



**Florida Job Growth Grant Fund  
Public Infrastructure Grant Proposal**

Proposal Instructions: The Florida Job Growth Grant Fund Proposal (this document) must be completed by the governmental entity applying for the grant and signed by either the chief elected official, the administrator for the governmental entity or their designee. Please read the proposal carefully as some questions may require a separate narrative to be completed.

**Governmental Entity Information**

Name of Governmental Entity: Clay County Board of County Commissioners

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

Contact Information:

Primary Contact Name: Stephanie Kopelousos

Title: County Manager

Mailing Address: P.O. Box 1366  
Green Cove Springs, FL 32043

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**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 governmental 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:

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

- A. Provide the title and a detailed description of the public infrastructure improvements.

Atlantis Drive - New Road Construction

This project will construct the phase of a new urban roadway (Atlantis Drive) that will be the gateway to a multi-use employment center known as Challenger Center

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- B. Is this infrastructure owned by the public?

Yes       No

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

Yes       No

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

Yes       No

- E. Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

See attached.

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F. 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.](#))
  - As part of this response, describe how the project will promote specific job growth. Include a description of the number of jobs that will be retained or created, the average wages of such jobs, and in which industry(ies) the jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or grow jobs or make capital investment.
  - Further, include the economic impact on the community, region, or state and the associated metrics used to measure the success of the proposed project.

See attached.

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





**2. Additional Information:**

A. Is this project an expansion of an existing infrastructure project?

Yes  No

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

Would depend upon receipt of funding. Completion would take about 1 1/2 yrs.

C. What is the location of the public infrastructure? (Provide the road number, if applicable.)

New Road (Atlantis Drive) extending east from Trail Ridge Road and Challenger Drive

D. Who is responsible for maintenance and upkeep? (Indicate if more than one are applicable.)

Federal  State  County  City  Other \_\_\_\_\_

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

ACOE, NEPA, FWC, SJRWMD

F. 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 County is currently pursuing all required permits from the applicable agencies. The County has submitted permit applications to the ACOE and SJRWMD. The County intends to secure all needed permits within three months of grant fund approval and contract execution.

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

See attached.



H. 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

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

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

Yes  No

The project is ready to commence upon grant fund approval and contract execution.

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J. Does this project have a local match amount?

Yes  No

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

Clay County Board of County Commissioners - At this time \$1,000,000.

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K. Provide any additional information or attachments to be considered for this proposal.

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

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### 3. Program Budget

**Estimated Costs and Sources of Funding:** Include all applicable public infrastructure costs and other funding sources available to support the proposal.

A. Public Infrastructure Project Costs:			
Construction	\$ 2,650,000.00		
Reconstruction	\$ N/A		
Design & Engineering	\$ 295,000.00		
Land Acquisition	\$ N/A		
Land Improvement	\$ N/A		
Other	\$ 120,000	Please Specify:	<u>Mitigation/Perm</u>
<b>Total Project Costs</b>	<b>\$ 3,065,000</b>		
B. Other Public Infrastructure Project Funding Sources:			
City/County	\$ 1,000,000		
Private Sources	\$ N/A		
Other (grants, etc.)	\$ N/A	Please Specify:	_____
<b>Total Other Funding</b>	<b>\$ 1,000,000</b>		
<b>Total Amount Requested</b>	<b>\$ 2,065,000</b>		

**Note:** The total amount requested must equal the difference between the public infrastructure project costs in 3.A. and the other public infrastructure project funding sources in 3.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 \$1,000,000 for match money is adopted in the Clay County Capital Improvements Schedule specifically for the construction of Atlantis Drive.

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#### 4. Approvals and Authority

- 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 of the Board of County Commissioners.

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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.

The County Commission meets the second and fourth Tuesday of each month.

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- ii. State whether that group can hold special meetings, and if so, upon how many days' notice.

The Board can hold special meetings - must meet advertising requirements.

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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.





I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described governmental entity.

Name of Governmental Entity: Clay County Board of County Commissioners

Name and Title of Authorized Representative: Wayne Bolla, Chairman

Representative Signature: *Wayne Bolla*

Signature Date: 10/24/17



1.E. 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.

The public infrastructure improvement subject to this grant request is Atlantis Drive. Atlantis Drive (shown below in Figure 1) is a proposed ½ mile segment of a road that will provide access from Trail Ridge Road and Challenger Drive to a proposed multi-use project called Challenger Center. When constructed, Challenger Center will be a major employment hub in Clay County. This area of Clay County is already experiencing rapid growth with the construction of the First Coast Expressway (FCX), which is a freeway facility proposed to connect I-10 in Jacksonville to I-95 in St. Johns County (see Figure 1). The first phase of the expressway is complete and open to traffic.

There will be seven interchanges along the Expressway. This corridor has already seen development along its present southern terminus at one of the interchange, at S.R. 21 (Blanding Blvd.). This area is designated as Activity Center in the Branan Field Master Plan. There has already been development within the Activity Center, including St. Vincent's Medical Center, which is a major employer in the County. Other development in the Activity Center include a Walmart Super Center, Lowes Home Improvement, and Home Depot, along with a number of other retail and office establishments. In addition, a Hampton Inn is proposed as part of a multi-use project in this area of Branan Field.

A focus of the County's Economic Development Element of the 2025 Comprehensive Plan is the need for these type of employment centers such as Challenger Center. Currently, over 60% of Clay County residents work in other counties, with the majority working in the City of Jacksonville. The County's broader economic vision is to reduce the number of inter-county commuters. Policy 2.3 of the Economic Development Element speaks to this need and states that "Clay County shall support and encourage planned mixed or multi-use employment centers that may include a functional mix of residential, commercial, office and industrial land uses." Atlantis Drive is identified in the Branan Field Master Plan as a necessary roadway improvement to support proposed development in the Master Plan area. Atlantis Drive will be the gateway into Challenger Center, which will continue this area of Clay County being the emerging economic focal point for the County.

Figure 1 – Atlantis Drive

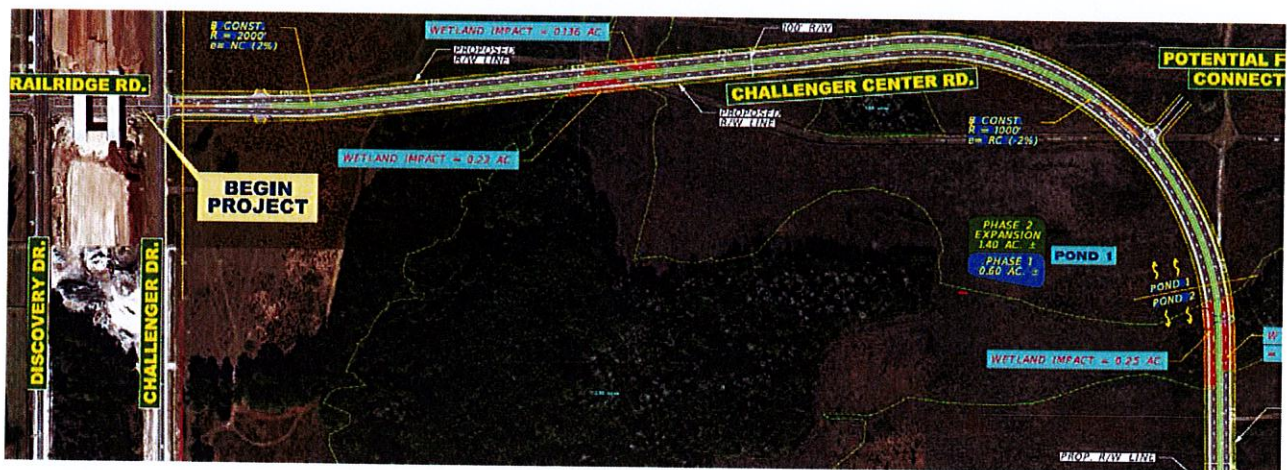
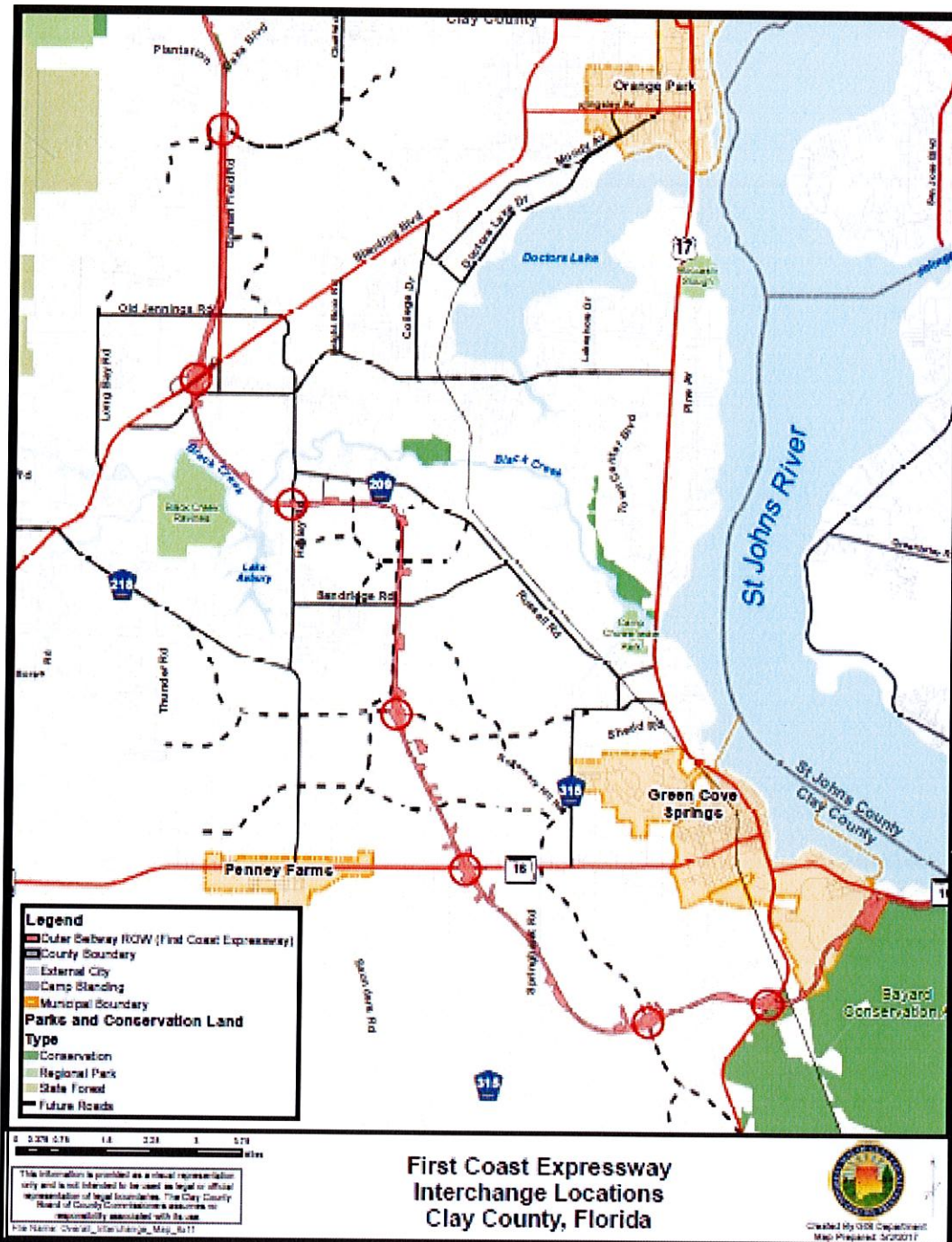


Figure 2 – First Coast Expressway and Interchange Locations





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

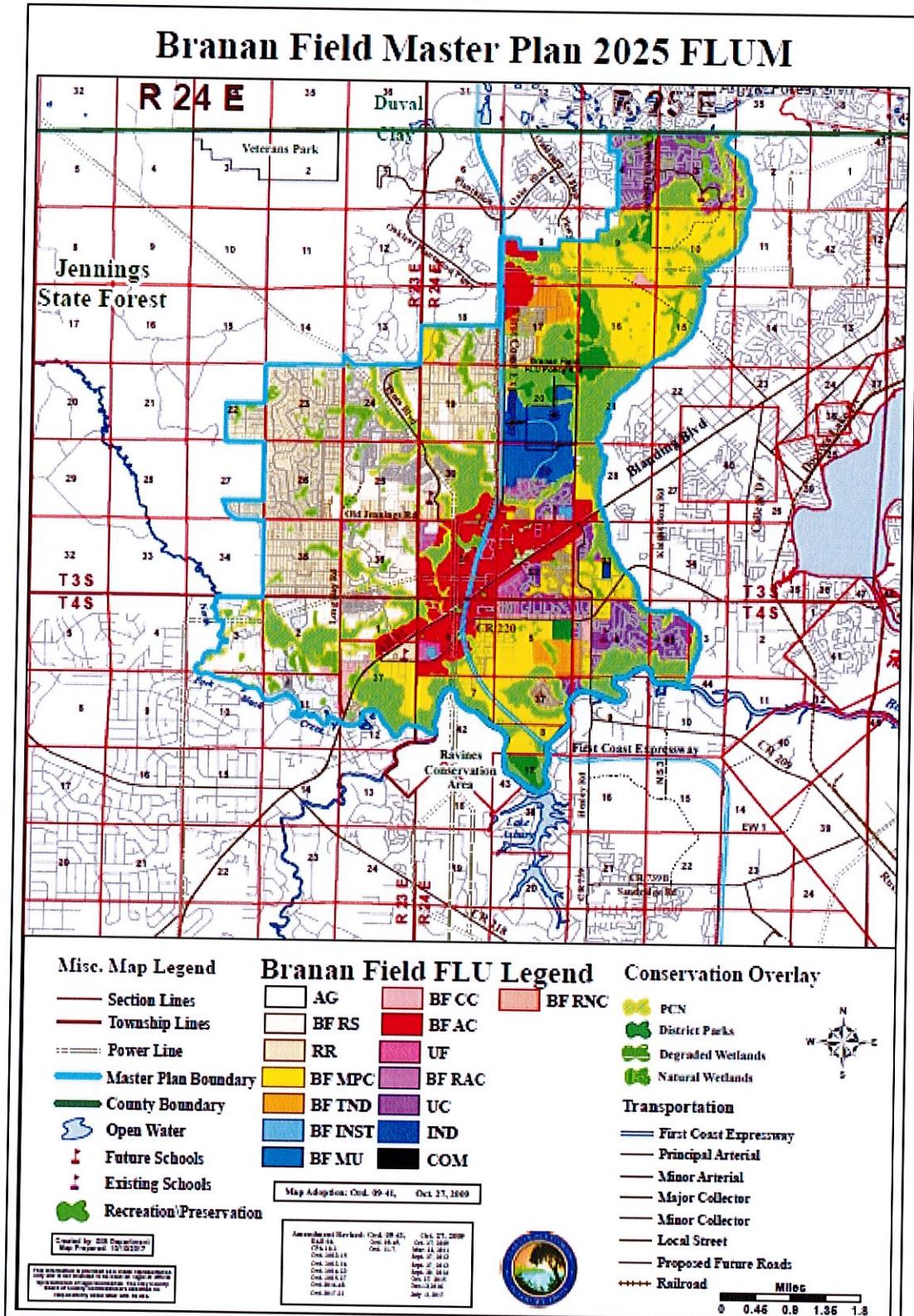
- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic advancement of a target industry.

*The construction of Atlantis Drive will facilitate the development of Challenger Center. Challenger Center provides a unique opportunity for the County to attract Qualified Targeted Industry (QTI) jobs. The County has an aggressive program of funding and grant incentives, tax and fee relief, and other mechanisms to attract such jobs. This infrastructure project will help promote development in the proposed Challenger Center. Clay County recognizes the need to diversify its economic base, and to attract targeted industries that can act as a catalyst for other employment in the County. A large, multi-use employment center such as the proposed Challenger Center will be the type of development that can help diversify the County's economy by attracting targeted industry employment. Challenger Center offers an opportunity to attract QTI type development; the County has few large parcels such as these with the appropriate land use and zoning that are well-positioned for development that can attract the types of target industries that provide for a diversified economy.*

1.G. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to these uses?

*The proposed site of the infrastructure improvements, Challenger Center, can be seen in Figure 3. Challenger Center, is the large blue area along the eastern boundary of the First Coast Expressway. The improvements more than conform to the uses, they in fact enhance the likelihood that the land use will develop as proposed in the Branran Field Master Plan Element of the Comprehensive Plan. The Branran Field Mixed Use area (Challenger Center) is also addressed explicitly in Branran Field FLU Policy 4.11.*

Figure 3 – Location of Challenger Center



Center