

**Details** SBD Processing Related

**Entity Information**

**Owner**  
Matthew Cretul  
Proposed Name: INF-05683  
Name of Entity: Marion County Board of County Commissioners  
FEN: [Redacted]

**Contact**  
Matthew Cretul  
Secondary Contact Name: Matthew Cretul  
Second Contact Title: Legislative Manager  
Second Contact Phone: (352) 438-2383 (ext 252) / (352) 438-2393  
County: Marion  
RAID: No  
Permits Secured: No

**Program Requirements**

**Detailed Description**  
Public-private partnerships are creating the ~900-acre Florida Crossroads Commerce Park (FCCP) with public roads, water, and sewer infrastructure around and throughout the commerce park. The FCCP is being developed as home to multiple distribution/warehouse/manufacturing/industrial facilities. This grant proposal is requested to complete the next and final phase of infrastructure improvements that commenced with a DIO grant awarded June 2018, grant number 0007.

The initial phase included constructing portions of the roads and utilities to make the site immediately available. The county, in partnership with the land owner, secured the first tenant of the FCCP, Dollar Tree International (DTI). DTI purchased 200 acres of the park, built its initial phase of a 500,000 square foot logistics facility, and is nearing completion on an additional 1470,347 square feet. The DTI facility opened in August 2021 with over 250 jobs and anticipates an additional 500 jobs by 2024.

The county has continued to make infrastructure improvements inside the park, extending SW 49th Avenue to the northern Segment A1 and southern Segments E2 & F1 areas of the park. Construction is to commence on both of these phases in calendar year 2024. The roads are designed to provide relief to I-75 traffic and a more direct connection for area residents and commerce park access to the City of Ocala. The park continues to gain attention and interest from other national companies, the County and Ocala/Marion County Chamber and Economic Partnership (CEP) are holding inquiries on a weekly basis. Multiple projects totaling 3,833,914 square feet are in various stages of permitting and construction. The final phase of the commerce park is to complete an internal road with water and sewer that will connect the west half to the east half of the park and provide business and utility services for development projects in the southern portion of the park.

**Location**  
County Road 484, extension of S.W. 49th Ave, and proposed road connections within Florida Crossroads Commerce Park approx. 3 miles west of I-75/CR 484 interchange in Southern Marion County

**Public Owned**  
Yes

**Public Use or Benefit Public**  
Yes

**Single Entry**  
No

**Description of Item Benefit**  
Marion County was one of the most severely impacted counties in the state by the Great Recession, with an unemployment rate that peaked at 14.4%, however, it has since strongly recovered. The recovery was led by the attraction and expansion of targeted industries with companies such as FedEx, AutoZone, Chewy, Mezzio Foods, eResources, and Dollar Tree International, among others, choosing to locate new facilities in the community. These companies have invested more than \$400 million and created more than 4,300 new jobs with wages that met or exceeded the area's targeted wages. FedEx, AutoZone, and Chewy are all located in the Ocala/Marion County Commerce Park (OMCCP), where the last parcel was recently sold for development. Following the success of the OMCCP, the FCCP already has multiple tenants, with less than half of its land set for development. With the final buildout, FCCP will replicate the same successes as the OMCCP in Marion Oaks, an area that did not experience the same level of job creation during the county's economic recovery.

The Marion Oaks community is located in Southwest Marion County, with the FCCP located nearby in the middle. Census data shows the median household income in Marion Oaks is more than \$7,000 a year lower than the state average. Additionally, 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 (DOTI 75 Task Force). The development of this site will increase employment opportunities close to home for thousands of residents, raise the wage available, and decrease commuter congestion on the interstate.

Based on the site's successful review by JM Mullis, Inc., the following industries are being targeted for recruitment: Food Distribution, Consumer Product Distribution, E-Commerce Distribution, Food Manufacturing, and Aviation/Aerospace Manufacturing.

FCCP represents one of Florida's largest, strategically located, and truly shovel-ready parks. FCCP offers 200+ acre parcels that are in demand for the one million square feet and larger facilities. These infrastructure improvements inside the FCCP, located off of I-75 in the heart of north-central Florida, provide the resources required for larger facilities. The ability to quickly get a project permitted and under construction was a key to the success of the OMCCP, and continues to be a success for the FCCP. We anticipate a buildout to see the creation of more than 2,600 jobs with over three million square feet of new construction. DTI completed construction of the initial phase of its 500,000 square foot facility in 2021. When DTI completes its current phase of construction, it will be adding 1,470,347 square feet to the existing 500,000 square feet. The DTI expansion will add 500 jobs by 2024 to the existing 250 already created.

SECO has already upgraded its substation immediately adjacent to the FCCP. They also expected delivery of both overhead and underground feeders.

Upload Files  
Previously Uploaded

Schedule of meetings-Exhibit A-2024 Schedule of BCC Meetings.pdf  
undefredFCFP Support Ltr for Job Growth Grant October 2023.pdf  
undefredExhibit B - Road Improvements FCCP.pdf  
undefredExhibit C FCCP SICO Energy Map.pdf  
undefredExhibit D Utility Summary - FCCP.pdf  
undefredExhibit E Utility Sewer Map - FCCP.pdf  
undefredFCFP Endorsement - Sen. Perry.pdf  
undefredFlorida Crossroads Commerce Park Letter of Support - Rep. McClain.pdf  
undefredLetter of Support to DCO for Marion County 2023 - Rep. Chamberlin.pdf

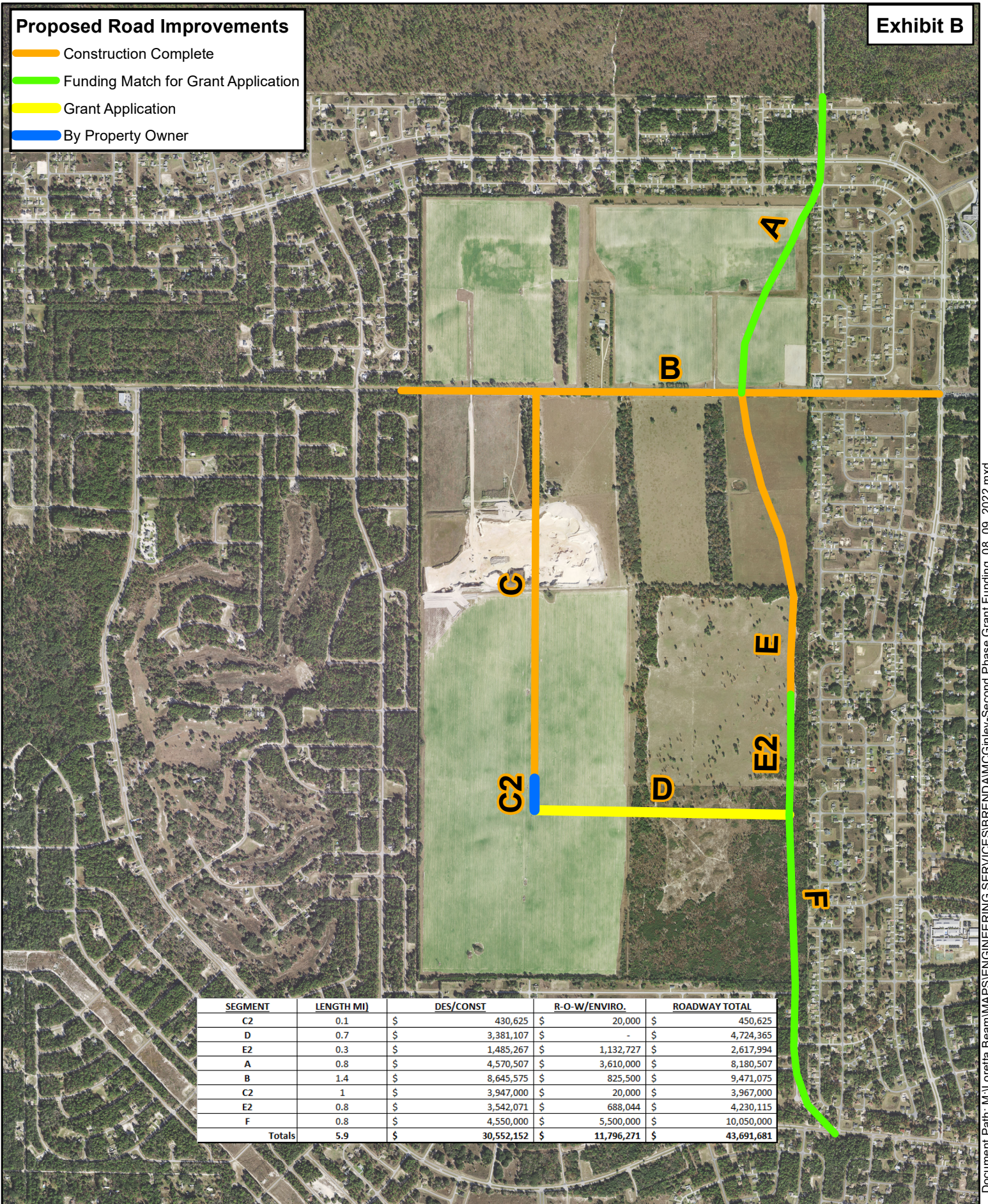
Activity

On 23

etings and tasks marked as done show up here

**Proposed Road Improvements**

- Construction Complete
- Funding Match for Grant Application
- Grant Application
- By Property Owner



SEGMENT	LENGTH [MI]	DES/CONST	R-O-W/ENVIRO.	ROADWAY TOTAL
C2	0.1	\$ 430,625	\$ 20,000	\$ 450,625
D	0.7	\$ 3,381,107	\$ -	\$ 4,724,365
E2	0.3	\$ 1,485,267	\$ 1,132,727	\$ 2,617,994
A	0.8	\$ 4,570,507	\$ 3,610,000	\$ 8,180,507
B	1.4	\$ 8,645,575	\$ 825,500	\$ 9,471,075
C2	1	\$ 3,947,000	\$ 20,000	\$ 3,967,000
E2	0.8	\$ 3,542,071	\$ 688,044	\$ 4,230,115
F	0.8	\$ 4,550,000	\$ 5,500,000	\$ 10,050,000
<b>Totals</b>	<b>5.9</b>	<b>\$ 30,552,152</b>	<b>\$ 11,796,271</b>	<b>\$ 43,691,681</b>

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Updated: 10/20/23, MC

DEO Grant Fund (Office of the County Engineer)  
Florida Crossroads Commerce Park



1" = 1,667'

**Legend**

-  Funding Match Water
-  Future\_Water Main
-  Grant Water Main
-  Previous Grant- Under Construction Water Main
-  Road Segments
-  Currently In Construction
-  Grant Application Utilities



Line Segment	Estimated Feet	Estimated Construction Cost	Estimated Engineering Cost	Total Estimated Cost
A - (16")	4,255	\$ 689,310	\$ 86,164	\$ 775,474
C2 - (12")	430	\$ 53,750	\$ 6,719	\$ 60,469
D - (12")	3,460	\$ 432,500	\$ 54,063	\$ 486,563
F - (12")	4,515	\$ 564,375	\$ 70,547	\$ 634,922

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**Water**  
 DEO Grant Fund (Utilities Only)  
 Florida Crossroads Commerce Park

Marion County Office of Environmental Services



# Florida Crossroads Commerce Park



Florida Crossroads Commerce Park



Marion Oaks Substation Location



SECO Energy Substation Area

### OH Feeders:

- 3 PH
- 2 PH
- A PH
- B PH
- C PH

### UG Feeders:

- 3 PH
- 2 PH
- A PH
- B PH
- C PH



Feet



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Utility Improvements Florida Crossroads Commerce Park (McGinley Property)

Building off the first phase of the DEO Grant to provide service to the Florida Crossroads Commerce Park which is a property contained within the Marion County Utilities service territory where the County intends to serve the development with both central water and wastewater service. Within the first phase of the DEO Grant, central water and sewer infrastructure was extended to portions of the property and the County extended both water and wastewater infrastructure along CR 484 which can now serve as a match for the second phase of the DEO Grant.

Phase 2 of the DEO Grant will require on-site and off-site water main and forcemain extensions to continue to develop the infrastructure for the utility system to provide service. Below is a summary of the existing systems and the additional infrastructure that are needed to support the Phase 2 DEO Grant.

Potable Water:

Phase 1 of the DEO Grant provided extension of both the central water system and the wastewater system on FCCP Road within the Florida Crossroads Commerce Park and Marion County installed infrastructure on CR 484 to support the Phase I DEO Grant Project. The Phase 2 DEO Grant will include water system improvements:

- **Segment D - 3,460 LF of 12" water main** from the FCCP Road (Segment C2) east to 49<sup>th</sup> Avenue. **Estimated \$486,563.**

**Total Water Improvements including Design, Permitting and Construction \$486,563.**

Sanitary Sewer:

Phase 1 of the DEO Grant provided extension of both the central water system and the wastewater system on FCCP Road within the Florida Crossroads Commerce Park and Marion County installed infrastructure on CR 484 to support the Phase I DEO Grant Project. There are no "downstream" lift stations that would be impacted by this project. However, a connection from this development will require a pumping station to be constructed by future development in the Park. The Phase 2 DEO Grant will include wastewater system improvements:

- **Segment D - 3,460 LF of 12" forcemain** to connect the southern portion of FCCP Road (Segment C2) and will be extended east to 49<sup>th</sup> Avenue. **Estimated \$486,563.**

**Total Sewer Improvements including Design, Permitting and Construction \$973,126**

The above construction costs do not include Marion County capacity charges associated with connections.

October 18, 2023

Chairman Craig Curry  
Marion County Board of County Commissioners  
601 SE 25th Ave.  
Ocala, FL 34471

Dear Chairman Curry,

It is my pleasure to write a letter of support for the Florida Jobs Growth Grant Fund proposal, "Florida Crossroads Commerce Park (FCCP)" being submitted by the Marion County Board of County Commissioners.

This project addresses several infrastructure improvements needed to meet the requirements of future industrial development at a highly sought-after location in Marion County. In addition to the water, sewer, and road improvements proposed in the application, Marion County along with private sector development partner, McGinley Properties have committed to funding nearly \$20 million in improvements in the FCCP.

The Ocala Metro CEP initially worked to recruit Dollar Tree International to the FCCP, which opened in 2020 with over 250 employees and capital investment of over \$200 million. The company has since committed to expanding its footprint in Marion County by tripling in size and workforce with additional investment of \$300 million. Project Amp is currently under construction and will generate an additional 70 jobs and capital investment over \$25 million. The remaining 500+ acres of the FCCP is in development for potential end-users. Completion of the infrastructure to the FCCP is anticipated to have a significant impact to the community with an additional 3- 6 million square feet in warehouse/distribution and manufacturing building capability.

In conclusion, I fully support the Florida Crossroads Commerce Park grant proposal submitted by the Marion County Board of County Commissioners that will benefit our business community, Marion County, and the State of Florida

Best,



Kevin T. Sheilley  
President/CEO



**SENATOR KEITH PERRY**  
9th District

## THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

**COMMITTEES:**  
Appropriations Committee on Education, *Chair*  
Rules, *Vice Chair*  
Appropriations  
Appropriations Committee on Transportation,  
Tourism, and Economic Development  
Criminal Justice  
Education Postsecondary  
Education Pre-K -12  
Regulated Industries

**JOINT COMMITTEE:**  
Joint Legislative Budget Commission

August 24, 2023

Secretary J. Alex Kelly  
Florida Commerce  
107 E. Madison Street  
Caldwell Building  
Tallahassee, FL 32399-4120

Dear Secretary Kelly,

Marion County is submitting a Public Infrastructure proposal designed to support the Florida Crossroads Commerce Park (FCCP). This park is being developed to house multiple industrial facilities and is proving to be a catalyst in revitalizing the Marion Oaks community. I would appreciate your support of this project. If awarded a grant, the funds would be used to support the development of infrastructure within the FCCP including new roadways, new potable water mains and new wastewater force mains.

The Florida Job Growth Grant for the FCCP will not only benefit Marion Oaks and Marion County, but the surrounding counties as well. I appreciate your time and consideration of the matter.

Sincerely,

A handwritten signature in black ink that reads "W. Keith Perry".

Senator Keith Perry  
Senate District 9

**REPLY TO:**

- 5700 SW 34th Street, Suite 225, Gainesville, Florida 32608 (352) 264-4040
- Levy County Government Complex, 310 School Street, Room 106, Bronson, Florida 32621 (352) 670-4212
- Marion County Board of County Commissioners, 115 SE 25th Avenue, Ocala, Florida 34471 (352) 732-1249
- 406 Senate Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5009

Senate's Website: [www.flsenate.gov](http://www.flsenate.gov)

**KATHLEEN PASSIDOMO**  
President of the Senate

**DENNIS BAXLEY**  
President Pro Tempore



# The Florida House of Representatives

Representative Stan McClain

District 27

August 18, 2023

Secretary J. Alex Kelly  
FloridaCommerce  
107 E. Madison Street  
Caldwell Building  
Tallahassee, FL 32399-4120

Dear Secretary Kelly,

I am pleased to write this letter of support for Marion County's Florida Job Growth Grant Fund application. Marion County is submitting a Public Infrastructure proposal designed to support the Florida Crossroads Commerce Park (FCCP). The FCCP is being developed to house multiple distribution/warehouse and manufacturing/industrial facilities and is proving to be a catalyst in revitalizing the Marion Oaks community. If awarded a grant, the funds would be used to support the development of infrastructure within the FCCP including new roadways, new potable water mains, and new wastewater force mains.

Receiving a Florida Job Growth Grant for the FCCP will not only benefit Marion Oaks, but all of Marion County. I appreciate your time and consideration of the matter.

Sincerely,

A handwritten signature in blue ink that reads "Stan".

Stan McClain, *Representative*

House District 27: Parts of Lake, Marion, and Volusia Counties

**District Address**

315 Southeast 25th Avenue  
Ocala, Florida 34471-2689  
(352) 732-1313

**Tallahassee Address**

418 The Capitol  
402 South Monroe Street  
Tallahassee, Florida 32399-1300  
(850) 717-5027





## *Florida House of Representatives*

**District Office:**  
3841 Reid Street  
Suite 5  
Palatka, FL 32177-2509  
Phone: (386) 312-2272

**Representative Bobby Payne**  
District 20

**COMMITTEES:**  
Infrastructure Strategies Committee, *Chair*  
Appropriations Committee  
Judiciary Committee

**Tallahassee Office:**  
400 House Office Building  
402 South Monroe Street  
Tallahassee, FL 32399-1300  
Phone: (850) 717-5020

August 15, 2023

Secretary J. Alex Kelly  
Florida Commerce  
107 E. Madison Street  
Caldwell Building  
Tallahassee, FL 32399-4120

Dear Secretary Kelly,

I write this letter of support for Marion County's Florida Job Growth Grant Fund application. Marion County is submitting a Public Infrastructure proposal designed to support the Florida Crossroads Commerce Park (FCCP). The FCCP is being developed to house multiple distribution/warehouse and manufacturing/industrial facilities and is proving to be a catalyst in revitalizing the Marion Oaks community. If awarded a grant, the funds would be used to support the development of infrastructure within the FCCP including new roadways, new potable water mains, and new wastewater force mains.

Receiving a Florida Job Growth Grant for the FCCP will create a win among all parties involved: the state, the businesses located within the park, and the residents of not just Marion Oaks, but all of Marion County.

Thank you in advance for your consideration of this project.

Sincerely,

A handwritten signature in blue ink that reads "Bobby Payne".

Bobby Payne  
State Representative, District 20



**Florida House of Representatives**  
*Representative Ryan Chamberlin*  
District 24

**District Office:**  
3001 SW College Rd.  
Suite 104  
Ocala, FL 34474  
(352) 291-4436

**Tallahassee Office:**  
402 South Monroe Street  
Tallahassee, FL 32399  
(850) 717-5022

Email: [ryan.chamberlin@myfloridahouse.gov](mailto:ryan.chamberlin@myfloridahouse.gov)

August 15, 2023

Secretary J. Alex Kelly  
Florida Commerce  
107 E. Madison Street  
Caldwell Building  
Tallahassee, FL 32399-4120

Dear Secretary Kelly,

It is with great pleasure I write this letter of support for Marion County's Florida Job Growth Grant Fund application. Marion County is submitting a Public Infrastructure proposal designed to support the Florida Crossroads Commerce Park (FCCP). The FCCP is being developed to house multiple distribution/warehouse and manufacturing/industrial facilities and is proving to be a catalyst in revitalizing the Marion Oaks community. If awarded a grant, the funds would be used to support the development of infrastructure within the FCCP including new roadways, new potable water mains, and new wastewater force mains.

Receiving a Florida Job Growth Grant for the FCCP will create a win amongst all parties involved: the state, the businesses located within the park, and the residents of not just Marion Oaks, but all of Marion County. I hope you will join me in support of this much-needed restoration project for our beloved community.

Regards,

A handwritten signature in black ink, appearing to read "Ryan Chamberlin", written over a white background.

Representative Ryan Chamberlin  
House District 24