. The purpose of the park is to create an Agriculture-based innovation center that advances the commercialization of agricultural innovations and stimulates new agribusiness and supporting technology companies, thereby strengthening the agricultural employment base of Newberry and Florida.

Long-term, job creation will be two-fold. First, new agri-tech startup companies will each provide a small number of new jobs. As startup companies begin to graduate out of the agri-tech incubator facility, those companies will need to hire more employees and build newer and larger facilities of their own to support their growth. Second, larger existing agri-tech companies will be attracted to the park to take advantage of the symbiosis between the public sector research and opportunities for new commercial product development.

**Industries expected to locate in and create jobs in the park include Agriculture, Forestry, Fishing and Hunting (NAICS codes 11110 – 115310), Manufacturing (NAICS codes 311111**

- 321999, 333111), and Professional, Scientific, and Technical Services (NAICS codes 541110, 541330, 541380, 541512, 541690, 541715). Using other technology innovation parks of a similar size as a guide, Newberry estimates that the park will ultimately provide over 1,600 jobs (175 acres x 9.5 jobs acre) in agricultural technology and general technology industries.

▪ **Describe how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.**

The Newberry Agri-tech Innovation Park Infrastructure Project represents the culmination of several years of progressive economic development efforts by the City of Newberry in partnership with the Department of Economic Opportunity (DEO). In 2014, Newberry was named a pilot community for the Competitive Florida Partnership Program. One product of the Competitive Florida program was the creation of Newberry's first economic development strategy, which identified Newberry's agricultural heritage and industries as one of the community's key assets and opportunities. It was during this phase that the agri-tech incubator concept was conceived. In 2015, Newberry again partnered with DEO to develop the City's economic development, "Brand," which proudly highlights the City's agricultural assets and heritage. DEO continued in 2016 to provide vital support for Newberry's economic development program through a Planning and Technical Assistance grant to update the City's Comprehensive Plan. The changes aligned the Plan with the community's newly adopted economic development strategy and created the Corporate Park Future Land Use category to facilitate development of the park. Most recently, the City was awarded a Competitive Florida Economic Development Project Grant, which produced extensive research into potential site locations and creation of a conceptual Master Plan for the Agri-tech Innovation Park.

The 175-acre property selected for location of the planned Agri-tech Innovation Park, for which the public infrastructure improvements are proposed, is being donated to the City of Newberry, and is currently in the process of finalizing a change to the enhanced land use category of "Corporate Park. The Corporate Park future land use and implementing planned development zoning district are designed to promote growth in the Targeted Industry of life sciences, particularly technology. The Corporate Park designation is established and intended to accommodate a range of research and development, technology and life sciences.

The project location and economic climate have various elements that will facilitate and greatly support job security and growth within the region as a result of the proposed public infrastructure improvements. Existing assets include the local innovative climate, current related enterprise activities, top tier education institutions, a talented workforce pool and a neighboring municipality's world-renowned biotechnology incubator. When these existing elements are paired with the proposed public infrastructure improvements, they provide the

opportunity for accelerated job growth. Much of what is 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 are completed and supporting the existing assets in the region, this will be one of the most attractive areas to agriculture-related companies worldwide.

Commitment to the agricultural industry and maintaining its agricultural heritage have been part of Newberry's long-term economic and cultural vision, and was reasserted during the Competitive Florida Partnership Program. The Agri-tech Innovation Park infrastructure project will therefore provide the direct connection to the community's broader economic development vision by creating a catalyst that will impact not only the local region but potentially have national and even international impacts. As agricultural based technology companies are spawned from the incubator and continue to grow in the park, hundreds and eventually thousands of new high-tech jobs will be created. This will allow future generations of Newberry residents the ability to work in agricultural related industries while pursuing careers in high-tech industries. In addition, not only will the park be generating new businesses, it will provide opportunities for existing support industries in the community to grow as the needs of the park continue to expand.

## **Attachment 2. Additional Information**

**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?**

- Water and Wastewater permits from FDEP: 5 months from grant award;
- Stormwater permit from SRWMD: 5 months from grant award;
- FDOT: Access permit(s): 5 months from grant award; and
- Construction authori ation from City of Newberry: 6 month from grant award.

Required local authori ation for this project will be prioritized.

**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?**

A comprehensive plan amendment application submitted by the property owner is in process to change the current Future Land use from "Agriculture" to "Corporate Park" and is to be effective prior to the grant award. Once notified of the grant award, application for rezoning the property from "A" - Agricultural to "PD" Planned Development will proceed, enabled by the

assurance of now-funded public infrastructure, necessary to the master planning and development of the Newberry Agri-tech Innovation Park.

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

**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.**

To accommodate future job creation opportunities that will come with development of the Agri-tech Innovation Park after infrastructure is in place, the required Future Land use Map amendment and corresponding Rezoning from Agriculture to Planned Development will be in place. The standard timeline for such approvals would provide that these designations be in place prior to construction commencement.

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

Attachment 2.H. with the following supporting documentation is located at the end of this document:

- (1.) Location Map and Conceptual Schematic of Project;
- (2.) Letters of Support; and
- (3.) Brochure: Newberry, Florida Economic Development Agri-tech Research Park September 2018 Executive Summary.

### **Attachment 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.**

The following is the budget narrative, primarily prepared by the City's consultant CHW Professional Consultants:

• **Roadway**

The proposed primary roadway will run ±7,425 linear feet (LF) and will include two direct connections to State Road 26. The western access will include full access with associated turn lanes and a traffic signal. The eastern access will include turn lanes and limited access. Both roadway entrances will be divided medians to the first intersection.

All roadway design shall comply with the new FDOT Plans Preparation Manual (PPM) for complete streets and as such include the following features:

- 12 ft. wide travel lanes with open swells;
- 7 ft. wide bike lanes;
- 6 ft. wide sidewalks (both sides of the road);
- Street lighting
- Left and right turn lanes at SR 26 entrances;
- Traffic signal at western SR 26 entrance;
- Storm piping and crossing as needed;
- Stormwater basins to serve the Right-of-Way (ROW); and
- Street trees and basin landscaping.

The average cost per linear foot of roadway is approximately \$500 for a total roadway cost of \$3,712,500 plus signal and turn lane costs of \$800,000; the resulting overall roadway infrastructure cost portion of the project is \$4,512,500.

• **Utility Infrastructure**

The roadway corridor will carry the backbone of all utilities to serve the future developments in the Agri-tech Park. An on-site lift station with force main will provide wastewater transmission while an 8” gravity collection system will be within the roadway to capture and transmit sewage to the lift station. An on-site, 8” water main loop is recommended along all roadways. Clay Electric Cooperative will provide electrical equipment and conductors and the City will provide conduits to place the electric underground.

Estimated Utility Infrastructure Costs:

±7,425 LF - 8” water main (crossing, fittings, and hydrants) x \$100/LF =	\$ 742,500
±7,650 LF – 8” gravity sewer (with manholes, etc.) x \$75/LF =	\$ 573,750
One (1) liftstation w/ 2 miles force main x 1,500,000/lS =	\$1,500,000
±22,275 LF - electrical conduit (power & lighting) x \$25/LF=	<u>\$ 556,875</u>

The overall utility infrastructure portion of the project is: \$3,373,125

• **Design and CEI**

The overall project design fee for survey, Geotech, environmental studies, civil design and permitting is 8% or \$630,862, and a fulltime CEI is 5% of the budget or \$394,289, for a total cost of \$1,025,151.

• **Overall Project Budget**

Roadway	\$ 4,512,500	
Utility Infrastructure	\$ 3,373,125	
Design and CEI	<u>\$ 1,025,151</u>	
<b>Total Requested Job Growth Grant Funding</b>	<b>\$ 8,910,776</b>	<b>Subtotal</b>
Land Acquisition [donation, private source]	\$ 1,022,727	
Water main [City of Newberry funds]	<u>\$ 646,202</u>	
	<b>\$10,579,705</b>	<b>Overall Total Project Costs</b>

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The timing and steps necessary to obtain funding and reach major milestones follow:

ACTION	TIMEFRAME [Number of days from Receipt of Grant Agreement]
Execute Grant-related Agreements	14
Begin Engineering & Design	30
Submit for Regulatory Permits	120
Complete Engineering & Design	150
Receive Approved Regulatory Permits	165
Finalize Bid Documents / Bid Project	180
Receive Bids	225
Award Construction Contract	255
Commence Construction	285
Complete Construction	650
Project Closeout	710

**Attachment 4. Approvals and Authority**

**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.**

City of Newberry City Commission Regular Meeting Schedule

Monday, October 08, 2018  
Monday, October 22, 2018  
Monday, November 12, 2018  
Monday, November 26, 2018  
Monday, December 10, 2018  
Monday, January 14, 2019  
Monday, January 28, 2019  
Monday, February 11, 2019  
Monday, February 25, 2019  
Monday, March 11, 2019  
Monday, March 25, 2019  
Monday, April 08, 2019  
Monday, April 22, 2019  
Monday, May 13, 2019  
Monday, May 27, 2019 (Memorial Day: Meeting may be rescheduled.)  
Monday, June 10, 2019  
Monday, June 24, 2019  
Monday, July 08, 2019  
Monday, July 22, 2019  
Monday, August 12, 2019  
Monday, August 26, 2019

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

The City Commission recognizes that time is of the essence when a grant award is received, and will hold special meetings as may be needed; the City's Charter provides that the City Commission can hold a special meeting upon at least twenty-four (24) hours written 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.**

See the following two pages for a signed copy of Resolution No. 2018-39, which provides the City Manager all necessary authority, as approved and adopted by the City of Newberry City Commission in regular session on September 10, 2018.



# CITY OF NEWBERRY

**RESOLUTION NUMBER: 2018-39**

**A RESOLUTION OF THE CITY OF NEWBERRY, 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 AN EFFECTIVE DATE.**

**WHEREAS**, The Florida Legislature, during the 2018 Legislative Session, established the Florida Job Growth Grant Fund, codified as Florida Statute 288.101; and,

**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; and,

**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, 2018; and,

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

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

**SECTION 1.**

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.**

The City Manager is hereby authorized to make application to the Florida Department of Economic Opportunity The Florida Job Growth Grant Fund for public infrastructure for the fiscal year beginning July 1, 2018.

**SECTION 3.**

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

**SECTION 4:** This Resolution shall take effect immediately upon its adoption.

**SECTION 5.** If any section, paragraph, or part of this Resolution shall be declared unconstitutional or invalid, then the remainder of the Resolution shall not be affected thereby and shall remain in full force and effect.

ADOPTED, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a special meeting, this 10th day of September 2018.

**BY THE MAYOR OF THE CITY OF NEWBERRY, FLORIDA:**



  
\_\_\_\_\_  
Honorable Jordan Marlowe, Mayor

ATTEST, BY THE CLERK OF THE  
CITY COMMISSION OF THE CITY OF  
NEWBERRY, FLORIDA:

  
\_\_\_\_\_  
Judy S. Rice, City Clerk

APPROVED AS TO FORM AND  
LEGALITY:

  
\_\_\_\_\_  
S. Scott Walker, City Attorney

**Attachment 2. H. Additional Information – Supporting Documentation**

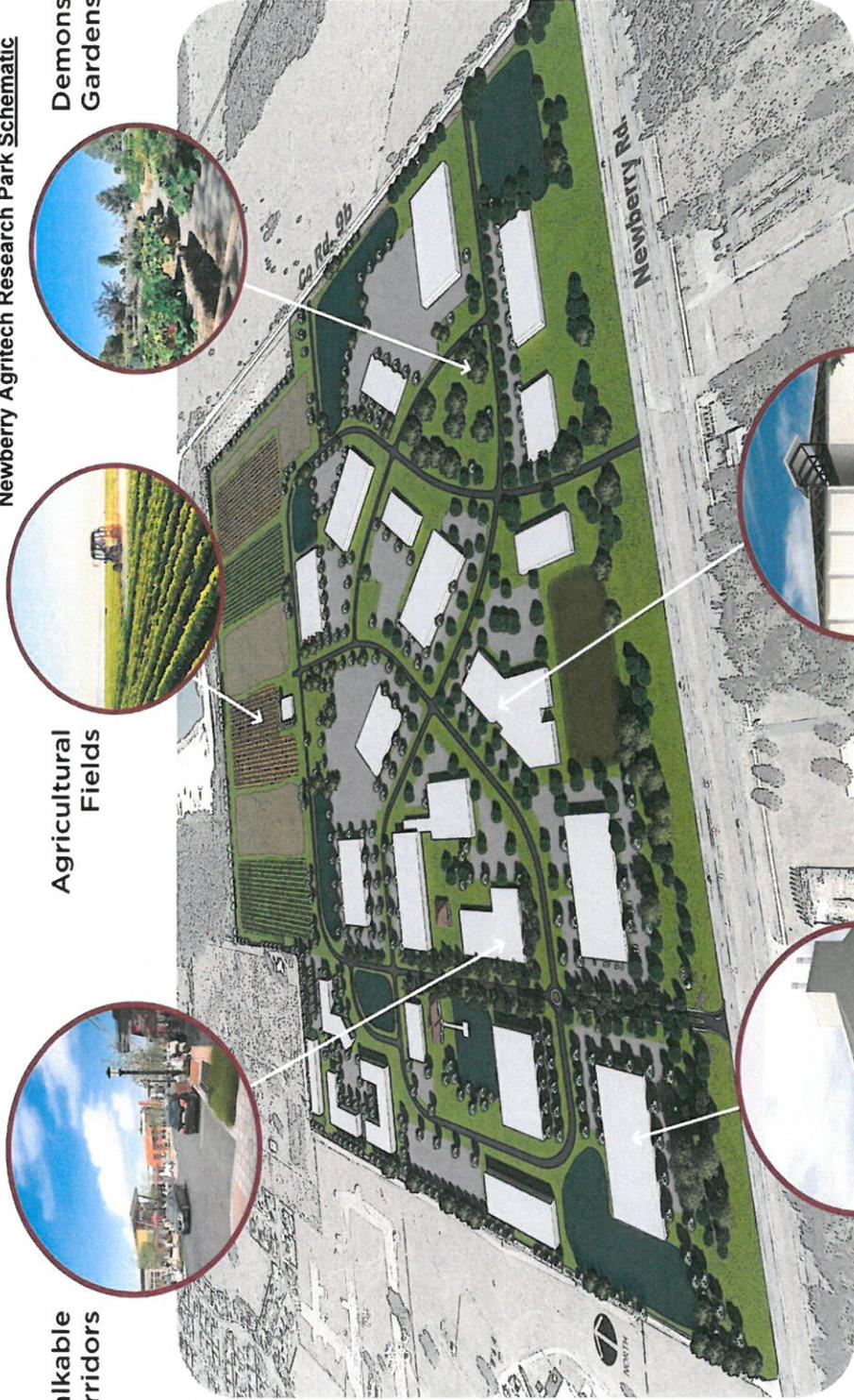
(1)  
**Location Map and Conceptual Schematics of Project**

<b><u>Page</u></b>	<b><u>Documentation</u></b>
<b>12</b>	<b>Aerial Location Map</b>
<b>13</b>	<b>Conceptual Master Plan Schematic</b>
<b>14</b>	<b>Phase 1 Concept - Infrastructure (Right-of-Way / Utilities)</b>
<b>15</b>	<b>Typical Street Section</b>

**Newberry Agritech Research Park Aerial Location Map**



**Newberry Agritech Research Park Schematic**



**Walkable  
Corridors**

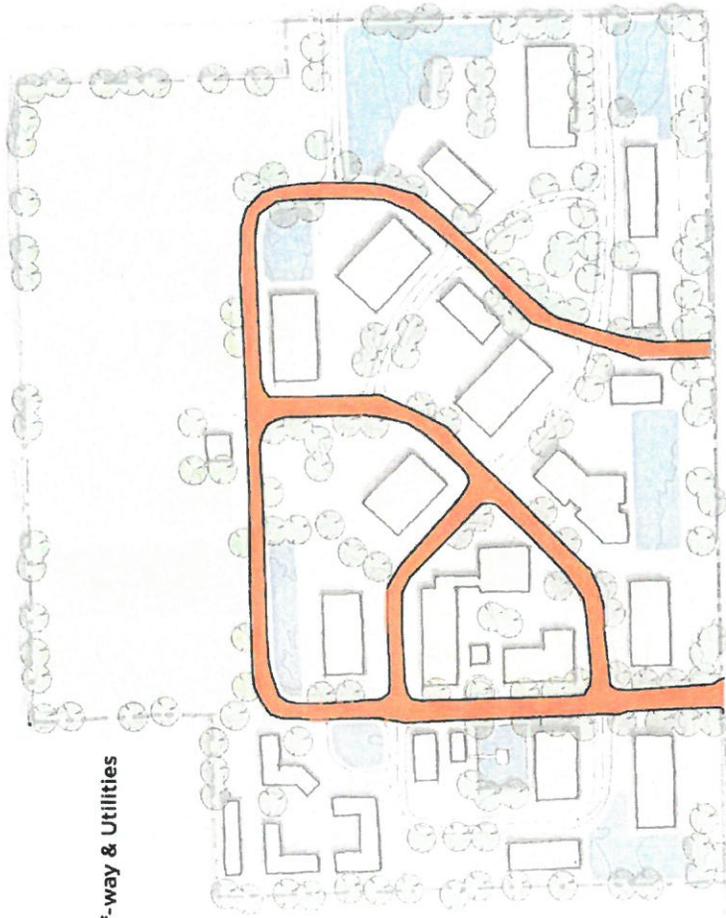
**Agricultural  
Fields**

**Demonstration  
Gardens**

**Incubator Space**

**Ag-themed Architecture**

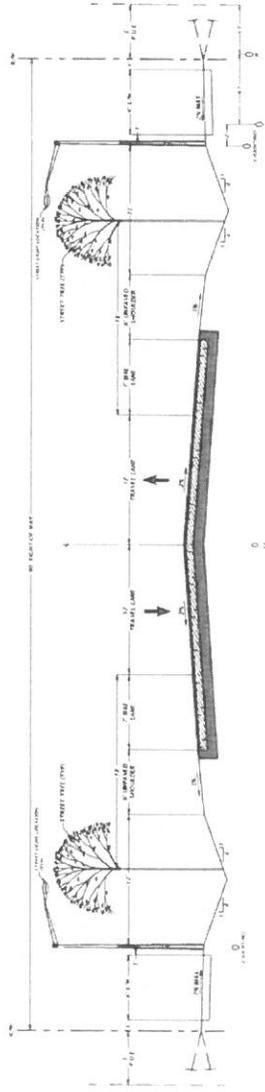
Phase 1 Right-of-way & Utilities  
± 7,420 sf



State Rd. 26

Co. Rd. 9b





**TYPICAL STREET**  
**12' W/W (6' P.W.)**  
POSTED SPEED = 25 MPH



**ENTRANCE STREET**  
**12' W/W (6' P.W.)**  
POSTED SPEED = 25 MPH

**Attachment 2. H. Additional Information – Supporting Documentation**

**(2)  
Letters of Support**

<b><u>Page</u></b>	<b><u>Letter</u></b>
<b>17</b>	<b>Jack M. Payne, Senior Vice-President of Agricultural and Natural Resources, University of Florida, Institute of Food and Agricultural Sciences, 9-26-18.</b>
<b>18</b>	<b>Lee Pinkoson, Chair, Alachua County Board of County Commissioners, 9-25-18.</b>

UF/IFAS  
Office of the Senior Vice President  
Agriculture and Natural Resources

PO Box 110180  
Gainesville, FL 32611-0180  
352-392-1971  
352-392-6932 Fax

September 26, 2018

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*

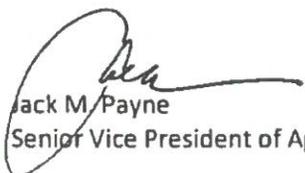
Dear Governor Scott,

This letter confirms the support of the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) for the City of Newberry's application for a Florida Job Growth Grant. The requested state funding will make possible the Ag-Tech Innovation Park which will complement the Alachua County Fairgrounds and the UF/IFAS Extension Alachua County office that is proposed for the Canterbury site. Critical phase 1 infrastructure including 7,400 lf of roadways and associated utility infrastructure are necessary for project implementation. In addition to the benefits to the fairgrounds and Extension office; the job growth, tax revenues, and innovation benefits deriving from the park will be realized regionally. Moreover, the Newberry area is well-suited, and it has a great deal of community support for at Ag-Tech Innovation Park that could be complemented by UF/IFAS research, teaching and extension efforts.

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 Newberry, UF/IFAS, and the State in a way that benefits the region for many years to come.

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

Sincerely,

  
Jack M. Payne  
Senior Vice President of Agricultural and Natural Resources



# Alachua County Board of County Commissioners

Lee Pinkoson, *Chair*  
Charles S. Chestnut IV, *Vice Chair*  
Mike Byerly  
Ken Cornell  
Robert Hutchinson

**Administration**  
Michele L. Lieberman  
*Interim County Manager*

September 25, 2018

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

**RE: City of Newberry's Florida Job Growth Grant Application**

Dear Governor Scott:

On behalf of the Alachua County Board of County Commissioners, we are enthusiastically supportive of the City of Newberry's application for the Florida Jobs Growth Grant Fund.

Alachua County plans to relocate our Extension Office to the Ag-tech Innovation Park. Our Extension Office offers agriculture, horticulture, natural resources, family and consumer sciences and youth development programming that aims to meet the needs of Alachua County's citizens.

We are also performing due diligence to purchase the adjacent Canterbury Equestrian Facility, to serve as the future home of the Alachua County Fairgrounds.

These facilities naturally complement each other. Our vision is to provide functional, flexible facilities that will allow for the expansion of Extension programs and areas for conducting modern, hands-on learning in a multitude of areas for both youth and adults.

Thank you for considering our request and I welcome you to contact me should you have questions on this project.

Sincerely,

Lee Pinkoson, Chair  
Alachua County Commission  
Chr18.124

LP/gp

CC: Board of County Commissioners  
Michele L. Lieberman, Interim County Manager  
Sylvia Torres, Interim County Attorney  
Gina Peebles, Assistant County Manager  
Mike New, Manager, City of Newberry

**Attachment 2. H. Additional Information – Supporting Documentation**

(3)

**BROCHURE:**

**Newberry, Florida Economic Development**  
***Agri-tech Research Park - Preliminary Master Plan***  
September 2018  
**EXECUTIVE SUMMARY**



**Newberry**  
FLORIDA  
ECONOMIC DEVELOPMENT

**AGRI**-tech RESEARCH PARK  
PRELIMINARY MASTER PLAN

SEPTEMBER 2018 EXECUTIVE SUMMARY

presented by:  
City of Newberry  
CHW Professional Consultants





## ACKNOWLEDGMENTS

### MUNICIPALITY (CITY OF NEWBERRY)

Jordan Marlowe, Mayor  
 Rick Coleman, Commissioner  
 Monty Farnsworth, Commissioner  
 Joy Glanzer, Commissioner  
 Matt Hersom, Commissioner  
 Tim Marden, Commissioner  
 Mike New, City Manager  
 Bryan Thomas, Planning & Economic Development Director  
 Wendy Kinser, Grant Administration

### DESIGN CONSULTANT (CHW)

Gerry Dedenbach, Vice President  
 Craig Brashier, Director of Planning  
 Ryan Thompson, Project Manager  
 Donald Buaku, Director of Urban Design  
 Max Deledda, 3D Visualization  
 Poojitha Vadana, Urban Designer  
 Missy Boyer, Document Design

## TIMELINE

### CITY'S ECONOMIC DEVELOPMENT EFFORTS

**2004**  
 Established Economic Development Committee  
**DEO / FAMU SoA: Visioning Process:**  
 Identified aspects of the City's character that citizens prefer and should be reinforced through public policy. Documented in the City Comprehensive Plan Future Land Use Element.

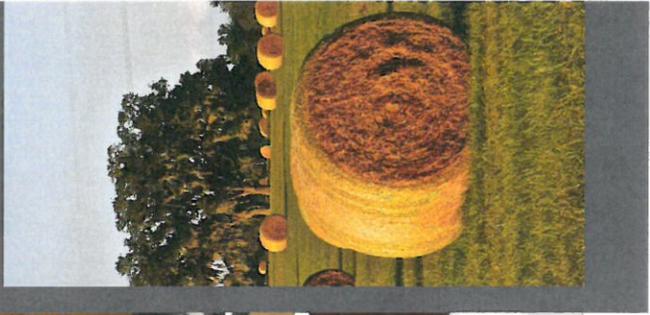
**2014**  
**DEO Grant: Marketing and Mapping**  
 Created marketing materials based on City's strengths, assets, and unique character.

**2015**  
**CHW hired to Perform Corridor Study**  
 Economic Development Corridor Study was a Public-Private Partnership that defined an Economic Development Catalyst (EDC) site and identified site development potential. Assistance Grant sources.

**2016**  
**DEO Grant Comprehensive Plan Amendments**  
 Established Corporate Park Future Land Use category, enhanced Economic Development Element.

**2018**  
**DEO Grant: Agri-Tech Research Park**  
 A Public-Private partnership that defined an Economic Development Catalyst (EDC) and identified site development potential. Assistance Grant sources.

The City has an established history working with The State of Florida Department of Economic Opportunity (DEO).





## EXECUTIVE SUMMARY

THE CITY OF NEWBERRY RECEIVED A COMPETITIVE FLORIDA PARTNERSHIP ASSISTANCE GRANT TO "CONDUCT RESEARCH AND DEVELOP A CONCEPT FOR AN AGRI-TECH RESEARCH PARK, INCLUDING IDENTIFYING POTENTIAL FACILITY REQUIREMENTS AND SUITABLE LOCATIONS." THIS EXECUTIVE SUMMARY REPORT DOCUMENT SUMMARIZES THE REQUIRED DELIVERABLES FOR THIS GRANT, DEPARTMENT OF ECONOMIC OPPORTUNITY (DEO) AGREEMENT # P0287.

Various resources contributed to understanding specific facility needs and potential locational criteria for an Agri-Tech Research Park within the City of Newberry. Through previous City of Newberry grants and Public-Private Partnerships, the City has identified their community's unique characteristics, and how a future research park may enhance their community. This input is reflected in the City's recent Comprehensive Plan Text Amendment that established a Corporate Park Future Land Use (FLU) category. Therefore, Corporate FLU policies were strongly considered when selecting a potential research park site and preparing the master plan concept.

## DELIVERABLES 1, 2, 3, MASTER PLAN

### DELIVERABLE 1:

- Develop an Agri-Tech Research Park Concept
- A. Work Plan
- B. Locations Report

### DELIVERABLE 2:

- Preliminary Draft Master Plan for Agri-Tech Research Park Concept
- A. Public Hearing Documentation
  - i. Attendance Records;
  - ii. Meeting Minutes;
  - iii. Meeting Notice; and
  - iv. Presentation.
- B. Facility Needs Assessment
- C. Preliminary Master Plan
  - i. Analysis;
  - ii. Description; and
  - iii. Images.

### DELIVERABLE 3:

- Final Research and Master Plan
- A. Public Hearing Documentation
  - i. Attendance Records;
  - ii. Meeting Minutes;
  - iii. Meeting Notice; and
  - iv. Presentation.

THE CITY HAS IDENTIFIED THEIR COMMUNITY'S UNIQUE CHARACTERISTICS, AND HOW A FUTURE RESEARCH PARK MAY ENHANCE THEIR COMMUNITY.



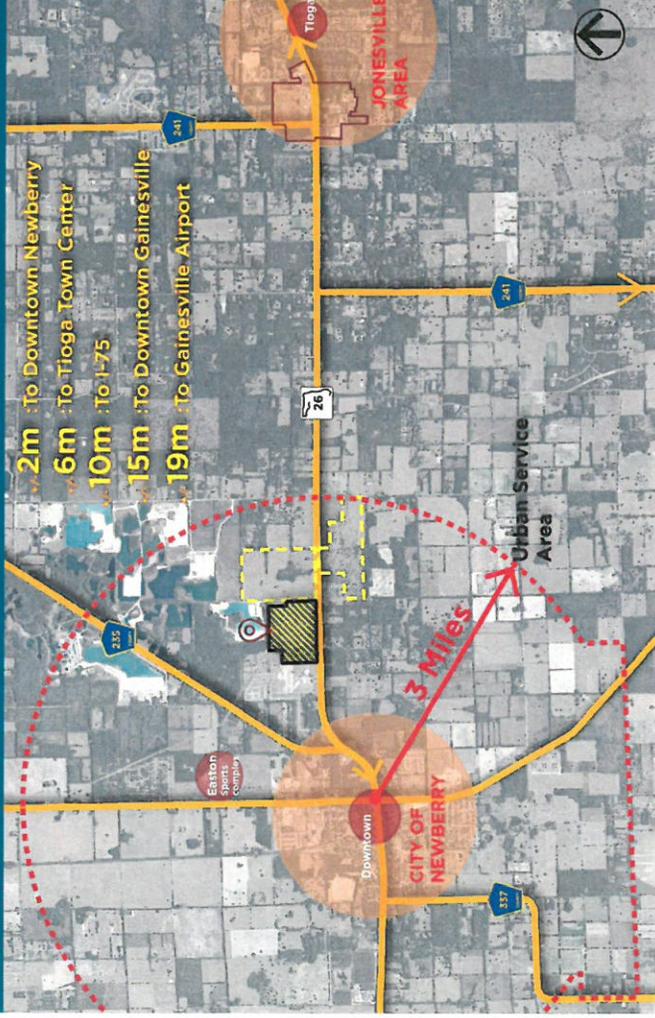
## CASE STUDIES

SEVERAL SIMILAR RESEARCH PARKS RELATED TO AGRICULTURAL INNOVATION AND RESEARCH WERE STUDIED TO GIVE INSIGHT TO THE FACILITY NEEDS AND HELPED FORM SITE SELECTION CRITERIA. INFORMATION WAS DRAWN FROM PRIVATE-SECTOR BUSINESS PARKS, INSTITUTIONAL RESEARCH FACILITIES, AND DEVELOPING AGRITECH COMPLEXES. EACH CASE IS UNIQUE IN THEIR SPECIFIC PURPOSE/MISSION, PARTNERSHIPS, AND LAND USES. THEY ALSO VARY UPON THE STAGE OF COMPLETION, AS SOME ARE CONCEPTUAL WHILE OTHERS ARE AT OR NEAR BUILD-OUT. HOWEVER, THERE ARE COMMON ELEMENTS THAT APPLY TO AN AGRITECH RESEARCH PARK IN THE CITY OF NEWBERRY.

Many of the case studies benefit from partnering with research-based universities that assist with attracting research opportunities or innovation start-ups. The University of Florida Institute of Food and Agricultural Sciences (IFAS) may assist in some capacity. Evaluation of the types of research IFAS conducts revealed that potential end-users require a variety of needs, including corrals needed to process cattle for data sampling and onsite-agriculture laboratory for row-crop experimentation, in addition to flexible configurations of laboratory, office, warehousing, and manufacturing buildings.



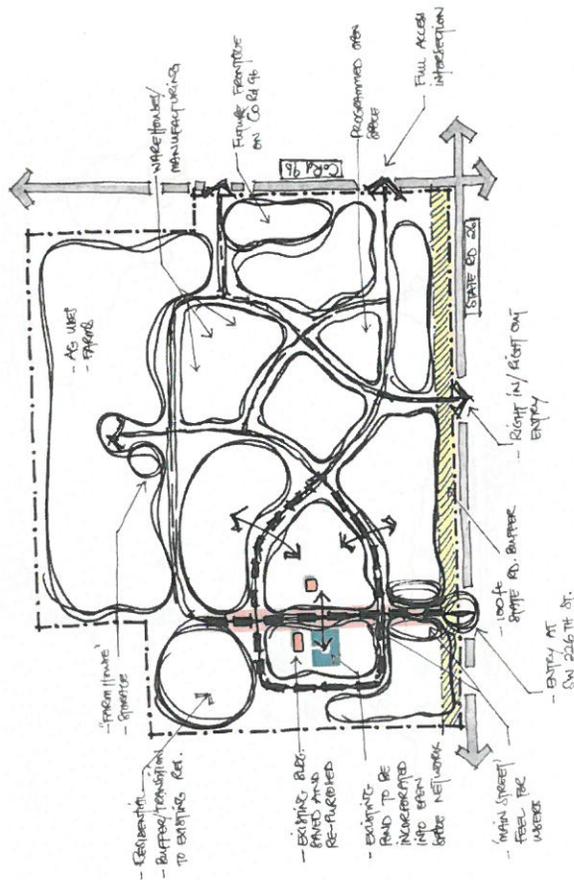
CASE STUDIES	CASE STUDY #1	CASE STUDY #2	CASE STUDY #3	CASE STUDY #4	CASE STUDY #5	CASE STUDY #6
DESCRIPTION	Bioscience-focused Corporate Park	Agriculture-focused Research and Corporate Park	Agriculture-focused Research Facility	Agriculture-focused Business Park	Agriculture-focused Research and Business Park	University Research and Extension Center
LOCATION	Alachua, FL	Wapakoneta, Ohio	Fort Pierce, Florida	Decatur, Illinois	Wagga Wagga, New South Wales, Australia	Unincorporated St. Johns County, Florida
PURPOSE	To be a productive setting for the many bioscience, tech and businesses attracted to North Central Florida.	To connect and serve Ohio's bioscience community to drive success in improving global quality of life.	To attract research organizations that will make an investment in commercial innovation and scientific research.	To provide enabling infrastructure to house applied research and development activities which leverage the talented Decatur-area workforce and the location of the College and community	To foster innovation, entrepreneurship, synergy and collaboration through co-location.	The Hastings Agricultural Extension Center (HREC) is a UF IFAS demonstration and research unit
AFFILIATE	N/A	Ohio State University	Treasure Coast Education, Research and Development Authority	Richardson Community College	Charles Sturt University	University of Florida
TARGET USERS	Biomedical research organizations, development companies, technology firms	Start-up companies, mature corporate partners (domestic & international), research institutes, academic and government laboratories	Government, agencies, state universities, technology companies, local businesses	High-tech agribusinesses, manufacturing companies, research firms	International agribusinesses, food producers, innovative small-medium enterprises, university offices, industry associations.	University research
SITE SIZE	±400 acres	±100 acres	±154 acres (Phase II); ±1,034 acres total	±110 acres	±47 acres	±84 acres
SITE ACCESS	Direct access to US-441 / State Road 20	Direct access to County Road 359	Direct access to State Road 773, 0.75 miles from I-95	Direct access to County Highway 1, adjacent to County Highway 22, approximately 0.75 miles from State Road 49	Direct access to local roads, approximately 1.50 miles from Highway A41	Direct access to local roads, approximately 4.0 miles from State Road 207
LAND USES	Vacant land, laboratories, office space, light manufacturing / warehousing, incubator	Offices, laboratories, specialty facilities, incubators, pedestrian trails	Test fields, research facilities, offices, laboratories, common spaces for recreational activities	Supporting retail, incubators, educational facilities, convention hall, pedestrian trails, open spaces	Research facilities supporting retail, offices, open spaces for recreational activities, incubators	Offices, greenhouses, barns, storage areas, industrial facilities, laboratories, offices, farmable land
ECONOMIC / GEOGRAPHIC ADVANTAGE	Ties to the nearby academic institutions, centrally located between major metropolitan cities, close proximity to quality parks, potential to draw from a highly educated workforce, diversity of approved land uses	Strong ties to nearby academic institutions, leading assistance, proximity to major cities	Flexible site plans, close proximity to significant Florida features	Strong ties to nearby academic institutions, adjacency to a large-scale agricultural event center	Flexible occupancy pricing and terms	University of Florida affiliate
ESTIMATED % DEVELOPED	±40-45%	0%	±10-15% (Phase I)	±5-10%	Undeterminable	±100%
WEBSITE	<a href="http://progressparkfl.com/">http://progressparkfl.com/</a>	<a href="https://biohub.osu.edu/">https://biohub.osu.edu/</a>	<a href="http://www.treasurecoastresearchpark.com/">http://www.treasurecoastresearchpark.com/</a>	<a href="http://www.richland.edu/about/campus/dcp">http://www.richland.edu/about/campus/dcp</a>	<a href="https://agripark.csu.edu.au/">https://agripark.csu.edu.au/</a>	<a href="http://enr1.ife.ufl.edu/hastings/">http://enr1.ife.ufl.edu/hastings/</a>



ONCE THE SITE SELECTION WAS MADE FOR THE AGRI-TECH RESEARCH PARK IN THE CITY OF NEWBERRY, **A THOROUGH ANALYSIS OF THE SITE WAS CONDUCTED TO DETERMINE THE SITE'S REGIONAL CONTEXT, PHYSICAL FEATURES, AND REGULATORY REQUIREMENTS.**

## ANALYSIS





## FRAMEWORK

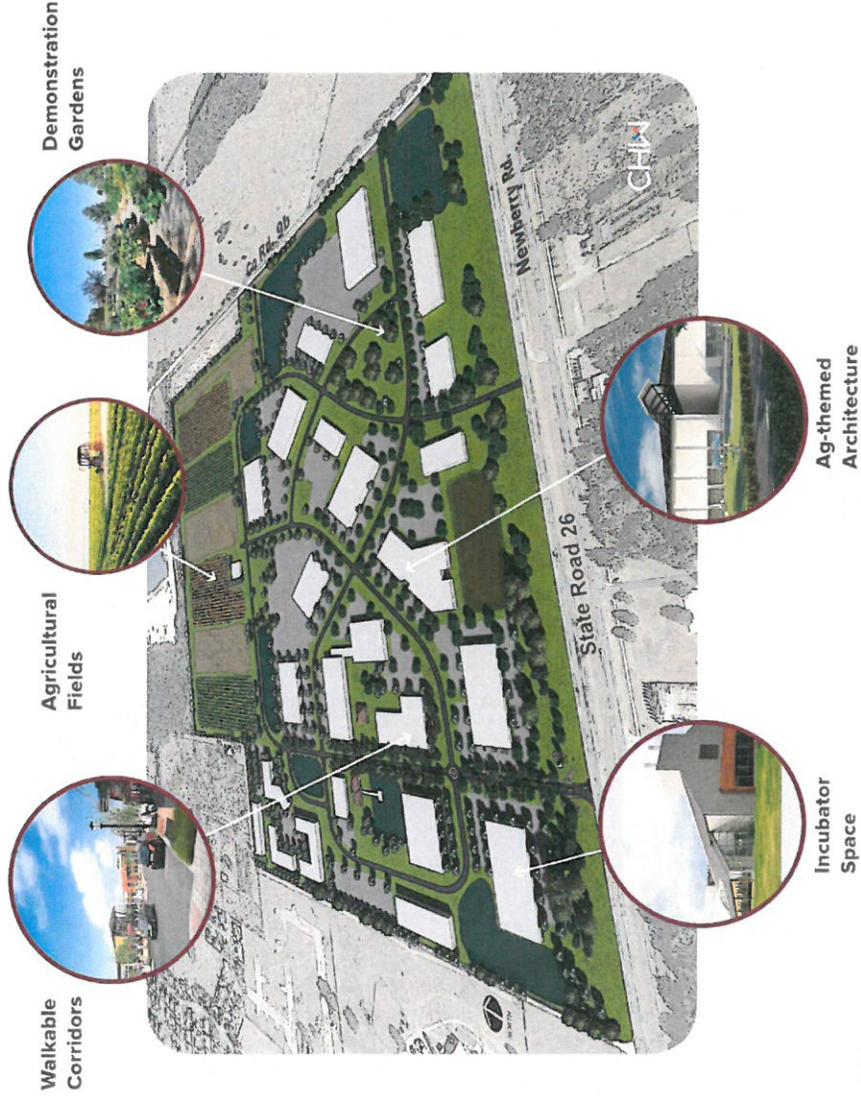
THIS INFORMATION WAS THE BASIS FOR A FRAMEWORK MAP THAT IDENTIFIED KEY SITE FEATURES, ADDRESSED COMPATIBILITY WITH ADJACENT USES, AND GENERALLY LOCATED ONSITE VEHICULAR CIRCULATION, STORMWATER MANAGEMENT AND LAND USES.

**THE FRAMEWORK MAP WAS THEN FORMALIZED INTO A PRELIMINARY MASTER PLAN.**

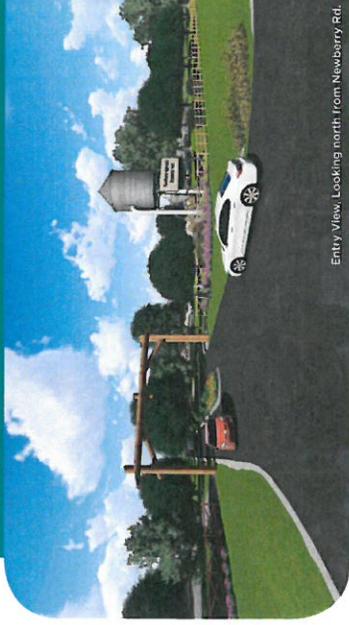


# AGRItech

RESEARCH PARK  
PRELIMINARY MASTER PLAN



The preliminary master plan was presented to the City Commission on April 23, 2018 for feedback and direction on the site selection. The final master plan, which included a rendered plan, bird's eye, and street-level views, was presented to the City Commissioners on May 29, 2018. At this hearing, the Commissioners unanimously passed a motion to transmit the final deliverables to DEO.



# AGRItech

RESEARCH PARK  
PRELIMINARY MASTER PLAN

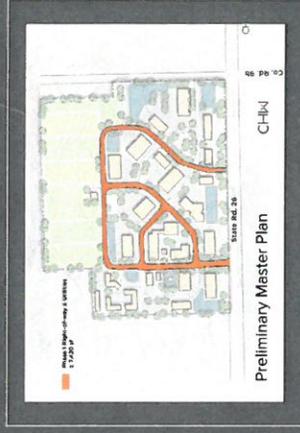


- Key**
- Phase 1 Roadway and Utility Infrastructure
  - 1 UF/IFAS Alachua County Cooperation Extension Office
  - 2 UF/IFAS Research Incubator
  - 3 Suwannee River Water Management District Satellite Offices

## PROPOSED PHASE 1 ROADWAY AND UTILITY INFRASTRUCTURE

**ROADWAY** The proposed primary roadway will run 1,742.5 linear feet (LF) and will include two direct connections to State Road 26. The western access will include full access with associated turn lanes and a traffic signal. The eastern access will include turn lanes and limited access. Both roadway entrances will be divided medians to the first intersection.

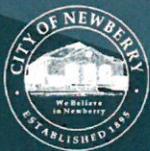
**UTILITY INFRASTRUCTURE** The roadway corridor will carry the backbone of all utilities to serve the future developments in the Agri-tech Park. An on-site liftstation with forceman will provide wastewater transmission while an 8" gravity collection system will be within the roadway to capture and transmit sewage to the liftstation. An on-site, 8" watermain loop is recommended along all roadways. Clay Electric will provide the transformers and wiring and the City will provide conduits to place the electric underground.



# AGRItech

RESEARCH PARK

## PRELIMINARY MASTER PLAN



City of Newberry Florida  
25440 W. Newberry Road  
Newberry, FL 32669  
Phone: 352-472-2161  
Fax: 352-472-7026  
<http://www.ci.newberry.fl.us/>