



2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Proposal Instructions: Please read this document carefully and provide the information requested below. Some questions may request that a separate narrative be completed. If additional space is needed, attach a word document with your entire answer.

Governmental Entity Information

Name of Governmental Entity: Osceola County
Government Federal Employer Identification Number: [REDACTED]

Primary Contact Name: Tawny Olore, P.E.
Title: Executive Director, Transportation and Transit
Mailing Address: Osceola County
1 Courthouse Square, Suite 3100, Kissimmee, Florida 34741-5540
Phone Number: 407-742-0559
Email: Tawny.Olore@Osceola.org

Secondary Contact Name: Mike Nichola
Title: Government Affairs Director, Osceola County
Phone Number: 407-742-2393

Public Infrastructure Grant Eligibility

Pursuant to section 288.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible 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.

The NeoCity Southern Gateway Infrastructure Project 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 be advertised as a Design-Build contract, and commence immediately upon grant execution. Construction is expected to begin in the Summer of 2023, and last approximately 740 days. Please see Attachment 2A for a high-level Project schedule.

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

The overall NeoCity site has been permitted for up to 100% impervious surface. The site has been mass graded and the ponds and control structures have been constructed. When roadway plans are 60% designed, a permit modification will be submitted to the South Florida Water Management District. The Project received a Type 1 Categorical Exclusion designation on March 1, 2021 to satisfy all National Environmental Policy Act requirements as detailed in Attachment 2B. No other permits are required.

- 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 minor permit modifications will be secured during the design phase of Project development. The County owns all right-of-way; utilities were constructed as part of the recently completed NeoCity Way project; and project limits tie into local roads (Neptune Road and NeoCity Way). No local permits are required.

- 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 zoning designation 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. The Future Land Use is "Designated Employment Center". The planned Project improvements conform to these uses.

- 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.

Please see Attachment 2G for a breakdown of local contributions to the 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 NeoVation Way.

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** \$ 9,169,494.00
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 9,169,494.00

Private Sources \$

Other (grants, etc.) \$

Please Specify: _____

Total Other Funding \$ 9,169,494.00

B. Public Infrastructure Project Costs:

Construction \$ 10,272,537.00

Reconstruction \$

Design & Engineering \$ 938,690.00

Land Acquisition \$ 4,520,000.00

Land Improvement \$ 1,580,507.00

Other \$ 1,027,254.00

Please Specify: CEI _____

Total Project Costs \$ 18,338,988.00

Note: The total amount requested must be calculated by subtracting the total other 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.

The total Project cost is \$18,338,988. The county will match the \$9,169,494 grant request with \$4,520,000 in right-of-way costs and \$1,50,507 in stormwater retention pond costs previously expended that make the Project "shovel ready". As well, the County has contributed \$219,612 to advance 30% design plans and will contribute an additional \$2,849,374 toward actual construction costs. This provides a total match by Osceola County of 50% with the remaining funds requested from the Job Growth Grant fund.

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 generally occur every 1st, 2nd and 3rd Monday of each month. The Board also may convene special meetings with at least 24 hours notice.

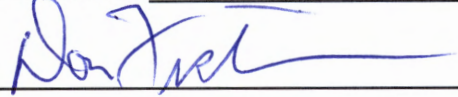
- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

The Osceola County Board of County Commissioners on October 11, 2021 authorized County Manager Don Fisher to execute this grant proposal on behalf of Osceola County. 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

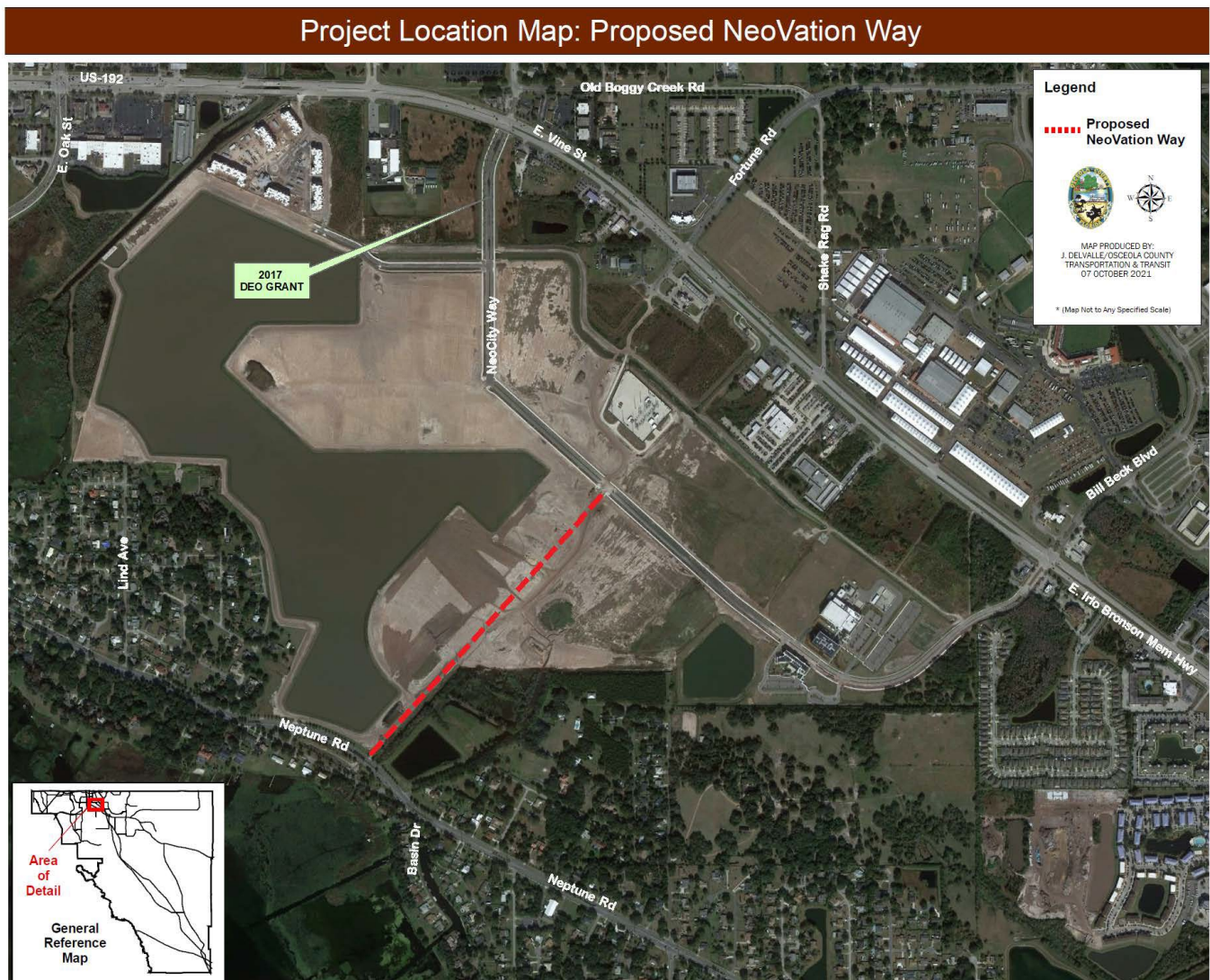
Name and Title of Authorized Representative: Don Fisher, Osceola County Manager

Representative Signature: 

Signature Date: 10/18/21

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

Osceola County is seeking approximately \$9.3 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 in 2018 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:





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Florida Job Growth Grant Fund
NeoCity Public Infrastructure Grant Proposal
Attachment 1G



Attachment 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 – NeoCity Southern Gateway Infrastructure

As the 10th fastest growing county in the United States, Osceola County has invested tremendous resources to build its business climate for a bold future. The investments made over the past several years in high-tech innovation, high-skilled job growth and sustainable economic development strategies have positioned Osceola County to be the world epicenter for smart technology products and services. At the heart of the County's future economic development vision is NeoCity; the hub of the County's approach to the advancement of research, development and commercialization of cutting-edge technology solutions.

The proposed NeoCity 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 Grant 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 innovative, high-paying jobs and educational opportunities in NeoCity, Osceola County's emerging technology district. Additionally, completion of NeoVation Way will help relieve congestion, improve pedestrian and bicycling safety, and further define the development's southern entrance portal. The project also expands the efficiency and capacity of adjacent and surrounding businesses to promote the economic vitality of the area.

The construction of the Southern Gateway Project also will enhance the county's ability to attract additional cutting-edge businesses to 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 recently completed construction of a \$26 million, four-story office building designed to attract companies providing support services to the sensor-development industry. At present, six tenants in the smart sensor



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technology field anchor the office complex, in keeping with the long-range objectives of NeoCity development. A key tenant, for example, is SkyWater Technology, the United States' only U.S.-owned and operated pure play trusted semiconductor foundry. The company's continued growth at NeoCity is inevitable. In October 2021, for example, SkyWater applied to the U.S. Defense Department to make Osceola County a "trusted foundry" site for military semiconductor production, which will provide roughly 220 new jobs in NeoCity over the next five years.

In addition, the Osceola County School District in 2018 opened 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 the Valencia Advanced Manufacturing Center CNC Program in Kissimmee in 2016 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. The college offers 12-week to 6-month long training programs that lead to certifications in fields that include mechatronics, logistics, advanced welding technology and quality, inspection and assembly careers, among others.

The planned improvements also will vastly improve pedestrian and bicyclist access to the district, with the extension of an innovative new high-speed Veloway cycling track, 10-foot buffered sidewalks on either side of the roadway and four travel lanes separated by a 14-foot median to enhance safety along the corridor. The sidewalk and Veloway on NeoVation Way will tie into existing County trail networks at both termini points – at NeoCity Way and on Neptune Road.

According to a June 2021 Florida Office of Economic and Demographic Research analysis, (www.edr.state.fl.us/content/area-profiles/county/osceola.pdf), the median family income in Osceola was \$57,372 per year compared to \$67,414 in Florida; the personal income per capita in 2019 was \$35,258 in Osceola compared to \$52,426 statewide; 13.4 percent of Osceola residents lived in poverty in 2019, compared to 12.7 percent in the state; 86.7 percent of Osceola County residents were high school graduates compared to 88.2 percent statewide; only 21.8 percent of Osceola residents were college graduates compared to 29.9 percent statewide; and Osceola ranked first in the state for the number of personal bankruptcy filings per 1,000 population.

In addition, Osceola County is 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 387,055 residents is expected to nearly double by 2045 – 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 for occupations such as Electrical and Electronics Engineering Technicians (173023), Electrical Engineers (172071), Industrial Machinery Mechanics (499041), Software Developers (15132) and Machinist (499041). Nearly all of these college-level and advanced degrees are offered by the University of Central Florida. Coursework and training for other trades, such as mechanics and machinists, are provided at the Valencia Advanced Manufacturing CNC Program, as well as other nearby community colleges in Central Florida.

But it can't happen without the continued support and cultivation of partnerships, both public and private. Should Osceola County be awarded the approximately \$9.2 million grant requested to assist with the construction of NeoVation Way, it will result in an estimated 115 temporary construction jobs (direct, indirect, and induced) and generate immediate economic spending of approximately \$21 million



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over 12 months with additional enhancements to traffic congestion, pedestrian life safety, and improved access to Osceola County's technological hub.

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 recently completed 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. For example, NeoCity Way was completed in May 2021. The new 2.1-mile long roadway cost \$11.3 million to build, partially financed with a \$5.8 million grant from the Florida Department of Economic Opportunity. Because the Project is in Osceola County's jurisdiction, turn around for permitting and approvals will be negligible. The overall NeoCity site already has been permitted for up to 100% impervious surface by the South Florida Water Management District and the U.S. Army Corps of Engineers. The site has been mass graded and the ponds and control structures have been constructed. When roadway plans are 60% designed for NeoVation Way, a permit modification will be submitted to the South Florida Water Management District and no additional permits are anticipated. In addition, the Project received a Type 1 Categorical Exclusion designation on March 1, 2021, satisfying all National Environmental Policy Act requirements for a project of this magnitude.

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 NeoCity Southern Gateway Project alone, Osceola County already has invested more than \$4.5 million in right-of-way acquisition required to build the road, as well as approximately \$1.5 million in 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 Fabrication Lab serves as the foundation and catalyst for semiconductor research, development, and manufacturing within an emerging high-tech corridor in central Florida. To that end, Osceola County formed a public-private-partnership with BRIDG (Bridging the Innovation Development Gap), a Florida not-for-profit corporation for domestic semiconductor research, development, and manufacturing; and SkyWater Technology to assume operation of the Center for NeoVation and accelerate access to domestic development and manufacturing services for microelectronics advanced packaging.

Future Impact Analysis

In 2020, United States Commerce Secretary Wilbur Ross toured the Center for NeoVation to highlight semiconductor leadership and credited the site for "leading the renaissance of the microelectronics industry, not only in central Florida, but throughout the United States." Shortly after that



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visit, SkyWater Technology announced its plans to assume operation of the Center for NeoVation. The company plans to expand its operations and make further investments in NeoCity and create an estimated 220 jobs at the Center for NeoVation within the next five years. Additionally, the public-private-partnership between BRIDG, SkyWater Technology, and Osceola County will establish a center of excellence for advanced packaging and heterogeneous integration of microelectronics, strengthen and protect the domestic semiconductor supply chain and provide access to leading-edge capabilities to accelerate innovation, and support the development of a skilled, knowledgeable workforce to preserve U.S. semiconductor leadership.

BRIDG and SkyWater already have 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 focuses on the development and production of highly innovative solutions for a broad range of applications, including sensors, high-speed electronics, cryogenics, 6G wireless technology, and photonics. In addition to imec, current BRIDG partners include Harris Corporation, Photon-X, numerous 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.

More recently, Osceola County entered into an agreement with DS Semicon's U.S. affiliate, DSUS, LLC that will potentially allow the tech giant to acquire and develop 25 acres in the NeoCity technology district with the intent to create a \$1.2 billion mixed-use city center, along with exclusive rights to negotiate to buy an additional 45 acres. This agreement would bring a significant cash investment to the NeoCity technology district, paving the way for creation of a city center that utilizes "smart technology" and creating a show place for events and the performing arts. The development plan to be negotiated calls for a 1.4 million-square-foot retail and entertainment hub, and 1,150 condominiums with nearly 400,000 square feet of amenities and common space along the lakefront in NeoCity. The city center would include a commercial office tower, a dining and retail center with a movie theater, a 200-room conference hotel with about 100,000 square feet of convention/exhibition space and an entertainment hall with a 700-seat event center.

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 manufacturing of semiconductors 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.

Continued investments in 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.



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In summary, Osceola County eagerly anticipates working closely with the Department of Economic Opportunity to provide critically needed access to high-wage jobs in the County and the Central Florida region, further leverage the state's previous investment in NeoCity, improve safety for pedestrian, motorists and cyclists, enhance recreational opportunities, improve key quality of life indicators, and promote sustainable economic diversification that benefits all Floridians.



Osceola County
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 Attachment 2A



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

NeoCity Southern Gateway Project Timeline											
	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023	Q3-2023	Q4-2024	2025	2026	Q1 2027
Award Execution	★										
Design											
Contracting		★									
Design						★					
Construction											
Construction											★

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**STATUS OF ENVIRONMENTAL CERTIFICATION
FOR FEDERAL PROJECT**

650-050-13
ENVIRONMENTAL MANAGEMENT
11/15

Financial Management No. 448856-1-00-00
FAP No. Not Available
Title: NEOVATION WAY FROM NEPTUNE RD/CR-525 TO NEOCITY WAY
Work Mix: NEW ROAD CONSTRUCTION
District: FDOT District 5
County: Osceola County
Project Description:

This project proposes to build Neovation Way, a new 0.59 mile roadway providing access to NeoCity from the south, linking Neptune Road and NeoCity Way. The proposed roadway will be a four-lane divided roadway with sidewalks on both sides and a shared use trail. A 110 ROW has been dedicated for the facility and the entire facility would be contained within existing county owned ROW.

This project is a Categorical Exclusion under 23 C.F.R. 771.117

- A Type 1 Categorical Exclusion per (c) (22) or (d) __ as determined on March 1, 2021
 A Type 2 Categorical Exclusion approved on _____

The final environmental document for this project was a (check one):

- A Finding of No Significant Impact under 23 C.F.R. 771.121 approved on _____
 A Record of Decision under 23 C.F.R. 771.127 approved on _____

A re-evaluation in accordance with 23 C.F.R. 771.129 was (check one):

- Approved on _____
 Not required.

Signature: William G. Walsh
Environmental Manager or designee

Date: March 1, 2021



The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by the Florida Department of Transportation (FDOT) pursuant to 23 U.S.C. §327 and a Memorandum of Understanding dated December 14, 2016 and executed by the Federal Highway Administration and FDOT.



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Attachment 2G. Does this project have a local match amount? If yes, please describe the entity providing the match and the amount.

Osceola County is providing the local match, which consists of the following:

- \$4,520,000 in right-of-way acquisition costs
 - Approximately 8 acres of land required @ \$565,000 per acre per recent sale of adjoining acreage in NeoCity
- \$1,580,507 in stormwater retention costs
- \$219,612.02 for consultant services to prepare 30% design plans for the Project
- \$2,849,374.20 in construction costs

Local contributions for the project total: **\$9,169,493**



NEOCITY

ECONOMIC IMPACT ANALYSIS

01

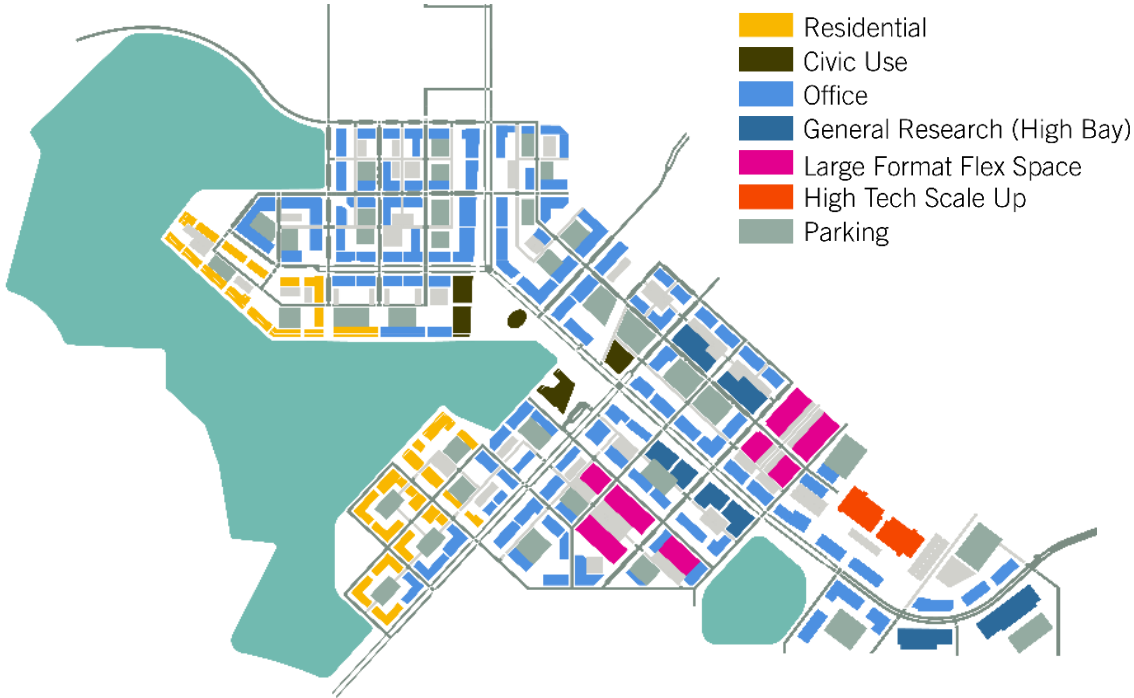
Economic Impacts

- o 1.1 OFFICE WEIGHTED SCENARIO
- o 1.2 INDUSTRIAL WEIGHTED SCENARIO
- o 1.3 SUMMARY OF ECONOMIC IMPACTS

ECONOMIC IMPACT: OFFICE WEIGHTED SCENARIO

OFFICE WEIGHTED SCENARIO

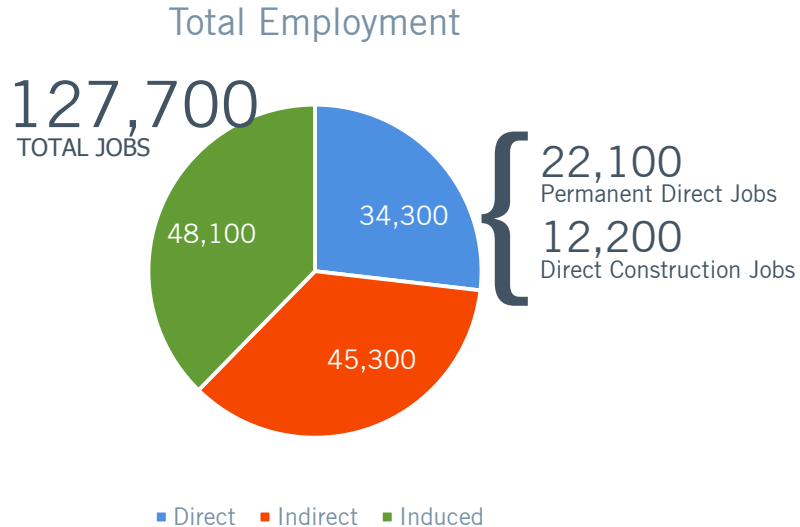
Total Economic Impact



Building Square Footage by Category	
Building Type	Square feet
Commercial	8.5M
Office	7.2M
General Research & Office	698K
Civic Use	315K
Retail	319K
Industrial	691K
Large Format Flex	461K
High Tech Scale-Up	230K
Residential	1.7M
Total	10.9M

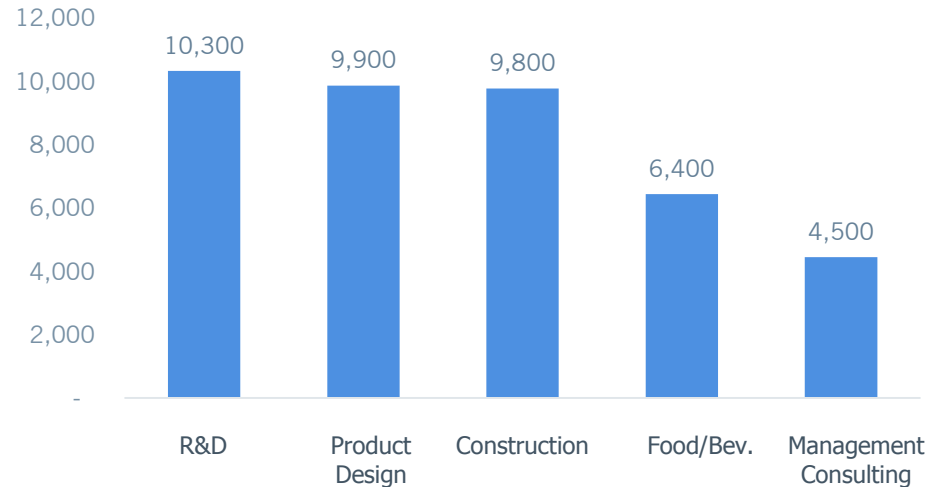
OFFICE WEIGHTED SCENARIO

Employment Impact



- 35% of direct FTE jobs in Osceola County are due to construction

Top 5 Industries by Total Employment (MSA Level)

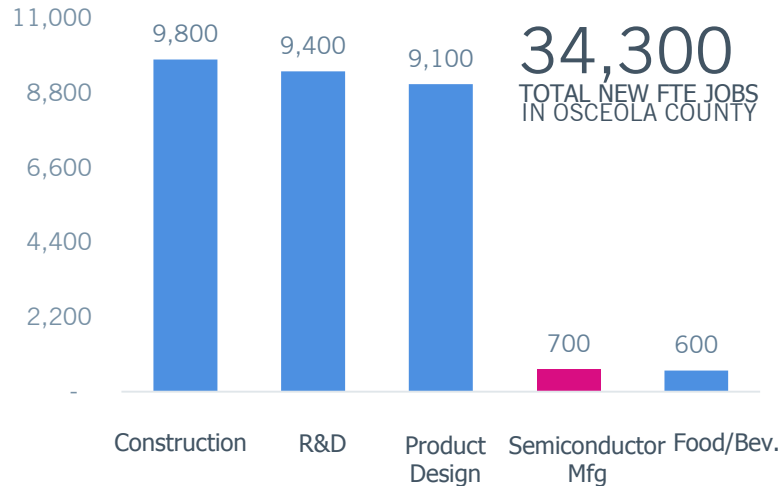


- 65% of direct FTE jobs created by NeoCity in Osceola County are due to operations

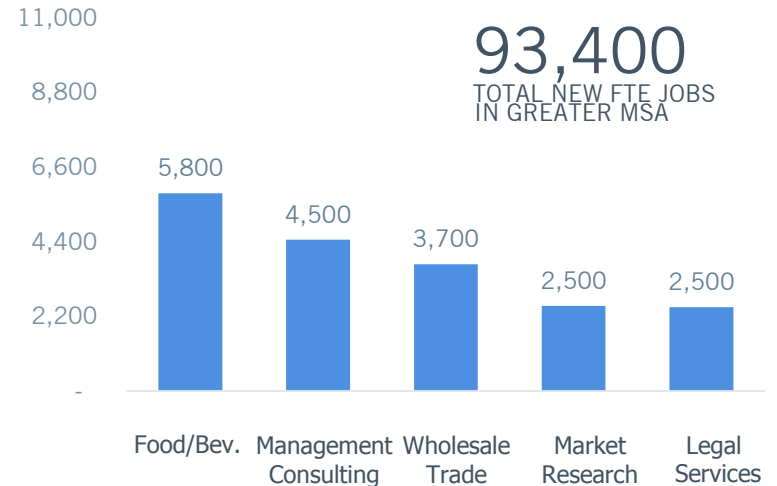
OFFICE WEIGHTED SCENARIO

Employment Impact

Top 5 Industries by Employment in Osceola County



Top 5 Industries by Employment to Greater MSA



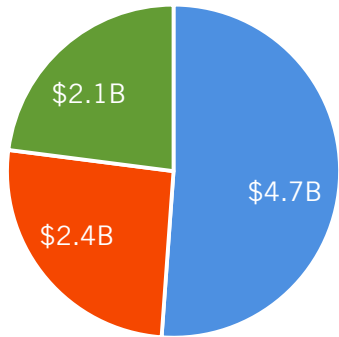
2,005 direct FTE jobs created in entirely new advanced manufacturing sectors

*Highlighted sectors indicate new industry to Osceola County

OFFICE WEIGHTED SCENARIO

Labor Income

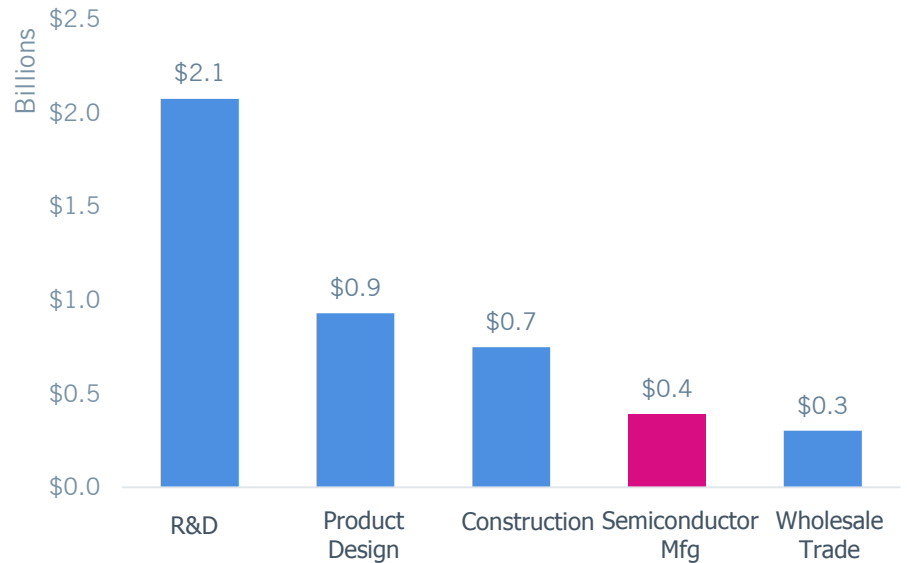
Total Labor Income



■ Direct ■ Indirect ■ Induced

\$9.3B
TOTAL LABOR INCOME

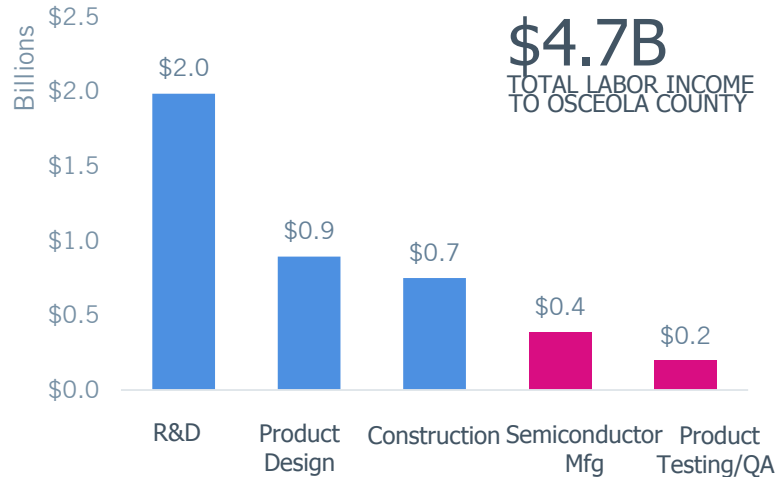
Top 5 Industries by Total Labor Income
(MSA Level)



OFFICE WEIGHTED SCENARIO

Labor Income

Top 5 Industries by Direct Labor Income to Osceola County



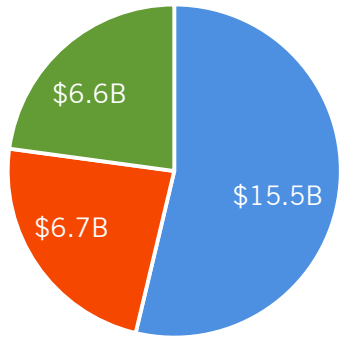
Top 5 Industries by Labor Income to Greater MSA



OFFICE WEIGHTED SCENARIO

Economic Output

Total Economic Output

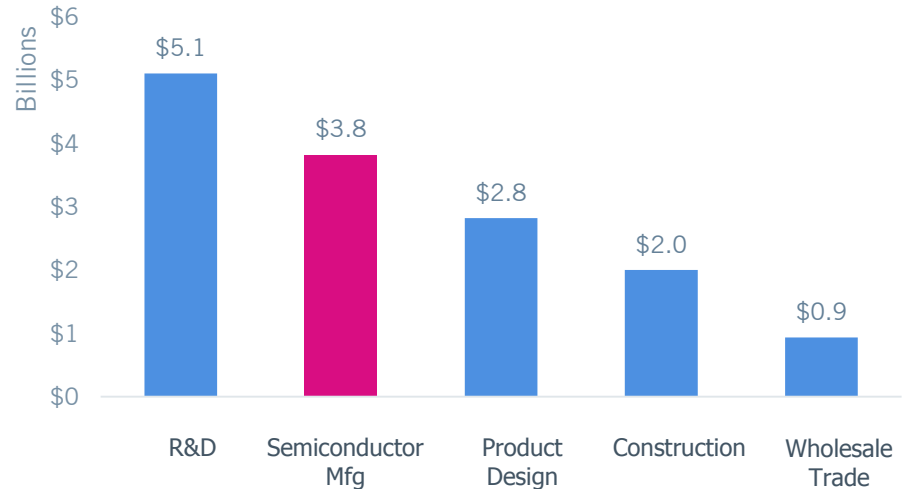


\$28.8B
TOTAL ECONOMIC OUTPUT

■ Direct ■ Indirect ■ Induced

- 423 total sectors impacted
- 206 sectors impacted by over \$1M

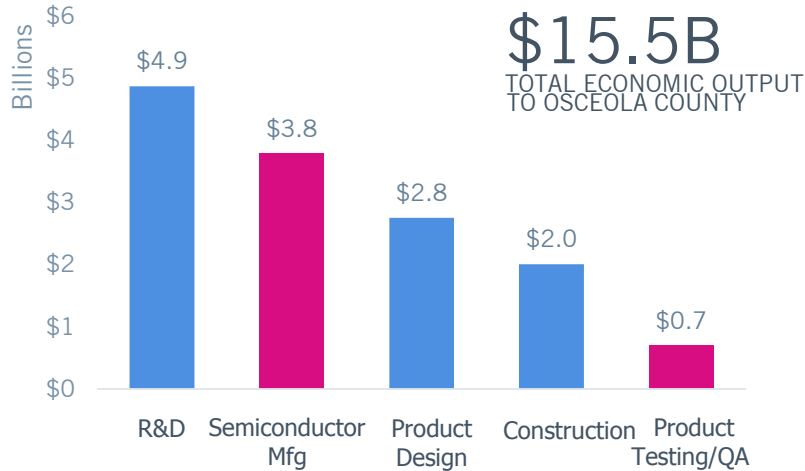
Top 5 Industries by Total Economic Output (MSA Level)



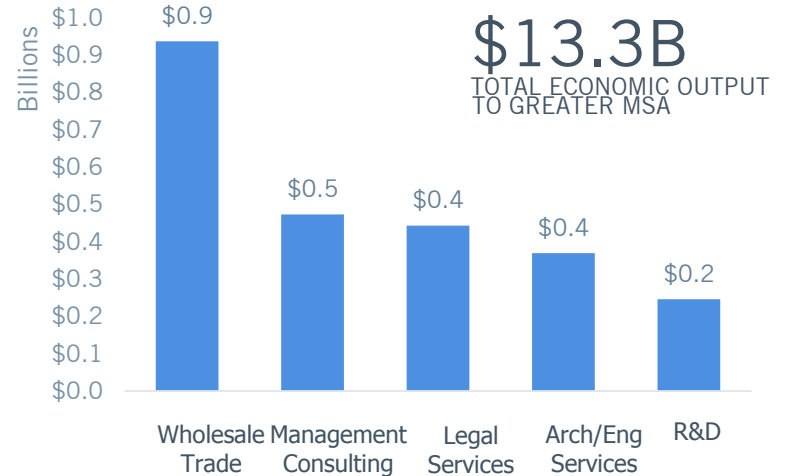
OFFICE WEIGHTED SCENARIO

Economic Output

Top 5 Industries by Direct Economic Output to Osceola County



Top 5 Industries by Economic Output to Greater MSA



ECONOMIC IMPACT: INDUSTRIAL WEIGHTED SCENARIO

INDUSTRIAL WEIGHTED SCENARIO

Total Economic Impact

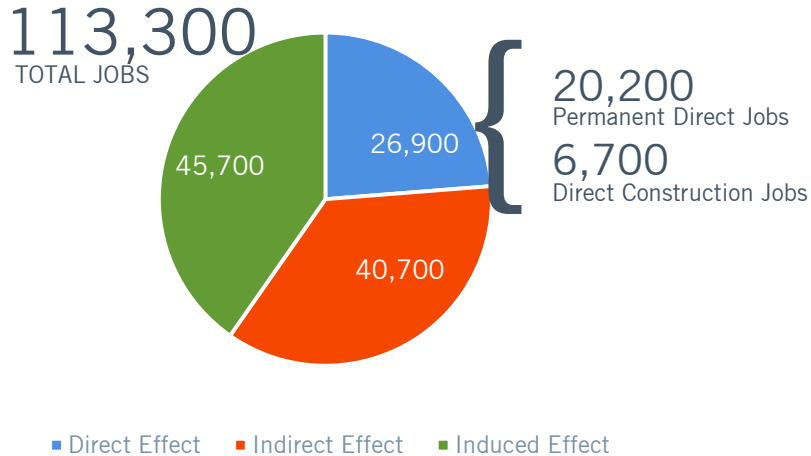


Building Square Footage by Category	
Building Type	Square feet
Commercial	7.1M
Office	5.2M
General Research & Office	1.5M
Civic Use	256K
Retail	252K
Industrial	2.2M
Large Format Flex	1.8M
High Tech Scale-Up	456K
Residential	545K
Total	9.9M

INDUSTRIAL WEIGHTED SCENARIO

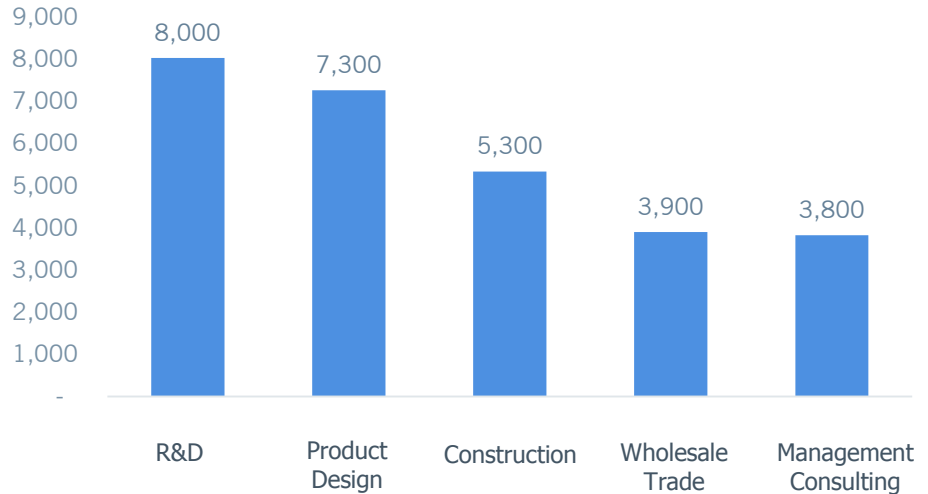
Employment Impact

Industrial Weighted Employment



- 25% of direct FTE jobs in Osceola County are due to construction

Top 5 Industries by Total Employment (MSA Level)

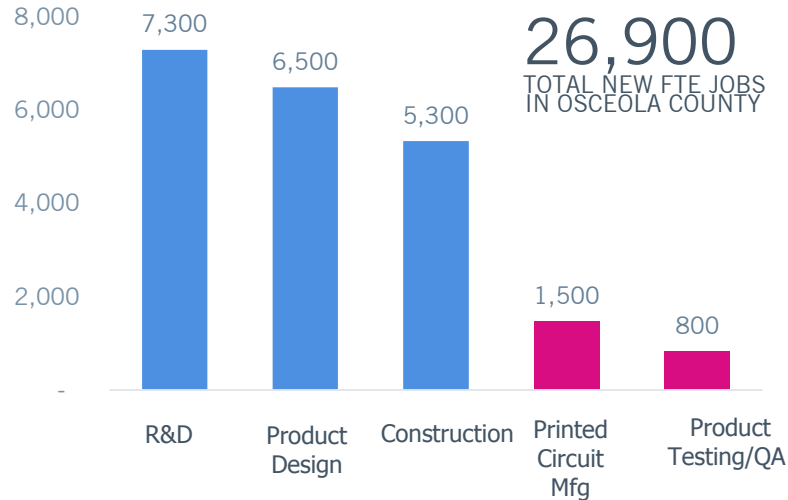


- 75% of direct FTE jobs created by NeoCity in Osceola County are due to operations

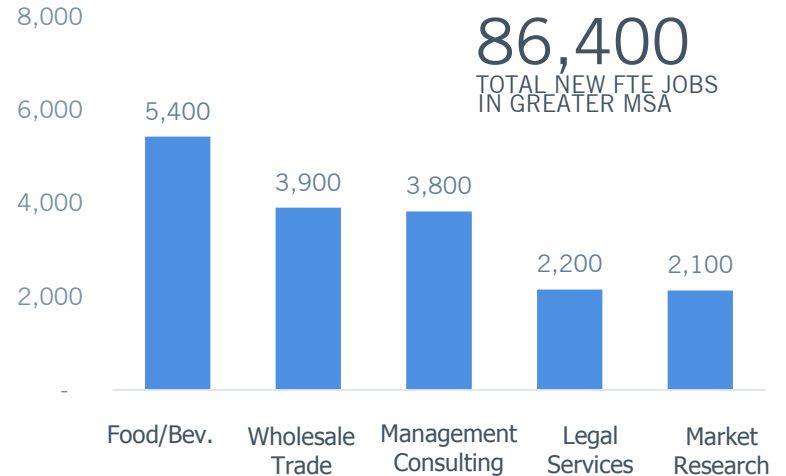
INDUSTRIAL WEIGHTED SCENARIO

Employment Impact

Top 5 Industries by Employment in Osceola County



Top 5 Industries by Employment to MSA

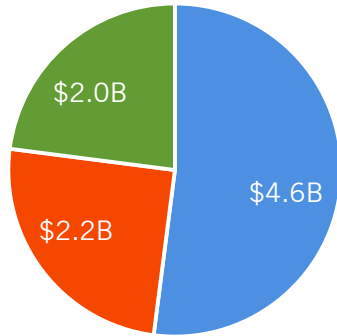


5,100 direct FTE jobs created in entirely new advanced manufacturing sectors

INDUSTRIAL WEIGHTED SCENARIO

Labor Income

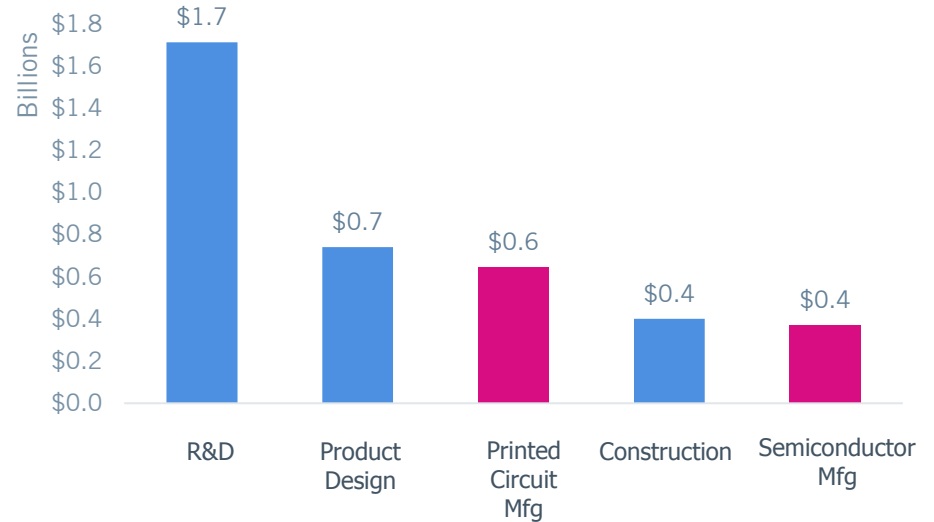
Total Labor Income



\$8.8B
TOTAL LABOR INCOME

■ Direct Effect ■ Indirect Effect ■ Induced Effect

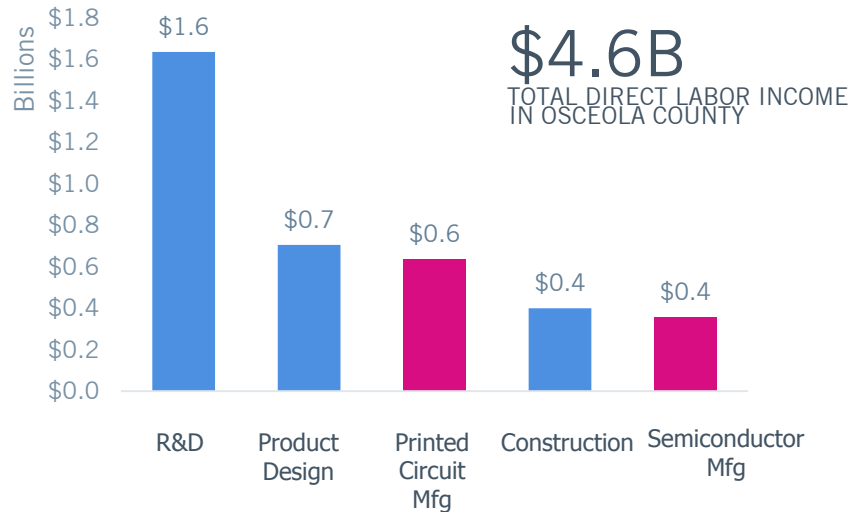
Top 5 Industries by Labor Income
(MSA Level)



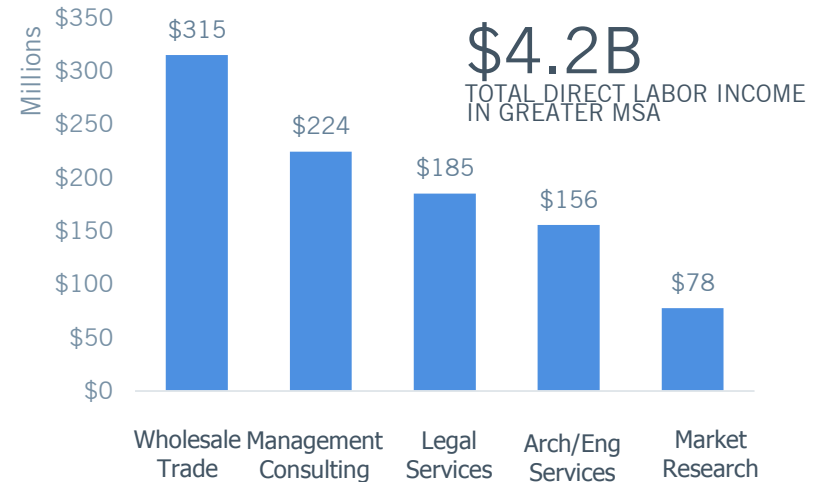
INDUSTRIAL WEIGHTED SCENARIO

Labor Income

Top 5 Industries by Direct Labor Income to Osceola County



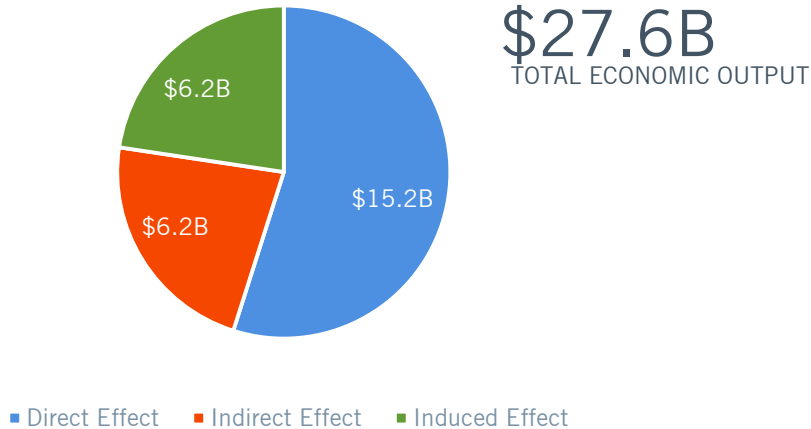
Top 5 Industries by Labor Income to Greater MSA



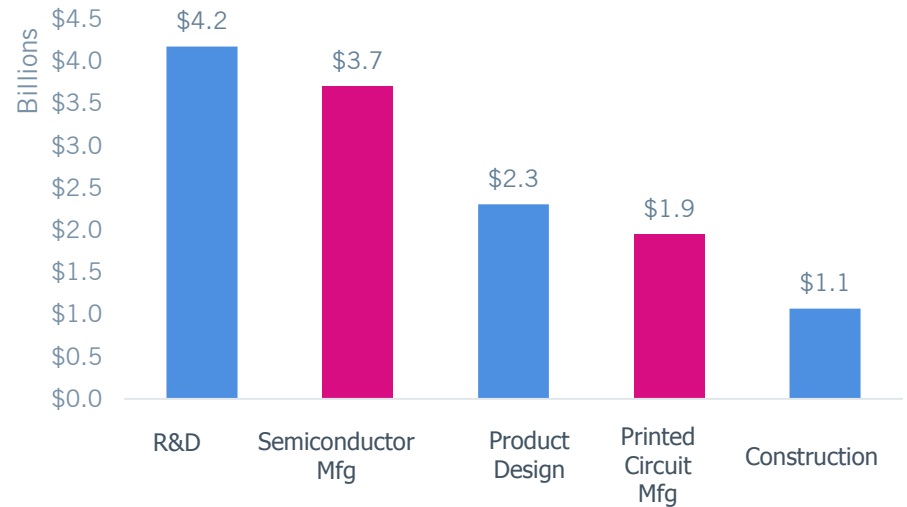
INDUSTRIAL WEIGHTED SCENARIO

Economic Output

Total Economic Output



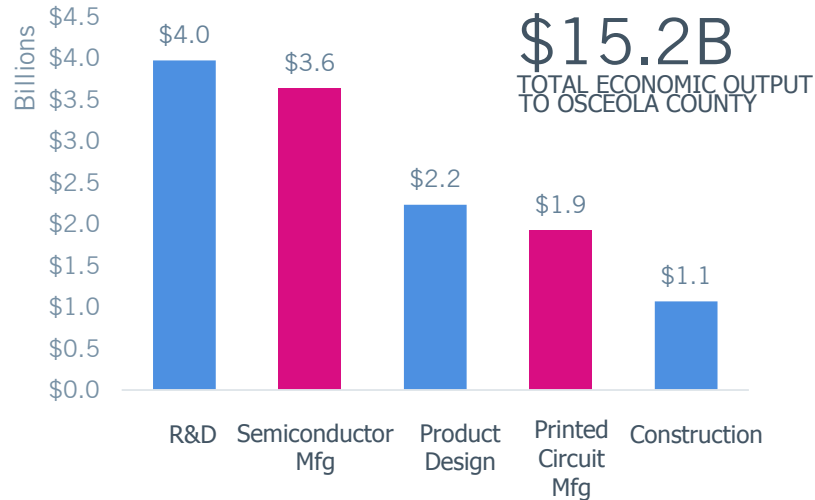
Top 5 Industries by Total Economic Output (MSA Level)



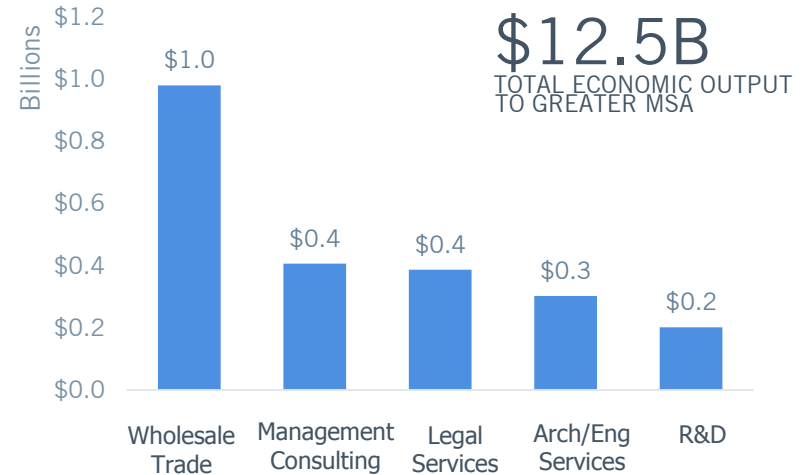
INDUSTRIAL WEIGHTED SCENARIO

Economic Output

Top 5 Industries by Direct Economic Output to Osceola County



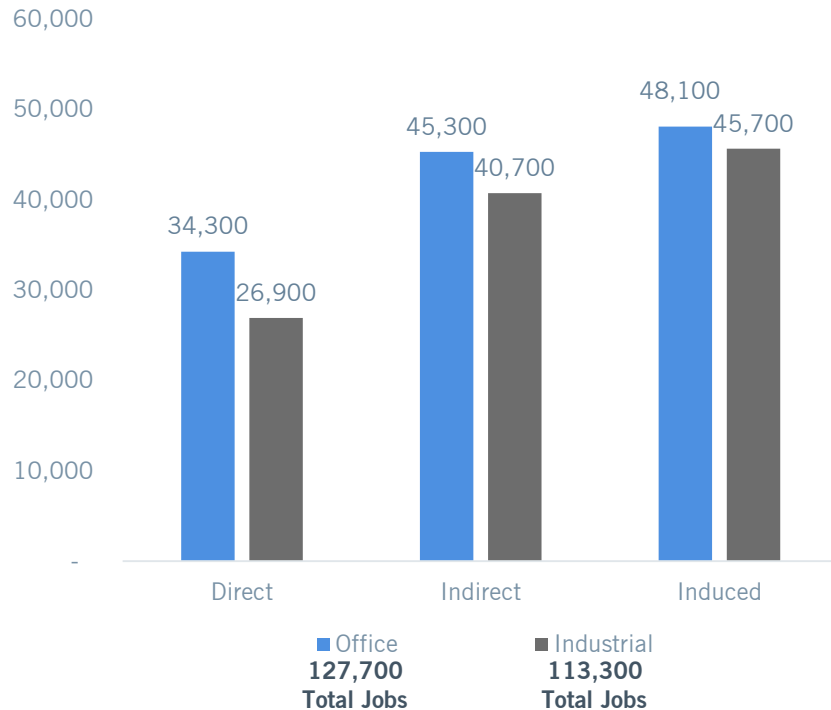
Top 5 Industries by Economic Output to Greater MSA



SUMMARY OF ECONOMIC IMPACTS

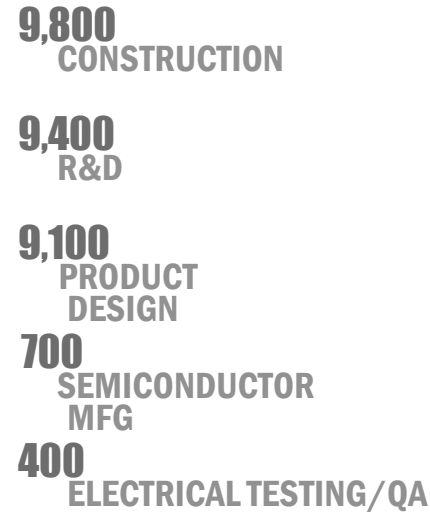
COMPARISON OF SCENARIOS

FTE Jobs by Scenario

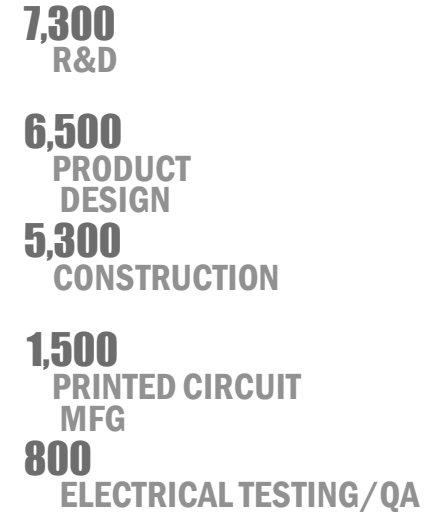


Top Jobs to Osceola County

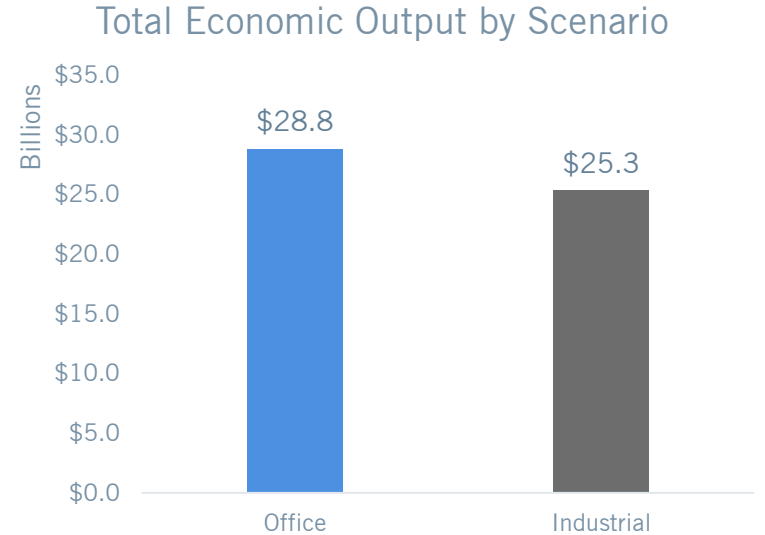
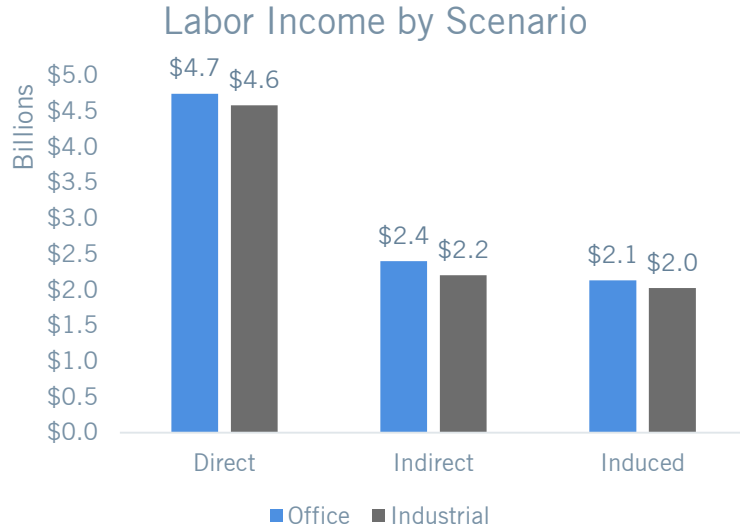
OFFICE WEIGHTED



INDUSTRIAL WEIGHTED



COMPARISON OF SCENARIOS



*Osceola County will realize
greater economic impacts as
it attracts the supply chain &
appropriate housing
infrastructure*



NEOCITY

TAX REVENUE MODEL

0

Tax Revenue
Model

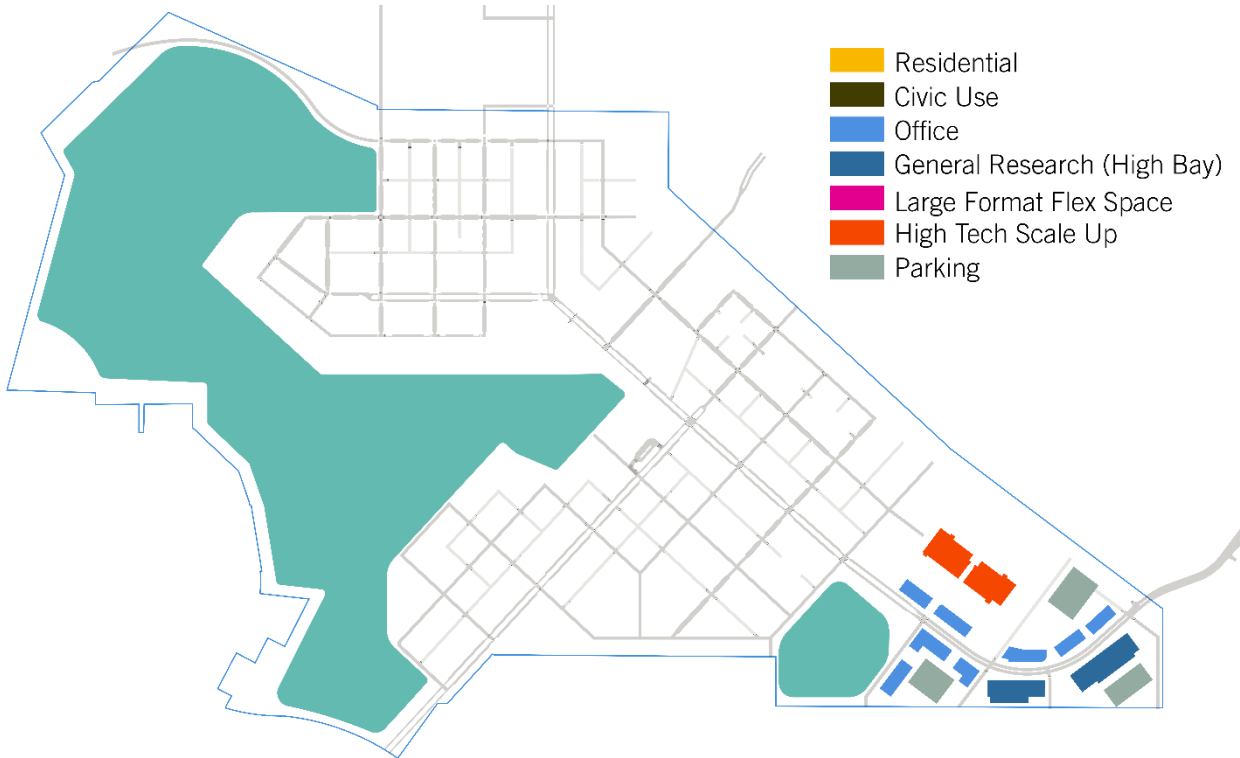
2

- o 2.1 OFFICE WEIGHTED SCENARIO
- o 2.2 INDUSTRIAL WEIGHTED SCENARIO
- o 2.3 TAX REVENUE SCENARIO COMPARISONS
- o 2.4 ASSUMPTIONS

TAX REVENUE: OFFICE WEIGHTED SCENARIO

OFFICE WEIGHTED SCENARIO

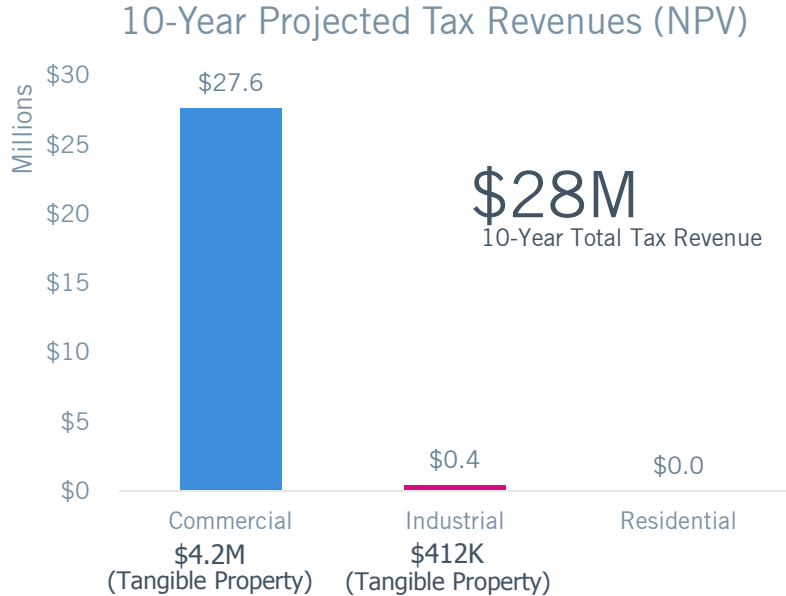
10 Year Tax Revenue Estimate



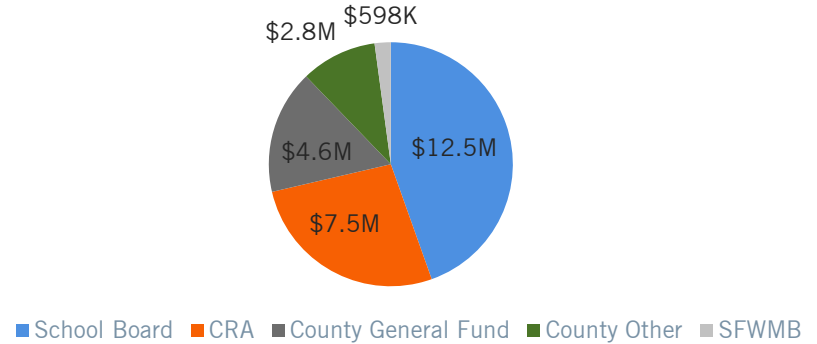
Building Square Footage by Category	
Building Type	Square feet
Commercial	850K
Office	596K
General Research & Office	254K
Civic Use	-
Retail	-
Industrial	230K
Large Format Flex	-
High Tech Scale-Up	230K
Residential	-
Total	1.1M

OFFICE WEIGHTED SCENARIO

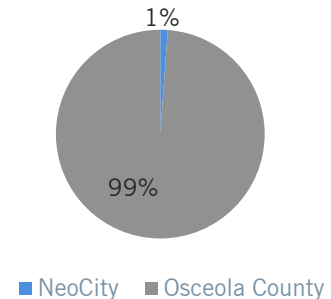
10 Year Tax Revenue Estimate



10-Year Tax Revenue



NeoCity as % of Total Taxable Value at 10 Years*



* - Based Osceola County's 2016 Total Taxable Land Value

OFFICE WEIGHTED SCENARIO: MODEL 1

25 Year Tax Revenue Estimate

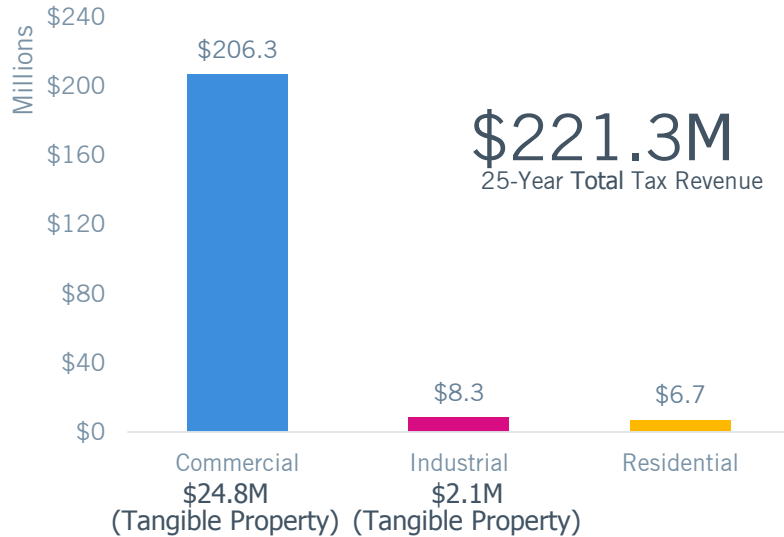


Building Square Footage by Category	
Building Type	Square feet
Commercial	4.6M
Office	3.5M
General Research & Office	500K
Civic Use	298K
Retail	295K
Industrial	486K
Large Format Flex	256K
High Tech Scale-Up	230K
Residential	382K
Total	5.2M

OFFICE WEIGHTED SCENARIO

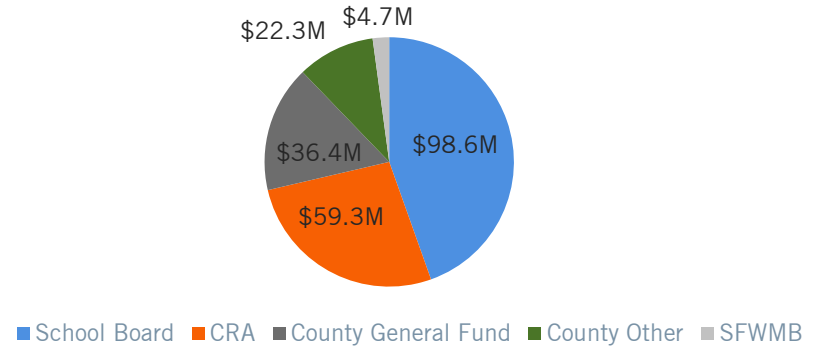
25 Year Tax Revenue Estimate

25-Year Projected Tax Revenues (NPV)

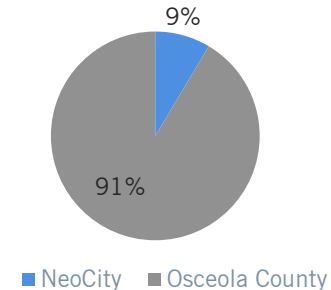


* - Based Osceola County's 2016 Total Taxable Land Value

25-Year Tax Revenue Allocations

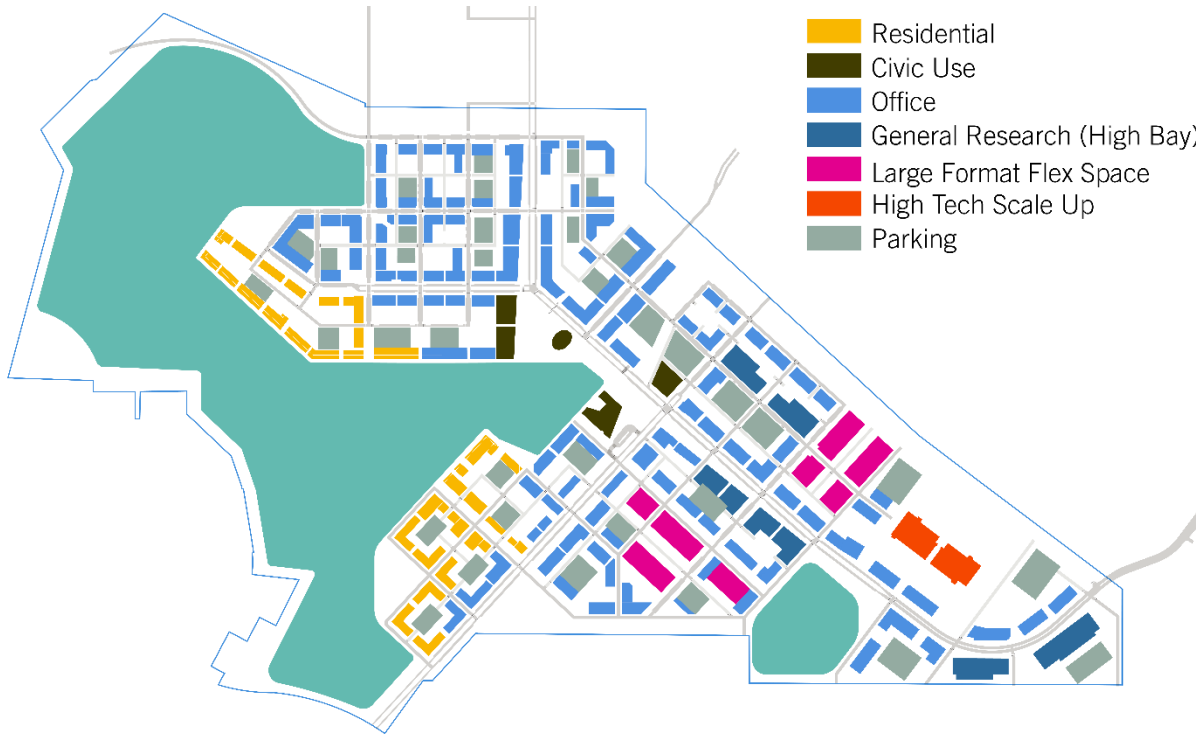


NeoCity as % of Total Taxable Value at 25 Years*



OFFICE WEIGHTED SCENARIO

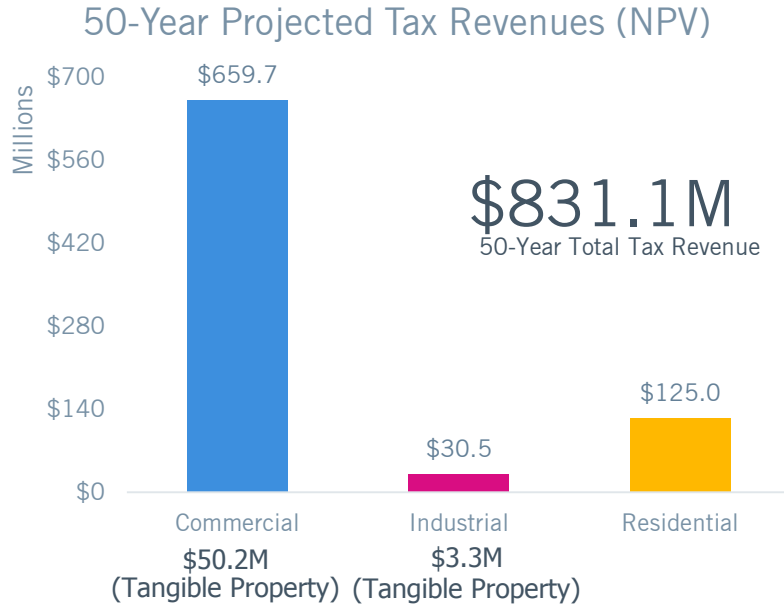
50 Year Tax Revenue Estimate



Building Square Footage by Category	
Building Type	Square feet
Commercial	8.5M
Office	7.2M
General Research & Office	698K
Civic Use	315K
Retail	319K
Industrial	691K
Large Format Flex	461K
High Tech Scale-Up	230K
Residential	1.7M
Total	10.9M

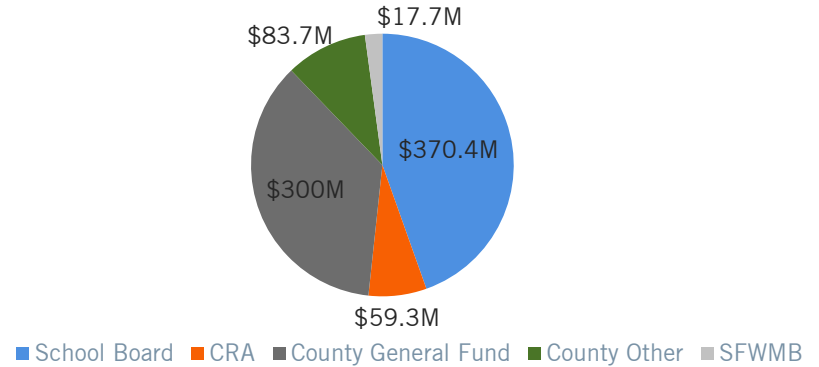
OFFICE WEIGHTED SCENARIO

50 Year Tax Revenue Estimate

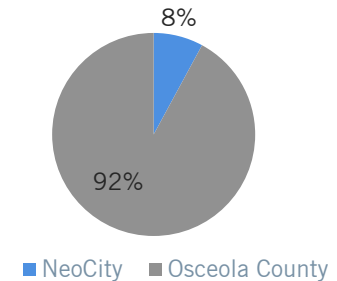


* - Based Osceola County's 2016 Total Taxable Land Value

50-Year Tax Revenue by Taxing Entity



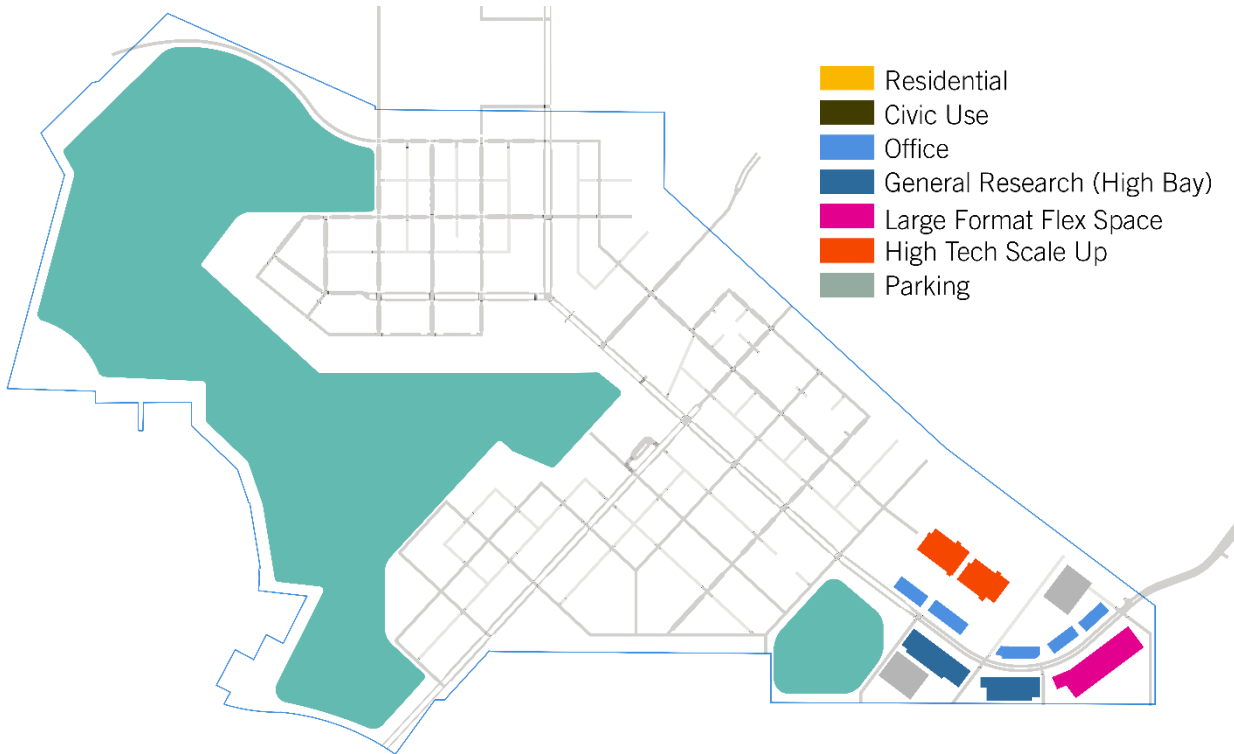
NeoCity as % of Total Taxable Value at 50 Years*



TAX REVENUE: INDUSTRIAL WEIGHTED SCENARIO

INDUSTRIAL WEIGHTED SCENARIO

10 Year Tax Revenue Estimate



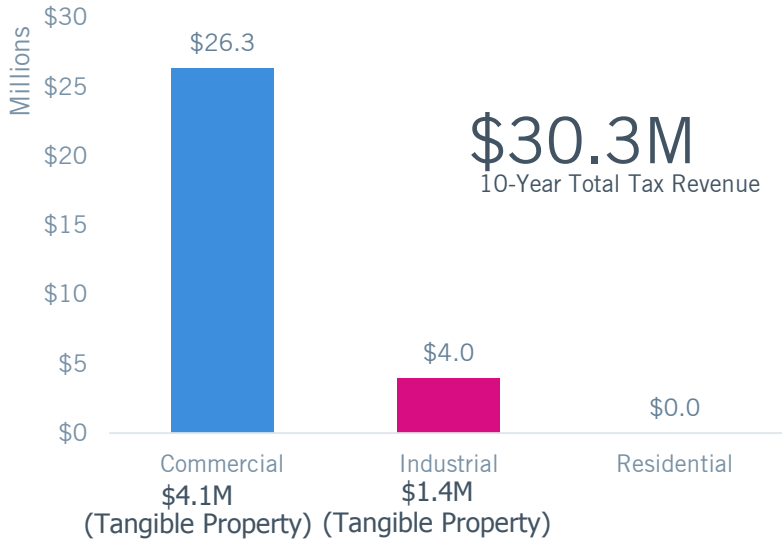
Building Square Footage by Category

Building Type	Square feet
Commercial	694K
Office	430K
General Research & Office	264K
Civic Use	-
Retail	-
Industrial	377K
Large Format Flex	147K
High Tech Scale-Up	230
Residential	-
Total	1.1M

INDUSTRIAL WEIGHTED SCENARIO

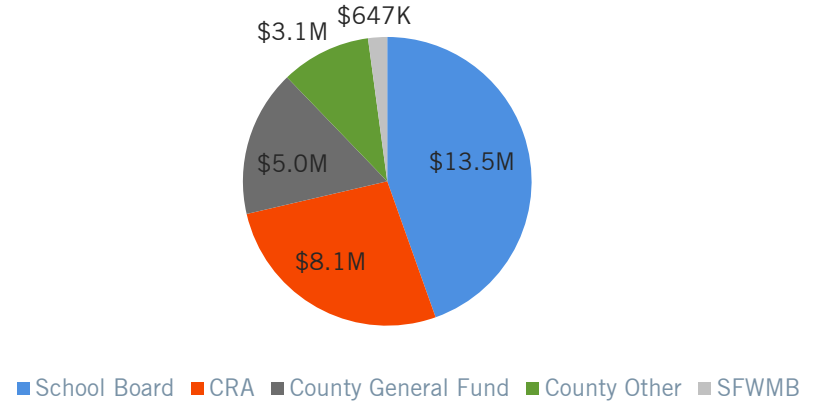
10 Year Tax Revenue Estimate

10-Year Projected Tax Revenues (NPV)

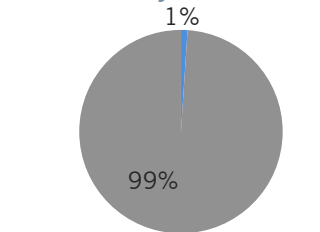


* - Based Osceola County's 2016 Total Taxable Land Value

10-Year Tax Revenue



NeoCity as % of Total Taxable Value at 10 years



■ NeoCity ■ Osceola County

INDUSTRIAL WEIGHTED SCENARIO

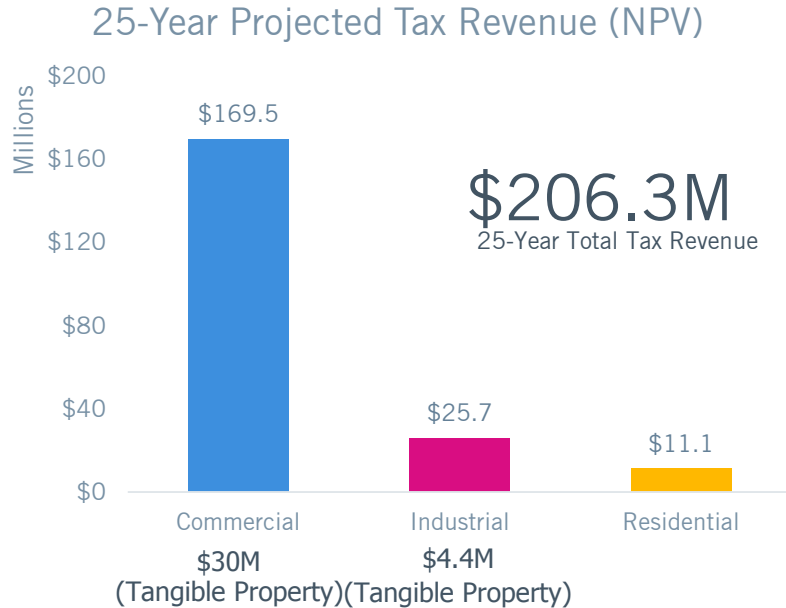
25 Year Tax Revenue Estimate



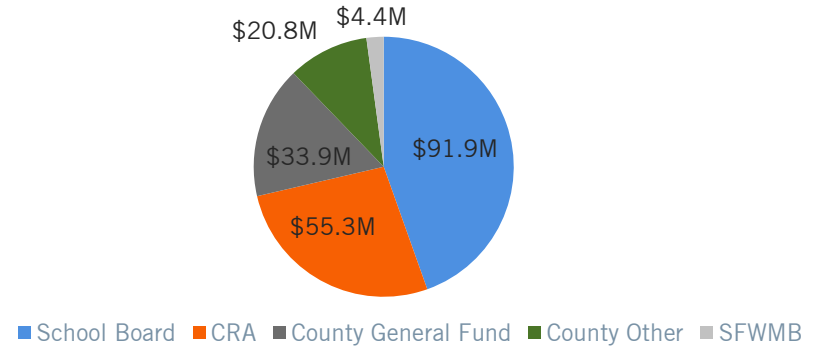
Building Square Footage by Category	
Building Type	Square feet
Commercial	4.2M
Office	2.9M
General Research & Office	1M
Civic Use	232K
Retail	146K
Industrial	1.2M
Large Format Flex	736K
High Tech Scale-Up	456K
Residential	259K
Total	5.7M

INDUSTRIAL WEIGHTED SCENARIO

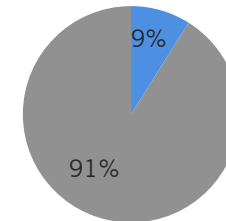
25 Year Tax Revenue Estimate



25-Year Tax Revenue



NeoCity as % of Total Taxable Land Value at 25 Years*



* - Based Osceola County's 2016 Total Taxable Land Value

INDUSTRIAL WEIGHTED SCENARIO

50 Year Tax Revenue Estimate

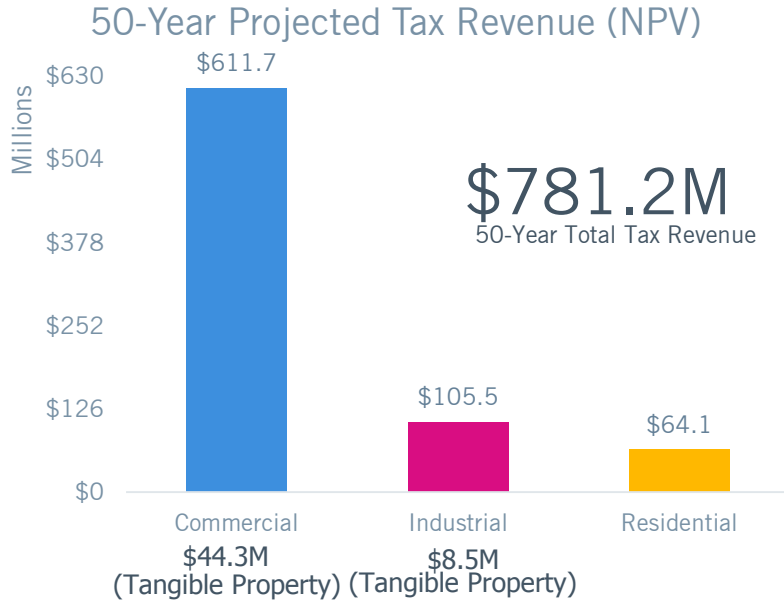


Building Square Footage by Category

Building Type	Square feet
Commercial	7.1M
Office	5.2M
General Research & Office	1.5M
Civic Use	256K
Retail	252K
Industrial	2.2M
Large Format Flex	1.8M
High Tech Scale-Up	456K
Residential	545K
Total	9.9M

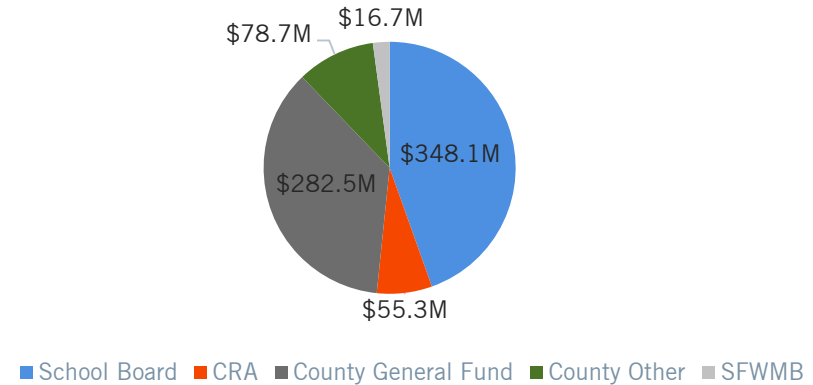
INDUSTRIAL WEIGHTED SCENARIO

50 Year Tax Revenue Estimate

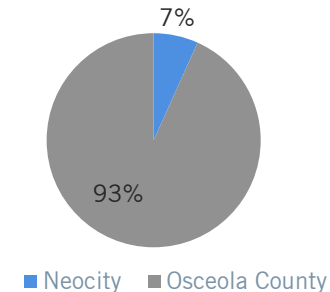


* - Based Osceola County's 2016 Total Taxable Land Value

50-Year Tax Revenue by Taxing Entity



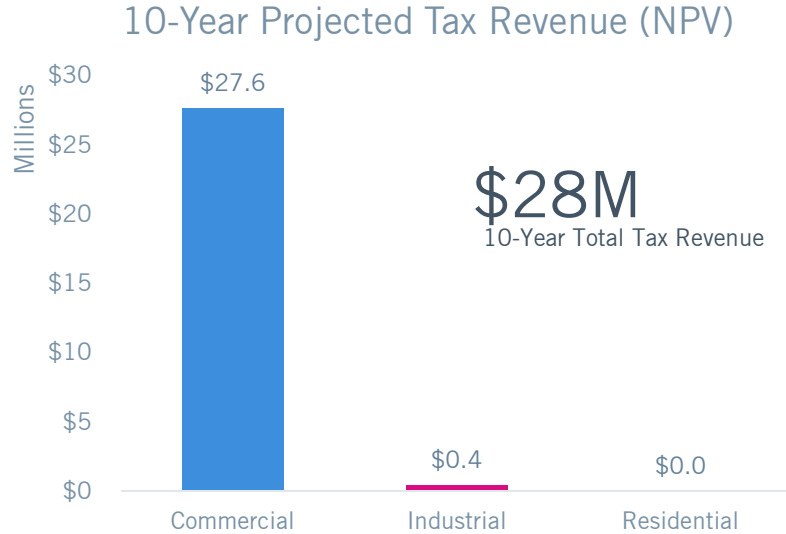
NeoCity as % of Total Taxable Land Value at 50 Years*



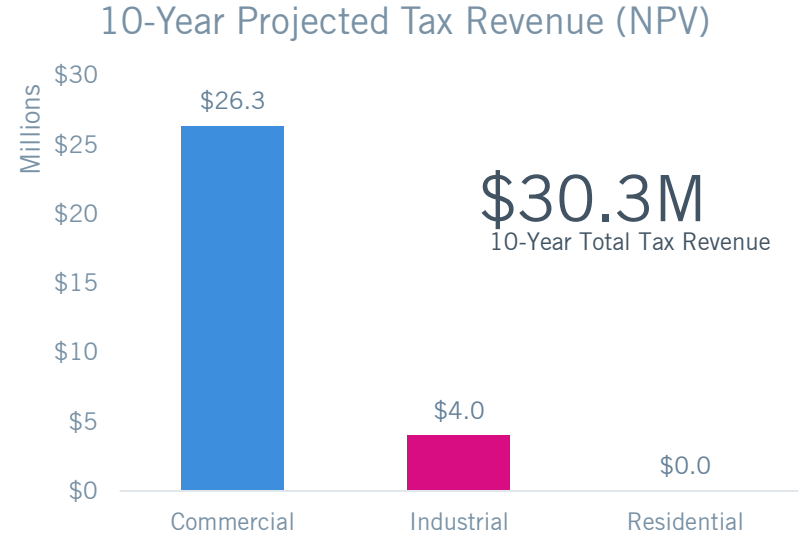
TAX REVENUE: SCENARIO COMPARISON

10-YEAR TAX REVENUE COMPARISON

Office Weighted Scenario



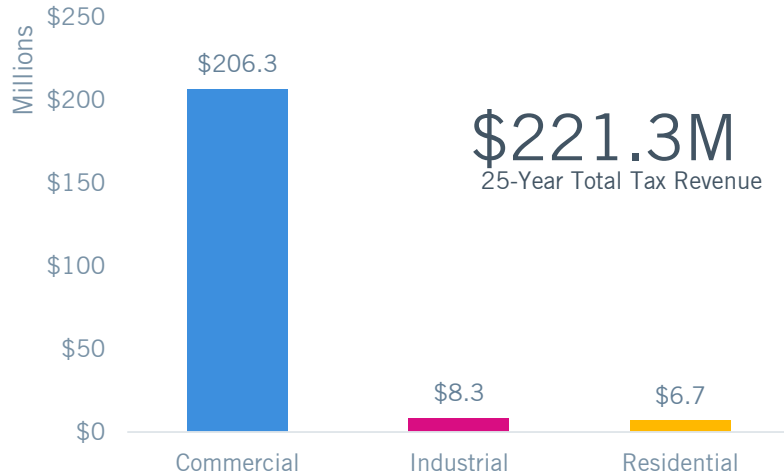
Industrial Weighted Scenario



25-YEAR TAX REVENUE COMPARISON

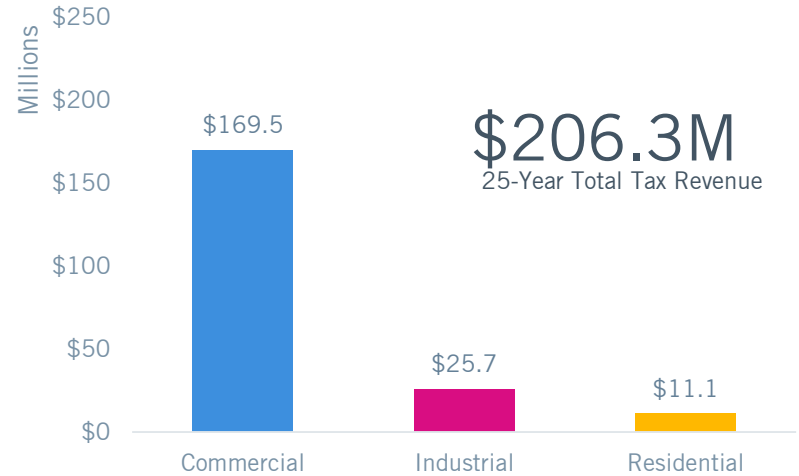
Office Weighted Scenario

25-Year Projected Tax Revenue (NPV)



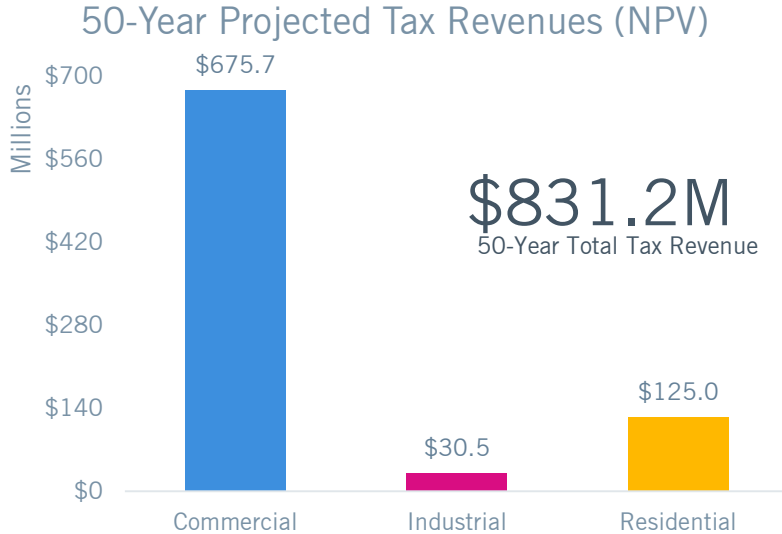
Industrial Weighted Scenario

25-Year Projected Tax Revenue (NPV)

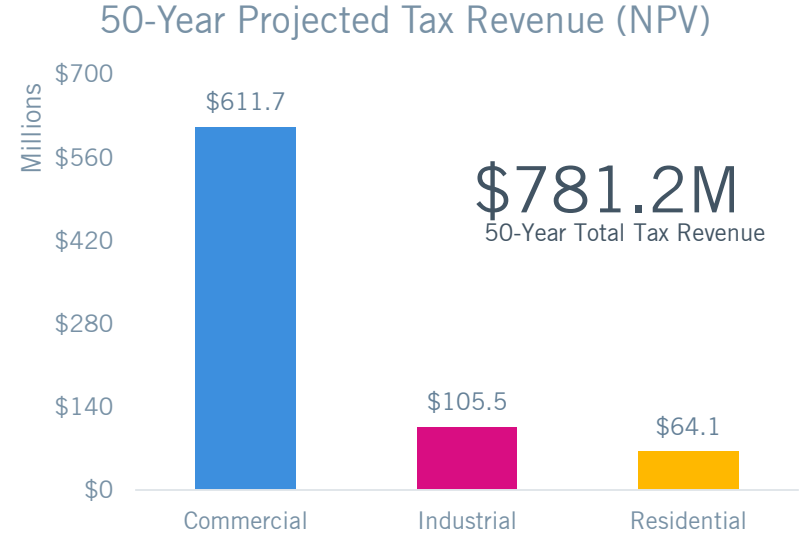


50-YEAR TAX REVENUE COMPARISON

Office Weighted Scenario



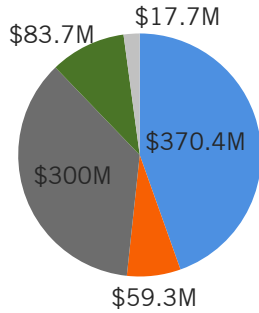
Industrial Weighted Scenario



50-YEAR TAX REVENUE COMPARISON BY TAXING ENTITY

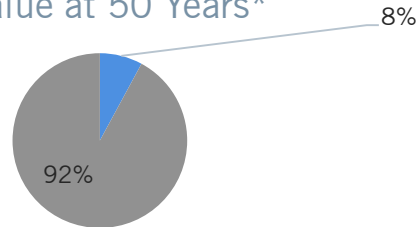
Office Weighted Scenario

50-Year Tax Revenue



■ School Board ■ CRA ■ County General Fund ■ County Other ■ SFWMB

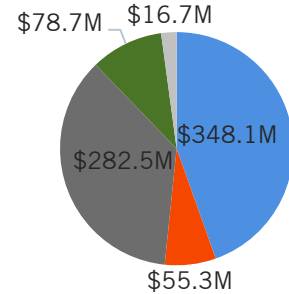
NeoCity as % of Total Taxable Value at 50 Years*



■ NeoCity ■ Osceola County

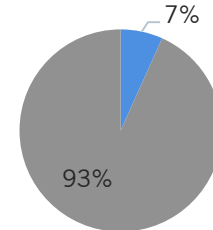
Industrial Weighted Scenario

50-Year Tax Revenue



■ School Board ■ CRA ■ County General Fund ■ County Other ■ SFWMB

NeoCity as % of Total Taxable Land Value at 50 Years*



■ NeoCity ■ Osceola County

NeoCity vs Current Top Tax Payers

Based on Taxable Value of Property

2016 Top Tax Payers in Osceola County

Rank	Property	Total Taxable Value
	NeoCity	\$1.5B-\$2.1B
1	Westgate Properties / Resorts / Towers / Vacation Villas	\$916,257,049
2	Walt Disney Parks And Resorts Us Inc.	\$637,364,675
3	Lando Resorts Corp	\$490,107,747
4	Gp Limited Partnership	\$314,125,177
5	Duke Energy Florida Inc	\$263,924,941
6	Tempus Palms Intl Ltd / Mystic Dunes Golf Club & Resort	\$259,837,110
7	Wyndham Vac Own & Resorts / Star Island / Vacation Break	\$220,992,706
8	Silver Lake Resort Ltd	\$121,488,066
9	Omni-championsgate Resort Hotel Llc	\$107,812,400
10	Osceola Regional Hospital Inc / Osceola Regional Medical Center	\$100,718,798

1. The total taxable value of NeoCity at full build out will be between \$1.5B and \$2.1B
2. NeoCity will become Osceola County's largest tax payer based on total taxable value of property



NEOCITY

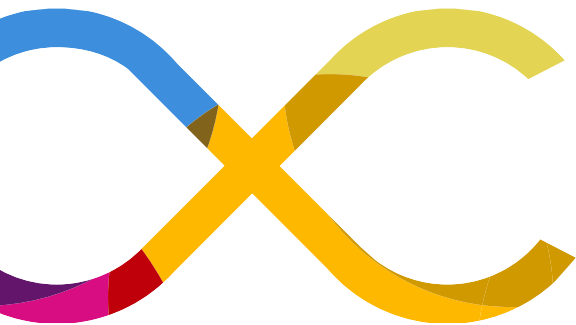
KEY TAKEAWAYS

KEY TAKEAWAYS

An architectural rendering of a modern urban development. The scene features a central canal or waterway with a bridge. On the right side, there are several multi-story modern buildings with large glass windows. In the foreground, there are lower-rise buildings with flat roofs and some outdoor seating areas. The overall atmosphere is bright and clear, suggesting a sunny day. The rendering is presented in a light, semi-transparent style over a darker background.

- Osceola County will capture 100% of the direct impact on investment
 - Indirect and induced impacts will leak to the MSA, State and even out of state
- The industrial weighted scenario is the most likely for economic development
- Capturing economic impact is dependent on:
 - Attracting more of the supply chain
 - Developing appropriate housing
- No matter the assumptions, success will be linked to County's ability to attract tenants
- Projected tax revenues should be updated every 2-3 years to reflect real demand

NeoCity provides a life time opportunity, its up to local and state economic development to leverage it & make it happen



WRAP- UP + QUESTIONS

ASSUMPTIONS

DIRECT JOBS CALCULATION

Building Type	SF/employee	Occupancy	Total Employment: 50 Year Build Out	
			Office Weighted	Industrial Weighted
Office	350	88%	18,000	13,000
High Tech High Bay	330	96%	700	1,300
General Research	530	88%	1,200	2,400
Large Format Flex Space	750	91%	600	2,200
Retail	150-600	88%	1,400	1,100
Specialty/Civic	1,300	100%	200	200
Total	---	---	22,100	20,200

TAX REVENUES

Weighted Construction Model

Weighted Construction Assumptions	
Construction Costs	
Commercial	\$250/sq. ft.
Industrial	\$125/sq. ft
Residential	\$180/sq. ft
Annual cost escalation	2.5%
Annual Property Value Growth	
	-
Commercial (AE Assumption)	1.5%
Industrial (20-Year Annual Average)	3.7%
Residential (20-Year Annual Average)	5.4%
Millage Rate	15.4967
Net Present Value	2.84%

APPENDIX

PURPOSE

AngelouEconomics projected the economic impact of NeoCity to Osceola County and Orlando MSA for two scenarios:

1. Office Weighted Scenario
 - Higher proportion of office and residential buildings
2. Industrial Weighted Scenario
 - Higher proportion of high-tech scale up and flex space buildings

The logo for NeoCity features the word "NEOCITY" in a bold, sans-serif font. The letter "O" is replaced by a stylized infinity symbol. The infinity symbol is composed of two overlapping loops, with the top loop in blue and the bottom loop in yellow. The "N", "E", "C", and "I" are in a dark grey color, while the "Y" is in a light grey color.

METHODOLOGY

Calculating Property Valuation

1. Determine square footage for each building type
2. Determine timeframe for building construction
3. Apply cost per square foot for construction for each building type
 - Commercial: \$250/SF
 - Industrial: \$125/SF
 - Residential: \$180/SF
4. Assume an escalation in construction inputs at 2.5% per year

METHODOLOGY

Property value growth: Based on 20 years of historical tax rolls

1. Gathered data on total value and total number of parcels
2. Isolated three specific property types: Commercial, Industrial, and Residential Multifamily 10+
3. Based on historic trends, select the most representative rate
 - Commercial: 1.5%
 - Industrial: 3.7%
 - Residential: 5.4%
4. Apply property growth rate to the running total of property value

METHODOLOGY

Total Taxable Value: based on 20 years of historic tax roll data

1. Gathered data on total taxable values in Osceola County
2. Isolated three specific property types: Commercial, Industrial, and Residential Multifamily 10+
3. Compute the proportion of real property that is taxable on an annual basis
 - Commercial: 0.81%
 - Industrial: 3.45%
 - Residential: 4.78%
4. Apply taxable value average to the running total of NeoCity properties

\$250/SQ FT. MODEL

Historical Trends

- Annual property value growth is based on Osceola County's historic tax data
- Millage rate is the current millage rate for Osceola County
- Construction costs are assumed to be an average of \$250/SF across all building types
 - Construction costs were assumed to increase by 2.5% each year due to inflation
- All figures are expressed as a present value
 - Deflation uses U.S. Department of the Treasury 20-year interest rate (2.84% as of 2/15/2017)

\$250/sq Foot Model	
Construction Costs	
Commercial	\$250/sq. ft.
Industrial	\$250/sq. ft
Residential	\$250/sq. ft
Annual cost escalation	2.5%
Annual Property Value Growth	-
Commercial (AE Assumption)	1.5%
Industrial (20-Year Annual Average)	3.7%
Residential (20-Year Annual Average)	5.4%
Millage Rate	15.4967
Net Present Value	2.84%

WEIGHTED CONSTRUCTION MODEL

Additional Considerations

The driving difference between models is construction costs.

- Construction costs are varied by building type

Weighted Construction Assumptions	
Construction Costs	
Commercial	\$250/sq. ft.
Industrial	\$125/sq. ft
Residential	\$180/sq. ft
Annual cost escalation	2.5%
Annual Property Value Growth	
	-
Commercial (AE Assumption)	1.5%
Industrial (20-Year Annual Average)	3.7%
Residential (20-Year Annual Average)	5.4%
Millage Rate	15.4967
Net Present Value	2.84%

METHODOLOGY

Direct Jobs Calculation

1. Determine number of buildings and associated square footage that will be delivered annually
2. Determine ft² per employee by building type
3. (Total ft² by building type)/(ft² per employee) = total possible direct jobs
4. Multiply FTE employment by regional occupancy rates to determine true full employment numbers:

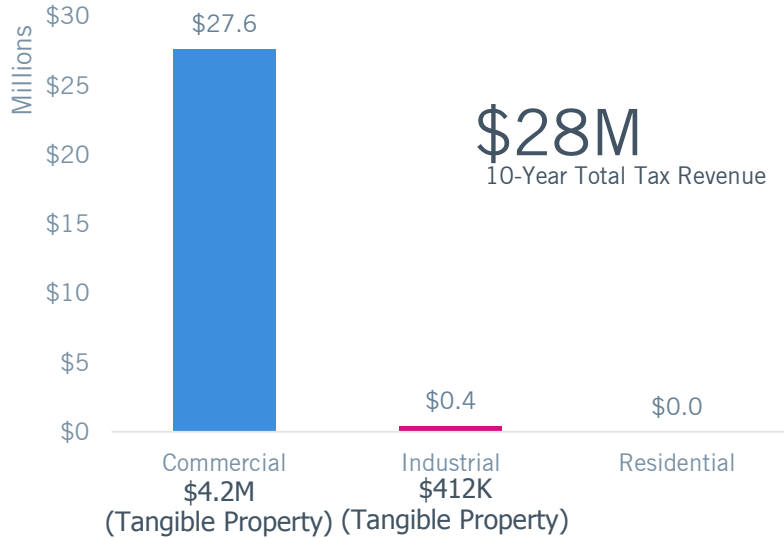
Building Type	Sq. ft/employee
Office	350
High Tech High Bay	330
General Research	530
Large Format Flex Space	750
Retail	150-600
Specialty/Civic	1,300

Building Type	Occupancy Rate
Office	88%
High Tech High Bay	96%
General Research	88%
Large Format Flex Space	91%
Retail	88%

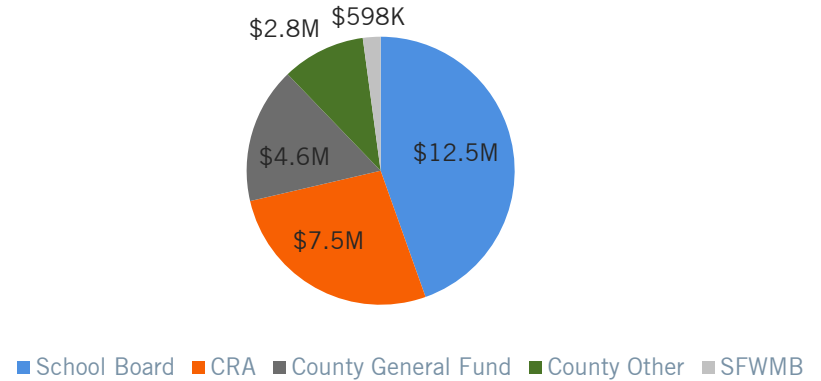
OFFICE WEIGHTED SCENARIO: \$250/SQ FT MODEL

10 Year Tax Revenues

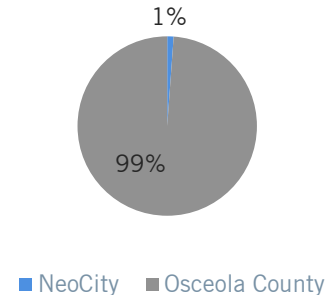
10-Year Projected Tax Revenues (NPV)



10-Year Tax Revenue



NeoCity as % of Total Taxable Value at 10 Years*

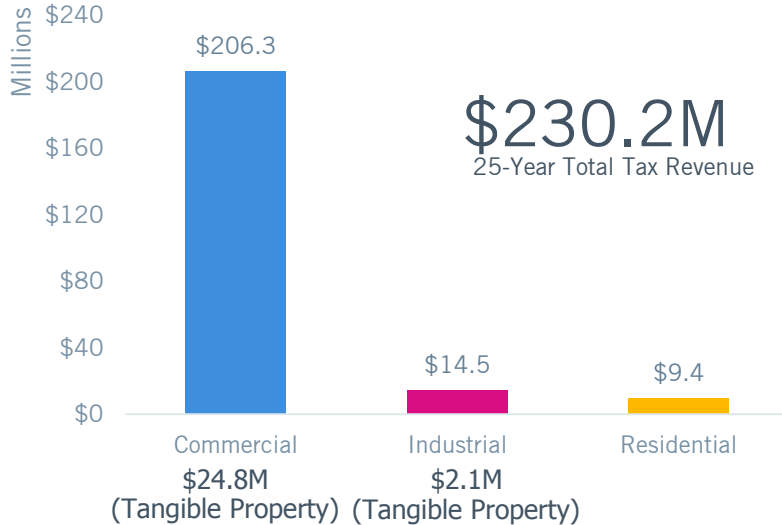


* - Based Osceola County's 2016 Total Taxable Land Value

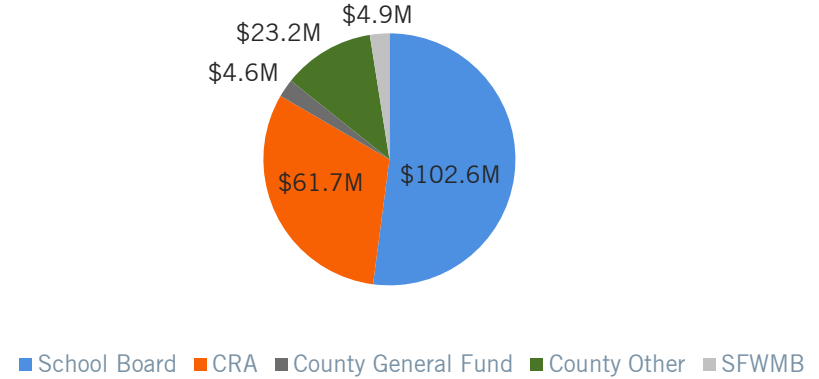
OFFICE WEIGHTED SCENARIO: \$250/SQ FT. MODEL

25 Year Tax Revenues

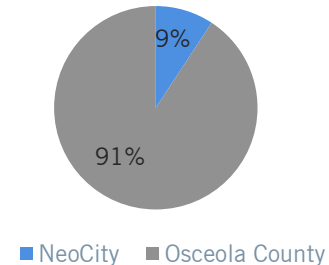
25-Year Projected Tax Revenues (NPV)



25-Year Tax Revenue



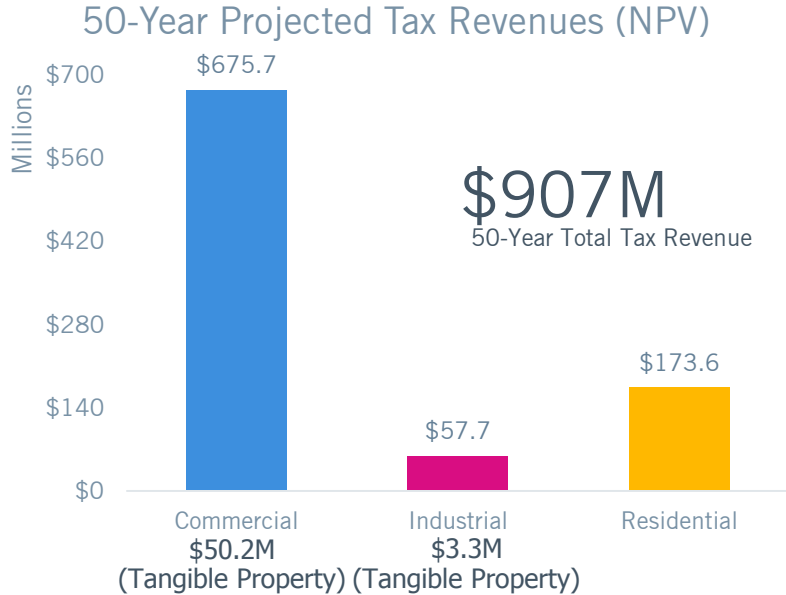
NeoCity as % of Total Taxable Land Value at 25 Years*



* - Based Osceola County's 2016 Total Taxable Land Value

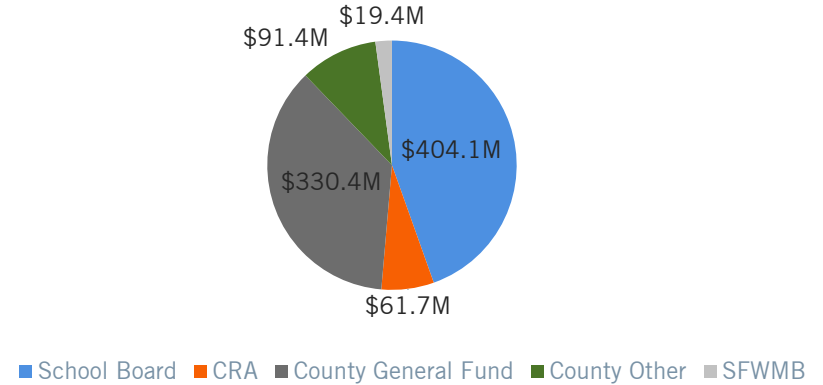
OFFICE WEIGHTED SCENARIO: \$250/SQ FT. MODEL

50 Year Tax Revenues

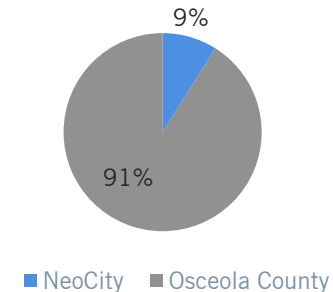


* - Based Osceola County's 2016 Total Taxable Land Value

50-Year Tax Revenue

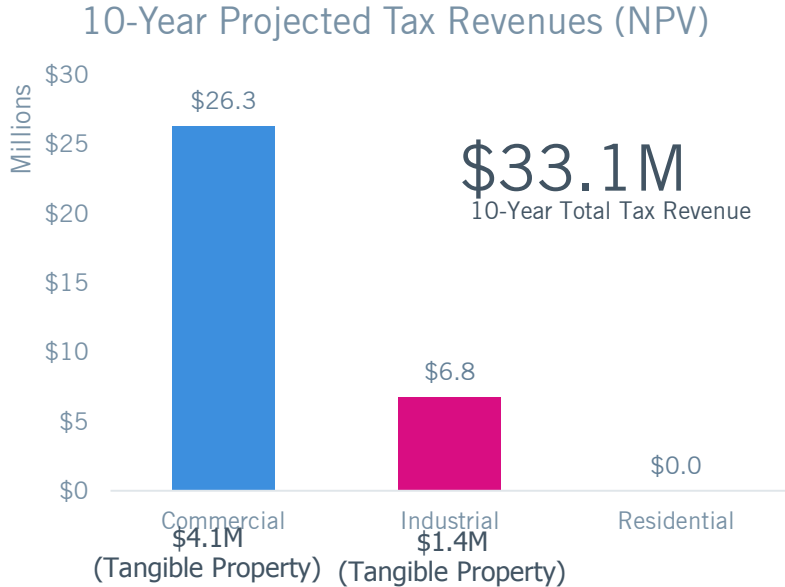


NeoCity as % of Total Taxable Land Value at 50 Years*



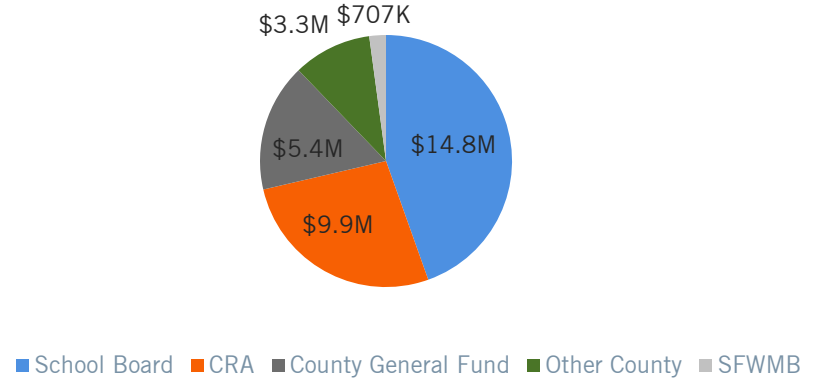
INDUSTRIAL WEIGHTED SCENARIO: \$250 SQ. FT MODEL

10 Year Tax Revenues

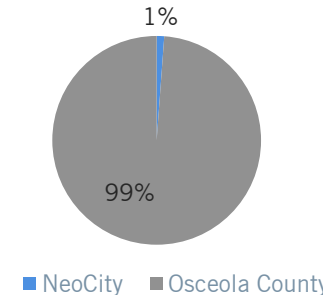


* - Based Osceola County's 2016 Total Taxable Land Value

10-Year Tax Revenue

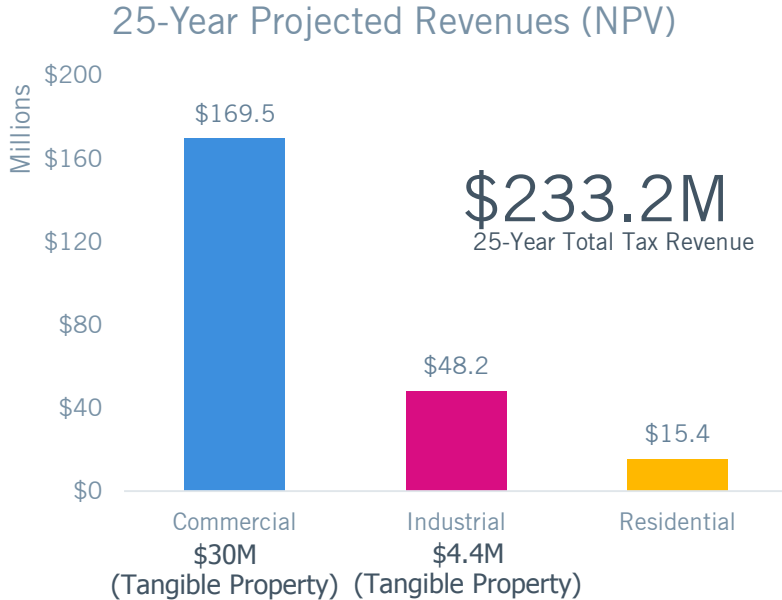


NeoCity Land Value as % of Total Taxable Land Value at 10 Years

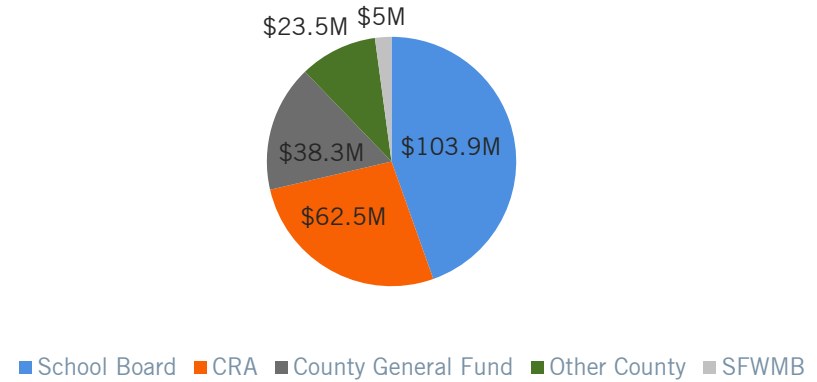


INDUSTRIAL WEIGHTED SCENARIO: \$250/SQ.FT MODEL

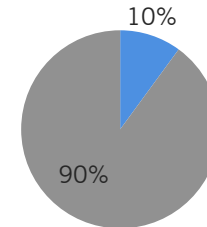
25 Year Tax Revenues



25-Year Tax Revenue



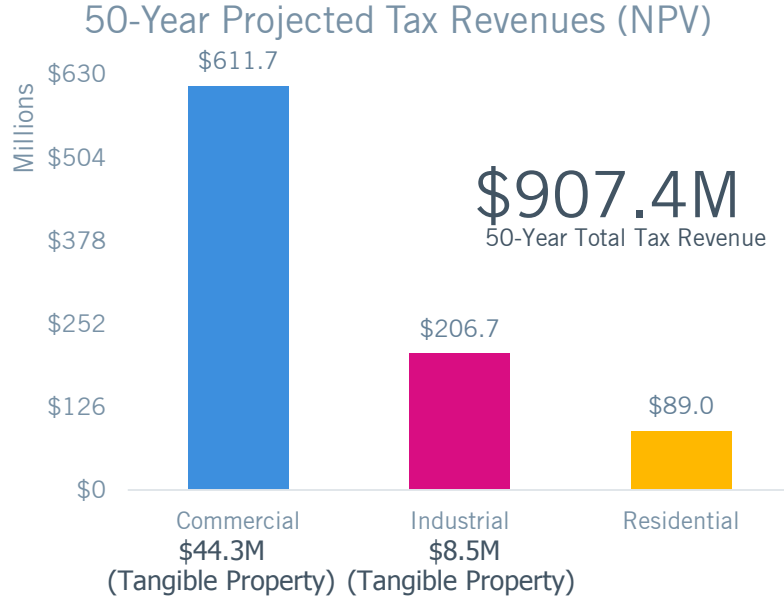
NeoCity as a % of Total Taxable Land Value at 25 Years*



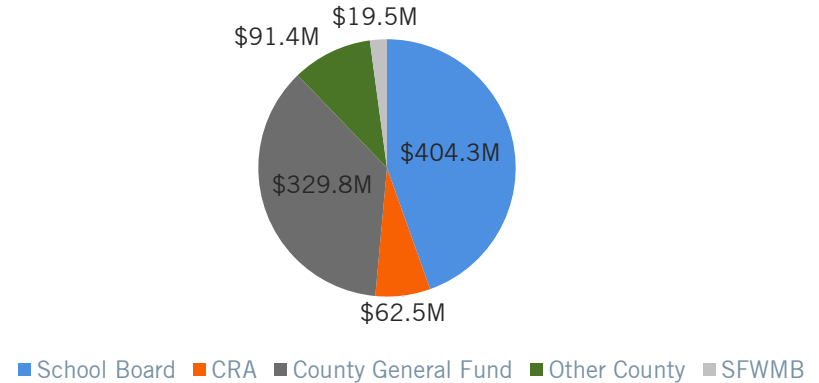
* - Based Osceola County's 2016 Total Taxable Land Value

INDUSTRIAL WEIGHTED SCENARIO: \$250/SQ. FOOT MODEL

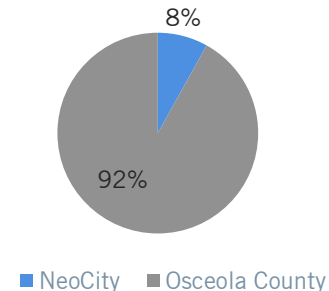
50 Year Tax Revenues



50-Year Tax Revenue



NeoCity as % of Total Taxable Land Value at 50 Years*



* - Based Osceola County's 2016 Total Taxable Land Value



**Osceola County
Board of County Commissioners
Meeting Agenda**

**October 11, 2021 - 1:30 PM
Commission Chambers (4th Floor)
1 Courthouse Square
Kissimmee, Florida 34741**

If you want to address the Board, provide written comments or submit documents for the record on an item that is on the Agenda, Request to Speak/Submit Comments/Documents forms shall be submitted online by 5:00 p.m. the day before the meeting by going to www.osceola.org to pre-register. For Consent/Public Hearing and Public Hearing Items (includes quasi-judicial items), Request to Speak forms may be completed in writing 15 minutes prior to the start of the meeting or submitted online by 5:00 p.m. the day before the meeting. Access to the meeting is also being provided telephonically. Please call (407) 205-0551 Code 301797 to listen to the meeting.

Board of Commissioners

Brandon Arrington, District 3, Chair
Viviana Janer, District 2, Vice Chair
Peggy Choudhry, District 1 ABSENT
Cheryl L. Grieb, District 4 ABSENT
Ricky Booth, District 5

County Staff

Don Fisher, County Manager
Frank Townsend, County Attorney

Agenda

Moment of Silence

Pledge of Allegiance

Approval of Agenda

The Commission will approve an agenda which sets the order of the meeting. This approval could include an addendum representing new items, additions, corrections, and/or deletions of existing items as submitted by the County Manager. **APPROVED, AS PRESENTED (JANER/BOOTH, 3-0. CHOUDHRY ABSENT. GRIEB ABSENT)**

Hear the Audience

Except for those matters specifically exempted under the State Statute and Local Ordinance, the Board shall provide an opportunity for public comment prior to the undertaking by the Board of any action on the agenda. The Board will not vote on any item during this portion of the meeting. Rather, this portion of the meeting is to allow for public comments to be heard on items that are on the agenda for that meeting. Comments will be limited to three minutes. Each speaker may only speak once during Hear the Audience unless the Board requests additional clarification. Donation of speaker time may be provided to a single representative up to a total maximum of 12 minutes of speaking time. Donation of time waives the opportunity to speak individually. Pre-registration requirements shall be followed. Proper decorum will be observed.

Consent Agenda

The Consent Agenda is a technique designed to expedite the handling of routine and miscellaneous business of the County Commission. The County Commission in one motion may adopt the entire Consent Agenda. The motion for adoption is non-debatable and must receive unanimous approval. By request of any Board Member, an item may be removed from the Consent Agenda for discussion. **APPROVED, AS PRESENTED (BOOTH/JANER, 3-0. CHOUDHRY ABSENT. GRIEB ABSENT)**

Commissioners

1. Adoption of a Proclamation declaring October 15, 2021, as Blind Americans Equality Day in Osceola County, Florida. **ADOPTED**
2. Adoption of a Proclamation declaring October 2021, as Domestic Violence Awareness Month in Osceola County, Florida. **ADOPTED**

County Administration

3. Adoption of Resolution #21-233R, for the submission of the annual Section 8 Payment Standards to the United States Housing and Urban Development Jacksonville Field Office for Fiscal Year 2021/2022. Osceola County continues to use 96% of the Fair Market Rents as the payment standards for the Section 8 Voucher Program in an effort to keep up with the market rents. **ADOPTED RESOLUTION #21-233R**

Corrections Department

4. Approval to increase expenditures with Henry Schein Incorporated, Melville, New York, to provide medical equipment and supplies for Osceola County Corrections Department on an as needed basis (PBA-21-12474-MB); estimated expenditures will increase from \$100,000.00 to \$150,000.00 through June 25, 2022. **APPROVED**

Community Development Administration

5. BD21-00009- Approval of Initial Acceptance of the following roadways within Summerly Phase 1: Talisi Loop, 30,545.02 Linear Feet (LF); Tanis Avenue, 1,295.45 LF; Winona Drive, 1,061.54 LF, located in Commission District 5. **APPROVED**
6. FS21-00039 -Approval and authorization for the Chair/Vice Chair to sign the final plat for Cyrils Drive Phase 2. Commission District 5. *Should this item be pulled for discussion by the Board, it must be performed as a Quasi-Judicial item. **APPROVED**
7. Approval of request for Reduction of the Code Enforcement Lien recorded against property at 250 Gardenia Road, from \$22,750.00 to \$1,900.36, payable within 30 days. The Notice of Violation was issued on October 05, 2020; the Affidavit of Non-Compliance issued on June 07, 2021; and the Affidavit of Compliance issued on August 30, 2021. The property owners, Owen and Marie Wilson, requests a reduction to the amount of \$1,900.36, which meets County policy. Said Lien is recorded in Official Records Book 6032, Pages 2415 through 2418. The property appraises at \$163,000.00. Commission District 2. **APPROVED**

Public Works Administration

8. Approval and permission to commence negotiations with Quinn Commercial Incorporated, St. Cloud, Florida; Arnco Construction Incorporated, St. Cloud, Florida; Wharton-Smith Incorporated, Sanford, Florida; T and G Corporation doing business as (d/b/a) T and G Constructors, Doral, Florida; Johnson-Laux Construction Incorporated, Winter Garden, Florida; and HJ High Construction Company, Orlando, Florida, for Continuing Construction Manager at Risk Services for Projects up to \$4,000,000.00 in value; authorization for the County Manager to sign the negotiated contracts with the selected firms; and authorization for the County Manager to sign associated Construction Authorizations up to \$250,000.00 per project (PS- 21-12415-TP). **APPROVED**

Transportation and Transit

9. Approval and authorization for Chair/Vice Chair to sign the settlement approval, purchase agreement and deed for the proposed settlement with Orteka Partners Group, LLC, to make an early acquisition of SR Parcel 8016 in fee simple in support of construction for the Simpson Road 2, 3 and 4 Project; authorization for the Staff to prepare and deliver any and all documents and instruments necessary for carrying out the closing of this transaction. The

purchase price is \$739,000.00, plus seller's attorney fees of \$4,000.00; for a total of \$743,000.00. The County will avoid the eminent domain process. Commission District 2.

APPROVED

Consent/Public Hearing

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. **APPROVED, AS PRESENTED (JANER/BOOTH, 3-0. CHOUDHRY ABSENT, GRIEB ABSENT)**

Transportation and Transit

10. Approval and authorization for the Chair/Vice Chair to sign a Developer Funded/County Obligation Agreement for Hickory Tree Road and Alligator Lake Road Improvements with Narcoossee Land Ventures, LLC (Developer) for the enhancement of the Hickory Tree Road and Alligator Lake Road intersection, as well as for the enhancement of the Alligator Lake Road and Vest Road intersections. The County shall reimburse the Developer their proportionate share per the Mobility Fee Ordinance #2015-22. The developer will receive reimbursement for the work completed above County requirements in the form of a credit against the developer funded county obligation. The reimbursement is based upon an agreed upon proportionate share methodology of developer and county obligations compared to the Engineer's Cost Estimates. The estimated amount of the financial reimbursement of the right-of-way, design, permitting, mitigation, and construction, all paid via Developer Funded County Obligation program totals an estimated \$919,862.41. Commission District: 5. **APPROVED**

Reports/Items

Constitutional Officers and Governmental Agencies/Other

County Attorney

County Manager

THE BOARD GRANTED CONSENSUS AND AUTHORIZED MR. DON FISHER, COUNTY MANAGER, TO APPLY FOR STATE GRANT FUNDING THROUGH THE STATE OF FLORIDA, DEPARTMENT OF ECONOMIC OPPORTUNITY SEEKING \$9,100,000,00 OF FUNDING FOR A ROADWAY TO CONNECT NEPTUNE ROAD TO NEOCITY WAY AND AUTHORIZED THE COUNTY MANAGER TO SIGN ANY SUBSEQUENT FORMS OR APPLICATIONS NECESSARY TO FULFILL THE ISSUANCE OF THE GRANT.

Commissioners and Board Reports

Committee Appointments

Affordable Housing Advisory Committee

The membership shall include: one citizen actively engaged in the residential home building industry in connection with affordable housing; one citizen actively engaged in the banking, or mortgage banking industry in connection with affordable housing; one citizen who is a representative of those areas of labor actively engaged in affordable home building; one citizen actively engaged as a for-profit provider of affordable housing; one citizen actively engaged as a not-for-profit provider of affordable housing; one citizen who is a real estate professional in connection with affordable housing; one citizen who actively serves on the local planning agency pursuant to Florida Statutes, Chapter 163; one citizen who resides within Osceola County; one citizen who represents employers within Osceola County; and one citizen who represents essential services personnel, as defined in the Osceola County LHAP..

11. Appointment to replace Leroy Sanchez, "Category, Home Building Industry related to Affordable Housing", whose term expired December 31, 2020.

Code Enforcement Board

The Board shall consist of seven members who shall be residents of the County and who shall be appointed by the County Commission on the basis of experience or interest in the subject matter. The membership of the Board shall, whenever possible, consist of the following: Architect, Realtor, Businessman, General Contractor, Engineer, Subcontractor.

12. Appointment to replace Scott Stewart, "General Contractor", who resigned, whose term expires March 3, 2024.

Fire and Rescue Advisory Board

This Commission consists of seven members: one Fire Commissioner being appointed from each County Commission District and two Fire Commissioners serving in at-large positions.

13. Appointment to replace Ronald Wager, "District 4", who resigned, whose term expires December 31, 2021.
14. Appointment to replace Daryl Cunningham, "District 5", who resigned, whose term expires December 31, 2022.

For Information

County Administration

15. Long Range Agenda
16. Financial Services submits for the record, to correct a scrivener's error, a revised agenda coversheet and Budget Supplement BA #21-064 for the item presented on September 13, 2021, Consent Agenda Item #32, to reflect the new job ledger account from 7172001, Supervisor of Elections (SOE) Warehouse at Government Center, as outlined in Budget Adjustment number BA #21-064 to 4172001, SOE Warehouse at Government Center. BA #21-064 is the supporting document attachment to Resolution #21-178R, amending the Fiscal Year 2021 Budget and Resolution #21-179R, amending the 2021-2025 Five Year Capital Improvement Plan (CIP).

Adjournment

In accordance with Florida Statutes, Chapter 286.0105, any person wishing to appeal a decision made by the Board of County Commissioners with respect to any matter considered at such a meeting or hearing, will need a record of the proceedings. For such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which may include the testimony and evidence upon which the appeal is based.

***Community Development Quasi-Judicial Items**

All of the Quasi-Judicial Items will be approved as recommended by the Planning Commission. In accordance with Article 2.4 of the Land Development Code as may be amended, County Commissioners should disclose all ex parte communications, site visits, expert opinions, or documentation received at this time. The County will swear in anyone who wishes to speak on any Quasi-Judicial item. Witnesses may be called and shall be subject to direct and cross examination on matters relevant and material to the issue. Cross examination may be afforded to an affected party, County Staff, or to a County Commissioner. No redirect shall be allowed except upon request and approval by the Chair. There shall be no limitations on questions by the County Commissioners. No one may present evidence which is unduly cumulative or repetitious of previous testimony or evidence. Non-affected parties shall be allowed to speak and present evidence to the County Commission but may not directly examine nor cross examine witnesses. Affected parties shall be allowed to rebut testimony and evidence presented by non-affected parties. The County Commission shall only consider evidence presented at the hearing and base its decision on the competent substantial evidence of the record.

Americans with Disabilities Assistance

Individuals with disabilities requiring accommodations (i.e., sign language interpreter or materials in accessible format) in order to participate in meetings, please contact the County's ADA Coordinator, Hind Huda at (407) 742-1200 (TTY Users Dial: 711 for the Florida Relay System) or Hind.Huda@osceola.org, at least five (5) business days prior to the meeting.