



## 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: City of Newberry

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

Primary Contact Name: Dallas Lee

Title: Director of Finance

Mailing Address: 25440 West Newberry Road  
Newberry, Florida 32669

Phone Number: 352-472-5440

Email: DLee@NewberryFL.gov

Secondary Contact Name: Mike New

Title: City Manager

Phone Number: 352-482-2161 Ex. 6

### 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 1: "2021-2022 Florida Job Growth Grant Fund - Public Infrastructure Proposal" Section 1 "Program Description."

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

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

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**C. Is this infrastructure currently owned by the public?**  Yes  No

If no, is there a current option to purchase or right of way provided to the County?

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

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**D. Provide current property owner.**

The proposed Agri-tech Innovation Park site is owned by Norita Davis; conveyance of necessary rights-of-way will be acquired by the City.

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**E. Is this infrastructure for public use or does it predominately benefit the public?**  Yes  No

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

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

Yes  No

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

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**G.** Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry ([View Florida's Targeted Industries here.](#))
  - Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.
  - Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

Please See the attachment: "2021-2022 Florida Job Growth Grant Fund - Public Infrastructure Proposal" Section 2 "Project Impact."

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## 2. Additional Information:

(If additional space is needed, attach a word document with your entire answer.)

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

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

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

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

Suwannee River Water Management District (SRWMD): Stormwater;  
 Florida Department of Environmental Protection (FDEP): Water/Wastewater;  
 Florida Department of Transportation (FDOT): Access [turn lanes, traffic signal]

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- C. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

Please see attachment "2021-2022 Florida Job Growth Grant Fund - Public Infrastructure Proposal" Section 3-a, "Additional Information"

- 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?

Please see attachment "2021-2022 Florida Job Growth Grant Fund - Public Infrastructure Proposal" Section 3-b, "Additional Information"

- 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

To accommodate future job creation opportunities that will come with development of the Agri-tech Innovation Park after infrastructure is in place, the required Future Land use Map amendment and corresponding Rezoning from Agriculture to Planned Development will be in place.

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

Yes  No

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

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

The City of Newberry extended water infrastructure to the site and completed the project at a cost of \$646,202. The City is prepared to contribute an additional \$3.5 million. The property owner is donating 60 acres of land valued at \$1,633,058 for the project. The total City contribution is \$5,779,260, or 64% of the project total costs.

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

Please see the additional attachments:

1. Additional Information
2. Letter(s) of Support
3. Brochure: Newberry , Florida Economic Development Agri-tech Research Park Executive Summary
4. City of Newberry Resolution of Authority 2021-22
5. City of Newberry Organizational Chart
6. Aerial Project Location Map



### 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**      \$ 3,207,789.00  
 Florida Job Growth Grant Fund

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

City/County                      \$ 4,146,202.00

Private Sources                      \$ 1,633,058.00

Other (grants, etc.)                      \$ 0.00

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

**Total Other Funding**                      \$ 5,779,260.00

**B. Public Infrastructure Project Costs:**

Construction                      \$ 5,069,600.00

Reconstruction                      \$ 0.00

Design & Engineering                      \$ 317,889.00

Land Acquisition                      \$ 1,633,058.00

Land Improvement                      \$ 0.00

Other                      \$ 0.00

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

**Total Project Costs**                      \$ 8,987,049.00

**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.

Please see attachment "2021-2022 Florida Job Growth Grant Fund - Public Infrastructure Proposal" Section 4, "Program Budget"

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#### 4. Approvals and Authority

(If additional space is needed, attach a word document with your entire answer.)

- A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

Please see attachment "2021-2022 Florida Job Growth Grant Fund - Public Infrastructure Proposal" Section 5, "Approvals and Authority"

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

City Commission approval by majority vote is required.

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- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.
- ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice.

Please see attachment "2021-2022 Florida Job Growth Grant Fund - Public Infrastructure Proposal" Section 5, "Approvals and Authority"

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

Please see attachment "Resolution Number 2021-22"

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I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described entity and to the best of my knowledge, that all data and information submitted in proposal is truthful and accurate and no material fact has been omitted.

Name of Governmental Entity: City of Newberry

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

Representative Signature: 

Signature Date: October 25, 2011

# Attachment 1

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

# ATTACHMENT 1

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

### City of Newberry Application

#### *Newberry Agri-tech Innovation Park Infrastructure Project*

#### 1. Program Description

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

Newberry's proposed Agri-tech Park will include a state-of-the-art collaborative research facility where partners such as the University of Florida's Institute for Food and Agricultural Sciences (IFAS) and established Agri-tech companies as well as startups can develop new technologies and incubate new Agri-tech companies that will foster innovation and collaboration in the development of new agricultural technologies and products. The Park, which is soon to be the home the Alachua County IFAS Extension Agency, will include space for large-scale production facilities, which will allow companies to remain in the Park as they expand. The total cost for this project is estimated to be \$8,987,049.

The Newberry Agri-tech Innovation Park Infrastructure Project will provide public infrastructure improvements including roadway and utility infrastructure throughout the 175-acre project site. The proposed primary roadway will run approximately 7,400 linear feet and provide two direct connections to State Road 26. The roadway will comply with the new Florida Department of Transportation Plans Preparation Manual for Complete Streets design criteria and will incorporate the following elements:

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

The Agri-tech Park will also include the utility infrastructure necessary to serve future developments. The roadway corridor will provide the backbone for all utilities throughout the Park. An on-site lift station with forcemain will provide wastewater transmission while an 8" gravity collection system will be within the roadway to capture and convey sewage to the lift station. An on-site, 8" water main loop will be installed along all roadways. Clay Electric will provide the transformers and wiring and the City will provide conduits to place the electric underground.

#### 2. Project Impact

- ##### a. 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**

The Newberry Agri-tech Innovation Park Infrastructure Project will promote opportunities for economic diversification, enhancing recruitment for several of Florida's Targeted Industry sectors, including manufacturing, research & development, corporate headquarters, life sciences, cleantech, infotech, and emerging technologies, which ultimately will increase Florida's competitiveness with other states for such projects. The project site offers easy access to I-75, the University of Florida in Gainesville, and is within close to the major metropolitan areas of Tampa, Orlando, and Jacksonville.

To promote job growth, the Agri-tech Park will provide the necessary infrastructure to support the development of the Agri-tech incubator and accompanying private sector development. The purpose of the Park is to create an Agriculture-based innovation center that advances the commercialization of new agricultural products and stimulates new agribusiness and supporting technology companies, thereby promoting a more resilient and competitive agricultural employment base in the City of Newberry.

Growth in Newberry's agricultural sector will create economic benefits in additional sectors. Economic impacts are typically described as direct, indirect, and induced. The direct impacts consist of all spending that is directly linked to the Agri-tech innovation Park. Indirect impacts result from spending activities that occur because of the direct impacts. Indirect economic impacts include the purchase of goods and services from external sources because of the Agri-tech Park. These indirect impacts include off-site spending by visitors who utilize the proposed Park and then spend money on local goods and services such as food, accommodation, entertainment, and transportation. The final category of impact is induced economic impact, which takes place because of both direct and indirect economic activities. Because indirect and induced economic impact can be difficult to measure, it is common to apply a multiplier to better estimate the total economic contribution of a particular project. For the purposes of this projection, multipliers were included from the Economic Policy Institute with average hourly wages provided by the US Bureau of Labor Statistics.

The North American Industries Classification System (NAICS) occupations expected to locate in and create jobs in the Park include Agriculture, Forestry, Fishing and Hunting (NAICS codes 111110 - 115310), Manufacturing (NAICS codes 311111 - 321999, 333111), and Professional, Scientific, and Technical Services (NAICS codes 541110, 541330, 541380, 541512, 541690, 541715). The breakdown of the projected economic impact with indirect and induced job multipliers as defined by the economic policy institute with wage estimates from the Bureau of Labor Statistics is featured in Table 1:

**Table 1. Projected Yearly Economic Impact of the Newberry Agri-Tech Park**

| NAICS code | Description  | Jobs  | Multiplier* | Hourly Wage**     | \$ Impact \$    |
|------------|--|-------|-------------|-------------------|-----------------|
| 311111     | Dog and Cat Food Manufacturing   | 50    | 5.14        | 23.12             | \$5,941.84      |
| 311210     | Grain and Oilseed Milling  | 50    | 5.14        | 27.82             | \$7,149.74      |
| 311811     | Bread and Bakery Manufacturing   | 50    | 5.14        | 21.39             | \$5,497.23      |
| 311911     | Snack Food Manufacturing   | 50    | 5.14        | 23.12             | \$5,941.84      |
| 333111     | Farm Machinery and Equipment   | 100   | 7.44        | 29.13             | \$21,672.72     |
| 541110     | Offices of Lawyers   | 100   | 4.18        | 50.49             | \$21,104.82     |
| 541330     | Engineering Services   | 100   | 4.18        | 54.18             | \$22,647.24     |
| 541380     | Testing Laboratories   | 100   | 4.18        | 33.98             | \$14,203.64     |
| 541512     | Computer System Design Services  | 100   | 4.18        | 51.63             | \$21,581.34     |
| 541690     | Other Scientific and Technical Consulting Services                                   | 400   | 4.18        | 53.83             | \$90,003.76     |
| 541715     | Research and Development in the Physical, Engineering, and Life Sciences             | 500   | 4.18        | 54.18             | \$113,236.20    |
|            | Total projected job creation   | 1,600 |             | Total Impact/year | \$13,159,214.80 |
|            | *Employment multipliers provided by the Economic Policy Institute, 2019              |       |             |                   |                 |
|            | ** Average Hourly Wage estimates from the US Bureau of Labor Statistics, August 2021 |       |             |                   |                 |

Based on similar research parks in Florida, Newberry estimates that the Park will ultimately provide over 1,600 direct jobs in the agricultural technology and general technology industries. In addition, the project is expected to contribute \$13,159,217.80 to the local economy every year. This will have a significant impact on the region with the addition of high-paying jobs and innovative research and development opportunities for Newberry and surrounding areas. The added jobs will address the State of Florida’s goal(s) of economic diversification and growth in targeted industries as described by the Department of Economic Opportunity.

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

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

the City was awarded a Competitive Florida Economic Development Project Grant to research potential site locations and create a conceptual Master Plan for the Park.

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



**3. Additional Information**

**a. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?**

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

Required local authorization for this project will be prioritized.

**b. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?**

A comprehensive plan amendment application submitted by the property owner is in process to change the current Future Land use from “Agriculture” to “Corporate Park” and is to be effective prior to the grant award. Once notified of the grant award, application for rezoning the property from “A”- Agricultural to “PD” Planned Development will proceed, enabled by the assurance of now-funded public infrastructure, necessary to the master planning and development of the Newberry Agri-tech Innovation Park. The proposed infrastructure improvements are allowed by and conform to the Future Land Use and Zoning designations.

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

**Additional Attachments:**

1. Letter(s) of Support
2. Location Map and Conceptual Schematic of Project
3. Brochure: Newberry, Florida Economic Development Agri-tech Research Park Executive Summary
4. 2021-2022 City Resolution of Authority

**4. Program Budget**

- A. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.**

The Agri-tech infrastructure project is shovel ready with an action plan in place. The planning and design phases have been completed while the next phase of the development plan will go into effect upon the receipt of the grant agreement. The timing and steps necessary to obtain funding and reach major milestones are described in Table 2:

**Table 2: Agri-tech project timeline**

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

The total project cost is estimated to be \$8,987,589 and the City of Newberry extended water infrastructure to the site at a cost of \$646,202. The City is prepared to contribute an additional \$3.5 million. The property owner is donating 60 acres of land valued at \$1,633,058 for the project. The total City contribution is \$5,779,260, or 64% of the project total costs. The total amount of the grant request is \$3,207,789

**Table 3: Park Cost Estimates**

| City of Newberry  |       |     | September 2021 |                  |
|---|-------|-----|----------------|------------------|
| Florida Jobs Growth Grant Fund Public Infrastructure Grant Proposal Cost Estimate |       |     |                |                  |
| <b>Roadway Infrastructure</b>   |       |     |                |                  |
| Item  | Qty   | UOM | Unit Cost      | Extended Cost    |
| 24' paved road  | 3,350 | ft  | 380.00         | 1,273,000        |
| 12 ft travel lanes  |       |     |                |                  |
| low impact design open swales   |       |     |                |                  |
| 7' wide bicycle paths   |       |     |                |                  |
| Storm piping @ crossings  |       |     |                |                  |
| Landscaping   |       |     |                |                  |
| Divided median - entry roads  | 600   | ft  | 65.00          | 39,000           |
| 6' wide concrete sidewalks  | 6,700 | ft  | 40.00          | 268,000          |
| LED street / pedestrian lights & conduit  | 34.00 | ea  | 2,050.00       | 69,700           |
|   |       |     |                | -                |
|   |       |     |                | -                |
| SR 26 turn lane / median modifications  | 2     | ea  | 265,000.00     | 530,000          |
| SR 26 traffic signal  | -     | ea  | 300,000.00     | -                |
|   |       |     |                | -                |
| Roadway Infrastructure sub-total  |       |     |                | 2,179,700        |
| <b>Utility Infrastructure</b>   |       |     |                |                  |
| 8" water main w/ appurtenances  | 3,350 | ft  | 85.00          | 284,750          |
| 8" gravity sewer w/ manholes & appurtenances                                      | 3,350 | ft  | 75.00          | 251,250          |
| 6" electric power conduit   | 3,350 | ft  | 22.00          | 73,700           |
| 4" electric power conduit   | 3,350 | ft  | 16.00          | 53,600           |
| 2" fiber optic conduit  | 3,350 | ft  | 14.00          | 46,900           |
|   |       |     |                | -                |
| Utility Infrastructure sub-total  |       |     |                | 710,200          |
| Constuction sub-total   |       |     |                | 2,889,900        |
| <b>Design (geotech, survey, environmental, permitting)</b>                        |       |     | 8.0%           | 231,192          |
| CEI   |       |     | 3.0%           | 86,697           |
| FJGG Total  |       |     |                | 3,207,789        |
| <b>Other Public Infrastructure Funding Sources</b>                                |       |     |                |                  |
| City / County   |       |     |                | 4,146,202        |
| a. water main extension (10,000 lf)   |       |     | 646,202        |                  |
| b. wastewater lift station / force main   |       |     | 1,500,000      |                  |
| c. 0.500 MG elevated storage tank   |       |     | 2,000,000      |                  |
| Private Sources   |       |     |                | 1,633,058        |
| land for public roadways, drainage facilities                                     |       | 27  | acres          | 1,633,058        |
|   |       |     | at 60,000      | -                |
|   |       |     | per acre       |                  |
| <b>Total Other Funding</b>  |       |     |                | <b>5,779,260</b> |
| <b>Project Total</b>  |       |     |                | <b>8,987,049</b> |

5. Approvals and Authority

- a. 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 & Provide the schedule of upcoming meetings for the group for a period of at least six months.

City of Newberry City Commission Regular Meeting Schedule

The remaining 2021 City Council Meeting Schedule is as follows:

Monday, November 9, 2021

Monday, November 25, 2021

Monday, December 13, 2021

Monday, December 27, 2021

**2022**

Monday, January 10, 2022

Monday, January 24, 2022

Monday, February 14, 2022

Monday, February 28, 2022

Monday, March 14, 2022

Monday, March 28, 2022

Monday, April 11, 2022

Monday, April 25, 2022

Monday, May 9, 2022

Monday, May 23, 2022

Monday, June 13, 2022

Monday, June 27, 2022

Monday, July 11, 2022

Monday, July 25, 2022

Monday, August 8, 2022

Monday, August 22, 2022

Monday, September 12, 2022

Monday, September 26, 2022

Tuesday, October 11, 2022

Monday, October 24, 2022

Monday, November 14, 2022

Monday, November 28, 2022

Monday, December 12, 2022

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

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

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

See the attached Resolution No. 2021-22, approved and adopted by the City of Newberry City Commission in regular session on June 14, 2021, provides the necessary authority.

## Attachment 2

### Letters of Support



# Alachua County Board of County Commissioners

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

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

September 25, 2018

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

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

Dear Governor Scott:

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

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

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

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

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

Sincerely,

Lee Pinkoson, Chair  
Alachua County Commission  
Chr18.124

LP/gp

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



# Alachua County Board of County Commissioners

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Ken Cornell, *Chair*  
Marihelen Wheeler, *Vice Chair*  
Mary Alford  
Charles S. Chestnut, IV  
Anna Prizzia

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

June 22, 2021

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

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

Dear Governor Desantis:

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

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

We also just ribbon cut the adjacent Alachua County Agriculture & Equestrian Center in March of this year during the annual Youth Fair. These facilities naturally complement each other. Our vision is to provide functional, flexible facilities that will allow for the expansion of Extension programs and areas for conducting modern, hands-on learning in a multitude of areas for both youth and adults.

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

Sincerely,

Ken Cornell, Chair  
Alachua County Commission  
Chr21.045

cc: Board of County Commissioners  
Michele L. Lieberman, County Manager  
Sylvia Torres, County Attorney  
Mike New, Manager, City of Newberry





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

PO Box 110180  
Gainesville FL 32611-0180  
(352) 392-1971

June 24, 2021

Honorable Ron DeSantis  
Office of the Governor  
State of Florida  
The Capitol  
400 S. Monroe St.  
Tallahassee, FL 32399-0001

Re: Florida Job Growth Grant Application

Dear Governor DeSantis,

This letter confirms the support of the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) for the City of Newberry's application for a Florida Job Growth Grant. The requested state funding will make possible the Ag-Tech Innovation park which will complement the Alachua County Fairgrounds and the UF/IFAS Extension Alachua County Office at this location. In addition to the benefits to the fairgrounds and Extension office; the job growth, tax revenues, and innovation benefits deriving from the park will be realized regionally. Moreover, the Newberry area is well-suited, and it has a great deal of community support for at Ag-Tech Innovation Park that could be complemented by UF/IFAS research, teaching and extension efforts. We will encourage our private research partners to locate to the Ag-Tech Innovation Park.

Infrastructure grants such as these are crucial to the growth of jobs and economic opportunity for all of Florida's residents. If the application is accepted, the results will exemplify the cooperation between the City of Newberry, UF/IFAS, and the State in a way that benefits the region for many years to come.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Angle".

J. Scott Angle  
Vice President, UF IFAS



Eric Godet, Sr.  
Interim President & CEO  
300 East University Ave. Suite 100  
Gainesville, FL 32601 egodet@gainesvillechamber.com  
352.334.7100

October 15, 2018

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

Re: City of Newberry's Florida Job Growth Grant Application

Dear Governor Scott:

It is with pleasure that Gainesville Area Chamber of commerce offers its support of the City of Newberry's application for the Florida Jobs Growth Grant Fund and plans to attract new companies and assist with the expansion of companies to the AgTech Innovation Park.

The Gainesville Area Chamber of Commerce has been the voice of business in the Gainesville area since 1924. Representing over 1,300 members that employ more than 80,000 people, the Chamber is leading the effort to make the Gainesville region a global hub for talent, innovation and opportunity. The Chamber is 5-Star Accredited by the United States Chamber of Commerce, putting it in the top 1% of all Chambers nationwide and works closely with our regional partners to grow quality jobs throughout the Greater Gainesville region. We know this region is one of talent, innovation and opportunity.

The Gainesville Area Chamber is in the fourth year of our five-year economic development strategy, Transforming Greater Gainesville with goals to create 3500 new jobs and \$250 million in capital investment to the region. The Newberry AgTech Innovation Center will help to grow the region in the Agricultural Sciences, one of the region's target industry sector.

Thank you for considering our request and we welcome the opportunity to answer any questions about our region's economic development efforts and job creation goals.

Sincerely,

A handwritten signature in blue ink, appearing to read 'E. Godet', is written over a light blue horizontal line.

Eric Godet, Sr.  
Interim President & CEO



# Representative Chuck Clemons

Florida House of Representatives, District 21

105 SW 140<sup>th</sup> Court, Suite 1  
Newberry, FL 32669  
(352) 313-6542 ~ (352) 313-6544 (f)

1301 The Capitol  
402 S. Monroe St, Tallahassee, FL 32399  
(850) 717-5021

October 11, 2018

The Honorable Rick Scott, Governor  
State of Florida  
The Capitol  
400 South Monroe Street  
Tallahassee, FL 32399-0001

Re: Florida Job Growth Fund – Newberry Agri-tech Innovation Park

Dear Governor Scott:

I write to you in strong support of the City of Newberry Agri-tech Innovation Park project funding request through the Florida Job Growth Fund Public Infrastructure Grant program. Located in an agriculturally robust area, and compounded by close proximity to world-class researchers at the University of Florida, the Newberry Agri-tech Innovation Park will serve as an incubator for startup companies engaged in agricultural technology product development. The Newberry Agri-tech Innovation Park will promote job growth and increase economic opportunity locally and regionally.

Both Alachua County and the University of Florida's Institute of Food Agricultural Sciences (UF/IFAS) are supportive partners in the proposed Agri-tech Innovation Park. Alachua County has stated its intention to relocate the county Extension Office to this site with UF/IFAS offering agriculture, horticulture, natural resources, family and consumer science and youth development programming that focuses on the needs of county residents. Additionally, Alachua County is working toward purchasing an adjacent property, Canterbury Equestrian Facility, to serve as the future location of the Alachua County Fairgrounds.

Anticipated job creation, tax revenues, and innovation benefits emanating from the park will most certainly be realized beyond our local and regional boundaries. Infrastructure grants such as these are critical to the growth of jobs and economic opportunity for Florida residents, and I strongly encourage your support of this project.

Respectfully,

A handwritten signature in blue ink that reads "Chuck Clemons".

Chuck Clemons

*Agriculture & Property Rights Subcommittee, Vice-Chair; Insurance & Banking Subcommittee, Commerce Committee; Post-Secondary Education Subcommittee; Agriculture & Natural Resources Appropriations Subcommittee  
Proudly serving Dixie, Gilchrist, and Alachua Counties*

KAT CAMMACK  
3RD DISTRICT, FLORIDA

COMMITTEE ON HOMELAND SECURITY  
RANKING MEMBER, SUBCOMMITTEE ON  
EMERGENCY PREPAREDNESS,  
RESPONSE & RECOVERY

COMMITTEE ON AGRICULTURE  
SUBCOMMITTEE ON COMMODITY EXCHANGES,  
ENERGY, AND CREDIT

SUBCOMMITTEE ON NUTRITION, OVERSIGHT, AND  
DEPARTMENT OPERATIONS

CAMMACK.HOUSE.GOV

Congress of the United States  
House of Representatives  
Washington, DC 20515-0903

WASHINGTON OFFICE:  
1626 LONGWORTH HOUSE OFFICE BUILDING  
WASHINGTON, DC 20515  
PHONE: (202) 225-5744  
FAX: (202) 225-3973

GAINESVILLE OFFICE:  
5550 NW 111TH BOULEVARD  
SUITE A  
GAINESVILLE, FL 32653  
PHONE: (352) 505-0838  
FAX: (352) 505-3511

ORANGE PARK OFFICE:  
35 KNIGHT BOX ROAD  
SUITE 1  
ORANGE PARK, FL 32065  
PHONE: (904) 276-9626  
FAX: (904) 276-9336

The Honorable Ron DeSantis, Governor  
State of Florida  
The Capitol  
400 South Monroe Street  
Tallahassee, FL 32399

Dear Governor DeSantis:

We would like to request full and fair consideration for the City of Newberry's Florida Job Growth Fund Public Infrastructure Grant Program application. If granted, the City of Newberry would use the funds for an Agri-Tech Innovation Park.

The Agri-Tech Innovation Park would be a hub for agricultural practices and inventions to be cultivated and furthered. This park would be perfectly placed in the city of Newberry as it would be near, not only the agriculturally rich City of Newberry, but surrounding agricultural communities and the University of Florida. The University of Florida's Institute of Food Agricultural Sciences (UF/IFAS) and neighboring Alachua County have both been supportive partners in the proposed plan for the Agri-Tech Innovation Park.

The Agri-Tech Innovation Park would benefit both, the agricultural community and the local area creating more space for places like, UF IFAS to expand their work, develop more jobs, and create ways to better agricultural practices that benefit Florida. For these reasons, I am in full support for the City of Newberry's Agri-Tech Innovation Park project.

Please let me know if I or my team can be of additional assistance with this grant.

In Liberty,



Kat Cammack  
Member of Congress  
Proudly serving Florida's Third Congressional District



## THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

### COMMITTEES:

Ethics and Elections, *Chair*  
Appropriations Subcommittee on Higher  
Education, *Vice Chair*  
Appropriations Subcommittee on Criminal and  
Civil Justice  
Appropriations Subcommittee on Finance and Tax  
Community Affairs  
Education  
Rules

### JOINT COMMITTEE:

Joint Administrative Procedures Committee

**SENATOR KEITH PERRY**  
8th District

October 16, 2018

Honorable Governor Rick Scott  
The Capitol  
400 S. Monroe St.  
Tallahassee, FL 32399-0001

Dear Governor Scott,

I am writing to you in support for the City of Newberry's application for a Florida Job Growth Grant. The requested funding will secure the resources to make the Ag- Tech Innovation Park. The 175 acre park will be designated as a research park that will provide 800,000 square feet of building space, 1,600 higher-wage jobs, and the opportunity for multiple industries to grow. The industries that are expected to occupy the park include agriculture, manufacturing, forestry, and technical services.

Along with these industries, the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) will also be relocating their Alachua County extension office. Overall, this project will have a significant impact on the region and the state by providing job growth, tax revenue, and innovation benefits to help make Florida a world class destination for research.

I am honored to support this project as it will provide 1,600 higher wage jobs and opportunity for North Central Florida families. Please feel free to contact me if you have any questions regarding this project. Thank you in advanced for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Keith Perry".

Senator Keith Perry

### REPLY TO:

- 4650 NW 39th Place, Suite C, Gainesville, Florida 32606 (352) 264-4040
- 312 Senate Office Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5008
- Marion County Board of Commissioners, 115 SE 25th Avenue, Ocala, Florida 34471
- Putnam County Government Complex, 2509 Crill Avenue, Palatka, Florida 32177

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

**JOE NEGRON**  
President of the Senate

**ANITERE FLORES**  
President Pro Tempore

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

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

September 26, 2018

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

*Re: Florida Job Growth Grant Application*


Dear Governor Scott,

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

Infrastructure grants such as these are crucial to the growth of jobs and economic opportunity for all of Florida's residents. If the application is accepted, the results will exemplify the cooperation between the City of Newberry, UF/IFAS, and the State in a way that benefits the region for many years to come.

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

Sincerely,



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

Attachment 3

Brochure



**Newberry**  
FLORIDA  
ECONOMIC DEVELOPMENT

**AGRI**tech RESEARCH PARK

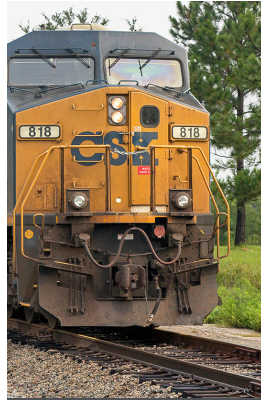
PRELIMINARY MASTER PLAN

SEPTEMBER 2018 EXECUTIVE SUMMARY

presented by:  
City of Newberry  
CHW Professional Consultants







# ACKNOWLEDGMENTS

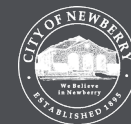
## MUNICIPALITY (CITY OF NEWBERRY)

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

## DESIGN CONSULTANT (CHW)

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

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



# TIMELINE

## CITY'S ECONOMIC DEVELOPMENT EFFORTS

### 2004

**Established Economic Development Committee**

### DEO / FAMU SoA: Visioning Process:

Identified aspects of the City's character that citizens prefer and should be reinforced through public policy. Documented in the City Comprehensive Plan Future Land Use Element.

### 2014

#### DEO Grant: Marketing and Mapping

Created marketing materials based on City's strengths, assets, and unique character.

### 2015

#### CHW hired to Perform Corridor Study

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

### 2016

#### DEO Grant Comprehensive Plan Amendments

Established Corporate Park Future Land Use category, enhanced Economic Development Element.

### 2018

#### DEO Grant: Agri-Tech Research Park

A Public-Private partnership that defined an Economic Development Catalyst (EDC) and identified site development potential Assistance Grant sources.



# EXECUTIVE SUMMARY

THE CITY OF NEWBERRY RECEIVED A COMPETITIVE FLORIDA PARTNERSHIP ASSISTANCE GRANT TO **“CONDUCT RESEARCH AND DEVELOP A CONCEPT FOR AN AGRI-TECH RESEARCH PARK, INCLUDING IDENTIFYING POTENTIAL FACILITY REQUIREMENTS AND SUITABLE LOCATIONS.”** THIS EXECUTIVE SUMMARY REPORT DOCUMENT SUMMARIZES THE REQUIRED DELIVERABLES FOR THIS GRANT, DEPARTMENT OF ECONOMIC OPPORTUNITY (DEO) AGREEMENT #PO287.

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

## DELIVERABLES 1, 2, 3, MASTER PLAN

### DELIVERABLE 1:

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

### DELIVERABLE 2:

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

### DELIVERABLE 3:

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

### FINAL MASTER PLAN

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



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





# CASE STUDIES

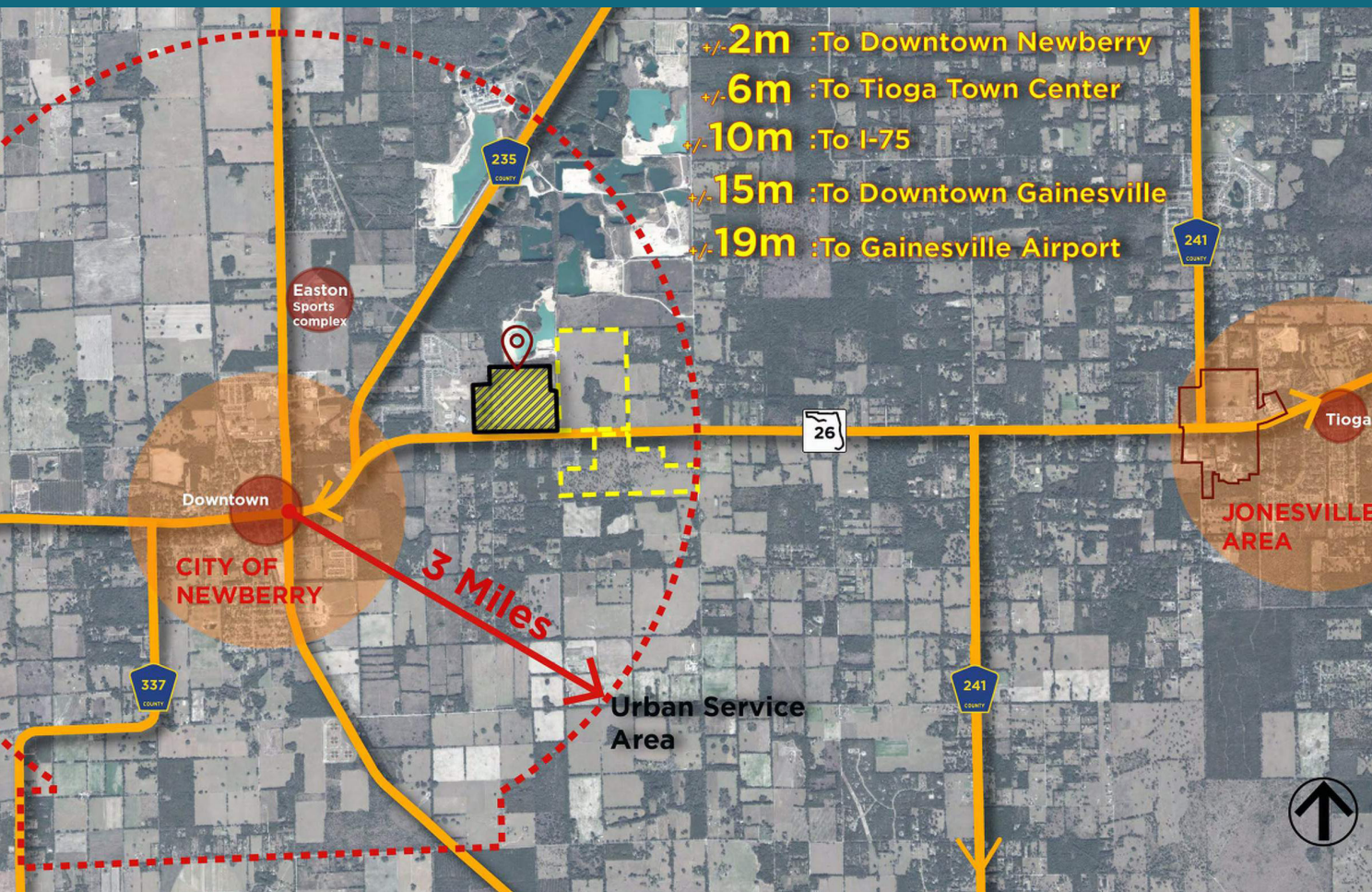
SEVERAL SIMILAR RESEARCH PARKS RELATED TO AGRICULTURAL INNOVATION AND RESEARCH WERE STUDIED TO GIVE INSIGHT TO THE FACILITY NEEDS AND HELPED FORM SITE SELECTION CRITERIA. INFORMATION WAS DRAWN FROM PRIVATE-SECTOR BUSINESS PARKS, INSTITUTIONAL RESEARCH FACILITIES, AND DEVELOPING AGRI-TECH COMPLEXES. EACH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

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

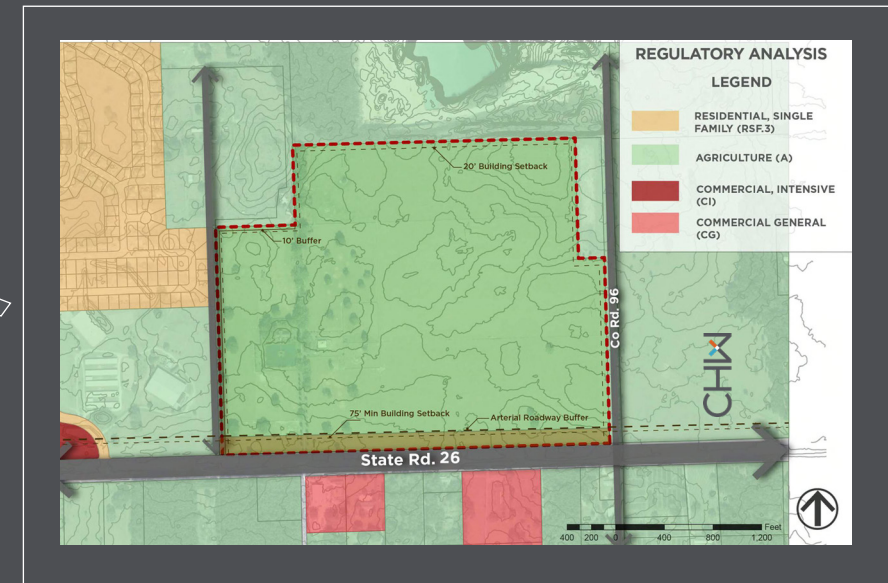


| CASE STUDIES                    | CASE STUDY #1  | CASE STUDY #2   | CASE STUDY #3  | CASE STUDY #4  | CASE STUDY #5   | CASE STUDY #6   |
|---------------------------------|--|---|--|--|---|---|
| DESCRIPTION                     | Bioscience-focused Corporate Park  | Agricultural-focused Research and Corporate Park  | Agricultural-focused Research Facility   | Agricultural-focused Business Park   | Agricultural-focused Research and Business Park   | University Research and Extension Center  |
| LOCATION                        | Alachua, FL  | Wooster, Ohio   | Fort Pierce, Florida   | Decatur, Illinois  | Wagga Wagga, New South Wales, Australia   | Unincorporated St. Johns County, Florida  |
| PURPOSE                         | To be a productive setting for the many bioscience, tech and businesses attracted to North Central Florida.  | To connect and serve Ohio's bioscience community to drive success in improving global quality of life.                              | To attract research organizations that will make an investment in commercial innovation and scientific research. | To provide enabling infrastructure to house applied research and development activities which leverage the talented Decatur-area workforce and the location of the College and community | To foster innovation, entrepreneurship, synergy and collaboration through co-location.  | The Hastings Agricultural Extension Center (HAEC) is a UF/IFAS demonstration and research unit          |
| AFFILIATE                       | N/A  | Ohio State University   | Treasure Coast Education, Research and Development Authority   | Richland Community College   | Charles Sturt University  | University of Florida   |
| TARGET USERS                    | Biomedical research organizations, development companies, technology firms   | Start-up companies, mature corporate partners (domestic & international), research institutes, academic and government laboratories | Government agencies, state universities, technology companies, local businesses                                  | High-tech agribusinesses, manufacturing companies, research firms  | International agribusinesses, food producers, innovative small-medium enterprises, university offices, industry associations, | University research   |
| SITE SIZE                       | ±480 acres   | ±100 acres  | ±154 acres (Phase 1); ±1,634 acres total   | ±113 acres   | ±47 acres   | ±64 acres   |
| SITE ACCESS                     | Direct access to US-441 / State Road 20  | Direct access to County Road 359  | Direct access to State Road 713, 0.75 miles from I-95  | Direct access to County Highway 1, adjacent to County Highway 22, approximately 0.75 miles from State Road 48  | Direct access to local roads, approximately 1.50 miles from Highway A41   | Direct access to local roads, approximately .40 miles from State Road 207                               |
| LAND USES                       | Vacant land, laboratories, office space, light manufacturing / warehousing, incubator  | Offices, laboratories, specialty facilities, incubators, pedestrian trails  | Test fields, research facilities, offices, laboratories, common spaces for recreational activities               | Supporting retail, incubators, educational facilities, convention hall, pedestrian trails, open spaces   | Research facilities, supporting retail, offices, open spaces for recreational activities, incubators                          | Offices, greenhouses, barns, storage areas, industrial facilities, laboratories, offices, farmable land |
| ECONOMIC / GEOGRAPHIC ADVANTAGE | Ties to the nearby academic institutions, centrally located between major metropolitan cities, close proximity to quality parks, potential to draw from a highly educated workforce, diversity of approved land uses | Strong ties to nearby academic institutions, funding assistance, proximity to major cities  | Flexible site plans, close proximity to significant Florida features   | Strong ties to nearby academic institutions, adjacency to a large-scale agricultural event center  | Flexible occupancy pricing and terms  | University of Florida affiliate   |
| ESTIMATED % DEVELOPED           | ±40-45%  | 0%  | ±10-15% (Phase 1)  | ±5-10%   | Undeterminable  | ±100%   |
| WEBSITE                         | <a href="http://progressparkfl.com/">http://progressparkfl.com/</a>  | <a href="https://biohol.osu.edu/">https://biohol.osu.edu/</a>   | <a href="http://www.treasurecoastresearchpark.com/">http://www.treasurecoastresearchpark.com/</a>                | <a href="http://www.richland.edu/about/campus/aatp">http://www.richland.edu/about/campus/aatp</a>  | <a href="https://agripark.csu.edu.au/">https://agripark.csu.edu.au/</a>   | <a href="http://sfyl.ifas.ufl.edu/hastings/">http://sfyl.ifas.ufl.edu/hastings/</a>                     |



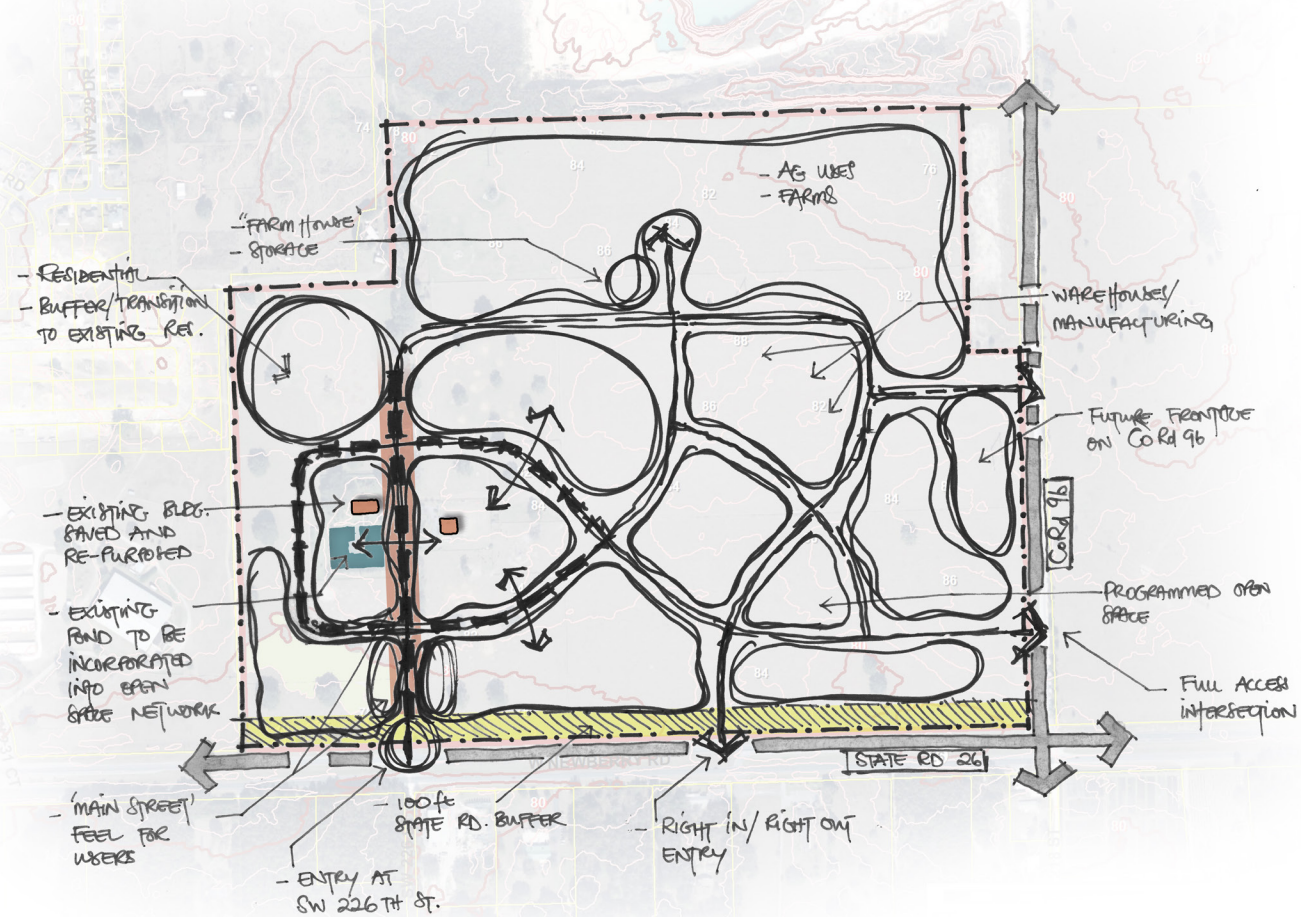


# ANALYSIS



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





## FRAMEWORK

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

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



# AGRItech

RESEARCH PARK

## PRELIMINARY MASTER PLAN



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





# AGRItech

RESEARCH PARK

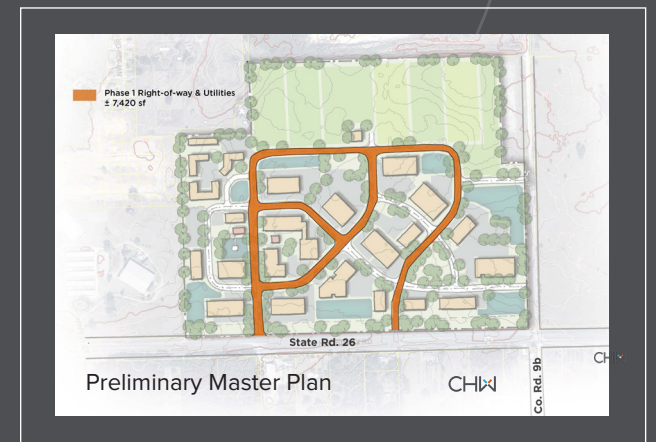
## PRELIMINARY MASTER PLAN



## PROPOSED PHASE 1: ROADWAY AND UTILITY INFRASTRUCTURE

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

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



### Key

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





# AGRItech

RESEARCH PARK

## PRELIMINARY MASTER PLAN



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



Attachment 4

Resolution



# CITY OF NEWBERRY

**RESOLUTION NUMBER: 2021-22**

**A RESOLUTION OF THE CITY OF NEWBERRY, FLORIDA; AUTHORIZING THE CITY MANAGER TO MAKE APPLICATION TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FLORIDA JOB GROWTH GRANT FUND FOR PUBLIC INFRASTRUCTURE; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, The Florida Job Growth Grant Fund is designed to fund public infrastructure and job training projects that support growth and employment in Florida's diverse industries; and,

**WHEREAS**, The Florida Job Growth Grant Fund has been allocated funding in funding for the State's budget for the fiscal year beginning July 1, 2021; and,

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

**WHEREAS**, the City Commission believes the investment in infrastructure to support the City's Agri-Tech Innovation park would benefit the City, County, and region and would improve the economic development environment; and

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

**SECTION 1.**

The City Commission finds, determines, and declares that the above recitals are true and correct and are hereby incorporated into this resolution by reference.

**SECTION 2.**

The City Commission hereby supports and directs staff to make application to the Florida Department of Economic Opportunity The Florida Job Growth Grant Fund for public infrastructure for the fiscal year beginning July 1, 2021.

**SECTION 3.**

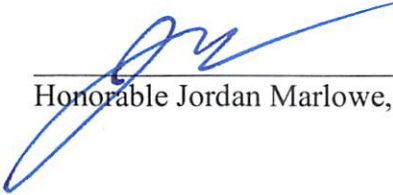
All resolutions or parts of resolutions in conflict herewith are, to the extent of the conflict, hereby repealed.

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

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

ADOPTED, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a special meeting, this 14th day of June 2021.

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

  
\_\_\_\_\_

Honorable Jordan Marlowe, Mayor

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

  
\_\_\_\_\_

Judy S. Rice, City Clerk

APPROVED AS TO FORM AND  
LEGALITY:

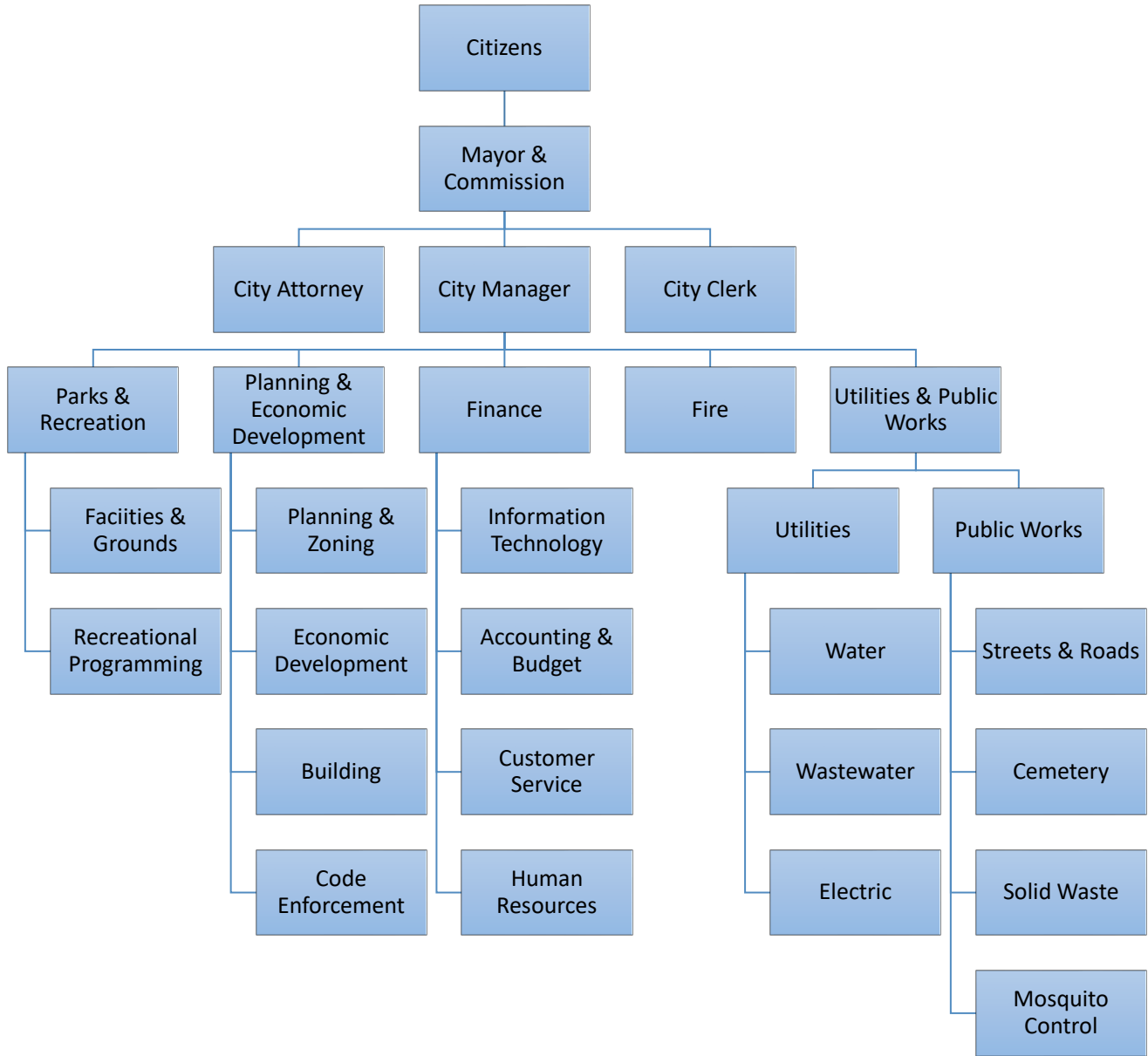
  
\_\_\_\_\_

S. Scott Walker, City Attorney



# Attachment 5

## City of Newberry Organizational Chart



# Attachment 6

## Project Aerial Map

Newberry Agritech Research Park Aerial Location Map



US 27/41, SR 45

Easton-Newberry Sports Complex

Canterbury Equestrian Showplace

Newberry Agritech Research Park

Downtown Newberry

SR 26

Gainesville →

Champions Tournament Park

