



## 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: Jackson County

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

#### Contact Information:

Primary Contact Name: Eric Hill

Title: County Commission Chairman

Mailing Address: 2864 Madison Street  
Marianna, Florida 32448

Phone Number: 850-482-9633

Email: wdaniels@jacksoncountyfl.com

### **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.

Jackson County Regional Employment Center Development at former Arthur G. Dozier School for Boys site and adjacent lands in the vicinity SR276 and Interstate 10 interchange. See Attachment A.

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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 Attachment 'A', Section 1E.

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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.

Target Industries- Global Logistics, Life Sciences, Manufacturing

NAICS - Sectors 31-33 (Manufacturing), 42 (Wholesale Trade), and 62 (Life Sciences).

See Attachment 'A', Section 1F

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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.

See Attachment 'A', Section 2B

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

See Attachment 'A', Section 2C

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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?

See Attachment 'A', Section 2E

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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?

Issue of local demolition and construction permits will be expedited as soon as the County completes property ownership transition with the State of Florida. An Environmental Resource Permit (ERP) will be obtained from the Northwest Florida Water Management District prior to any new development to address storm water. Public utility extension permit applications to be filed upon design completion.

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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?

Jackson County is currently engaged in development of a site master plan. Upon ownership transfer the County will move to complete land use designation and Zoning in partnership with the City of Marianna. The redevelopment master plan will include Commercial, Industrial, Public and Residential land use categories and the associated Zoning designation. Development will conform to these use requirements/guidelines.

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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

Repair to infrastructure facilities will not require a development order. The County will initiate appropriate Plan amendments immediately upon ownership transition.

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

Yes       No

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

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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.

See Attachment 'A', Section 2J.

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

See Attachment 'A', Section 2K.

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## 2.1 Workforce Training Grant Eligibility

See Attachment 'A', Section 2.1



**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	\$ 1,000,000	
Reconstruction	\$ 3,000,000	
Design & Engineering	\$ 380,000	
Land Acquisition	\$ 0.00	
Land Improvement	\$ 750,000	
Other	\$ 1,217,069	
<b>Total Project Costs</b>	<b>\$ 6,347,069</b>	

Please Specify: Workforce Training, Industrial Park Certification, and Site Assessment

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

City/County	\$ 2,750	
Private Sources	\$ 2,750	
Other (grants, etc.)	\$ 461,569	
<b>Total Other Funding</b>	<b>\$ 467,069</b>	

Please Specify: DEO - RIF

**Total Amount Requested**     \$ 5,880,000

**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.**

Attachment B: Budget Narrative



#### 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)?

1- Final transition of property ownership to Jackson County from State of Florida.

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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.

Jackson County Commission meets twice a month (2nd & 4th Tues).

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

County Commission can call emergency meeting with 24 hrs notice to public.

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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.

Florida Statutes, Chapter 125.01(1) provides:


"The legislative and governing body of a county shall have the power to carry on county government....."



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: JACKSON COUNTY COMMISSION

Name and Title of Authorized Representative: ERIC HILL, CHAIRMAN

Representative Signature: Print, sign, scan and attach with form submission. 

Signature Date: 7-10-18



# ATTACHMENT 'A':

## JACKSON COUNTY REGIONAL EMPLOYMENT CENTER

‘Additional Information  
Requested in Application’

## Complete Information to Application Questions Jackson County Florida Job Growth Grant Fund Public Infrastructure/Workforce Grant Proposal

**1A. Project Title:** Development of a *Regional Employment Center* utilizing closed state reform school site and adjacent lands at Interstate 10 Exit 136 interchange. The center will also host a campus providing a *Transition Skills for Life and Employment* training program.

**Project Description:** Unlike other areas of the State, Jackson County’s local and regional economy has not yet seen recovery from the Great Recession. Since 2010 Jackson County has LOST 1,631 persons in the workforce and the Opportunity Florida region has LOST 1387 persons in the workforce while the State of Florida has GAINED 888,000 persons in the workforce. Jackson County and its neighbors are in desperate need of economic growth.

Changes since 2010	Opportunity Florida	Florida
Labor Force	-5,105/-5.6%	+888,000/+9.6%
Employment	+88/0%	+1,487,000/+18.1%

Labor Force - County vs Time								
Area	2010	2011	2012	2013	2014	2015	2016	2017
Calhoun	5,314	5,242	5,095	4,913	4,948	4,935	4,956	4,933
Holmes	7,190	7,195	7,169	7,008	6,865	6,682	6,741	6,801
Jackson	18,938	18,260	18,069	17,765	17,488	17,285	17,361	17,307
Washington	10,298	10,412	10,069	9,847	9,699	9,598	9,731	9,839
Opportunity	116,494	115,766	113,621	113,409	113,322	111,822	113,184	115,107
Florida	9,212,000	9,302,000	9,391,000	9,454,000	9,581,000	9,630,000	9,846,000	10,100,000

While the economic challenge for our region is daunting, Jackson County is not waiting for a miracle. The County is engaged in an effort to develop a regional distribution and manufacturing center as well as a state center of excellence for Autism Spectrum Disorder transition training. These tools will increase the region’s ability to compete and win good job producing projects.

Jackson County is designated a "Rural Area of Opportunity" by the State of Florida due to its unemployment rates and recognized economic challenges. Jackson County is working hard to implement the goals of "Imagine Jackson" its’ county-wide Vision to overcome serious economic challenges. The closed reform school sits astride SR 276 inside the City of Marianna less than 2,500 feet from Interstate 10, Exit 136 and the Jackson County/Marianna Distribution

and Construction Services Park, a McCallum Sweeney Certified Industrial Park. This interchange site is a key component in the economic development efforts of Jackson County and the region. Redevelopment of the closed juvenile justice reform school facility (aka Arthur G. Dozier School for Boys) is key to the development of a regional distribution and manufacturing industrial park at this interchange.

Background:

The State of Florida closed the Arthur G. Dozier School for Boys, a juvenile justice reform school facility in 2011 after 111 years in operation. The closure of the state juvenile reform school was a terrible blow to the regional economy. The closure resulted in a loss of roughly 300 state jobs filled by the citizens of Jackson County and 4 surrounding panhandle counties (Calhoun, Gadsden, Holmes, Washington).

House Bill No. 7115, Chapter 2017-69 (*See Attachment 'A', Enclosure 1*), provides for the State to transfer approximately 332 acres of the former Arthur G. Dozier School for Boys property to Jackson County. This consists of the "North Campus" (101 acres), the "South Campus" (221 acres) and the Boot Hill Cemetery (10<sup>+/-</sup> acres). The act also provides the County with a "First Right of Refusal" for the remaining school property. The act further requires Jackson County to perpetually maintain the "White House" building and the Boot Hill Cemetery area. The complex is host to more than 75 buildings (total of 323,241 sf) on the South Campus and at least 31 buildings (total of 114,725 sf) on North Campus. Most of the campus structures have long ago exceeded their useful life and are in various states of declining repair or actual decay. An appraisal report provided to FDEP in 2012 for the South campus indicated there were only 13 of the 75 buildings considered usable. The same report provides an indicated value of the south campus at only \$258,000. (*See Attachment 'A', Enclosure 2*) This value is far exceeded by the cost of unusable building demolition alone.

In 2015, the Florida Department of Economic Opportunity (DEO) provided a grant through the Rural Infrastructure Fund program to assist with obtaining McCallum Sweeney (MS) Industrial Site Certification for 258 acres in the southwest quadrant of Exit 136 of Interstate 10. This Gulf Power Company sponsored MS Certification program was the first of its kind in the State of Florida. Along with **DEO** and **Gulf Power**, both **Jackson County** and **the City of Marianna** contributed funding for the MS Site Certification. The site received its official MS Certification on February 5, 2015. (*See Attachment 'A', Enclosure 3*) A video depicting the site may be viewed at:

<http://www.floridafirstsites.com/marianna-jackson-county-distribution-construction-services-park> .

Jackson County and the City of Marianna have planned to expand this site with lands from the closed state reform school. Doing so will support creation of a regional industrial/manufacturing

employment center. The combined site will encompass almost **2000 acres** (*See Attachment 'A', Enclosure 4*)

The development of an Autism Transition training center on the former reform school site will add another tool in making the region competitive. The training facility will allow the region to generate additional potential ready to work employees that heretofore have been lost to our workforce. The interest by corporate entities in this part of the project alone has been tremendous. Existing examples like the Walgreens Distribution Center in Anderson, South Carolina has proven the value of this effort through lower turnover, higher production and increased employee teamwork.

**1E. 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 business:**

Jackson County is pursuing the Goals, Objectives and Principals of “Imagine Jackson” its endorsed County-Wide Vision (*Attachment 'A', Enclosure 5*). The Vision is based on 3 cornerstones; Livable Communities, Healthy Economy, and High-Quality Environment. This Vision calls for the maintenance and expansion of existing employment while attracting new industry.

In pursuing the Vision goals, the County is working to expand the McCallum Sweeney/Gulf Power “Certified Site” and include the neighboring reform school properties to increase available development ready industrial sites. This project will focus on growing and recruiting logistics operations and light manufacturing. The Family Dollar Distribution Center located in the original park serves as both an example of a desired logistics project and a base from which to project future employment. This single project footprint envelopes 75 acres with nearly 1,000,000 square feet of building, 55 million dollars of capital investment and is home to 500 employees. The proposed new industrial park area of the redevelopment site supports no less than six similar project sites and numerous smaller sites. Gross job and development potential estimation documentation found in *Attachment 'A', Enclosure 6*.

The proposed project is to provide the necessary public roadway and utilities to position this site as a highly competitive and desired light industrial and distribution center for the recruitment of new and expanding companies. The proposed project site is located astride Exit 136 of Interstate 10 in Jackson County. Much of the site is within the City of Marianna with access to public water, sewer, natural gas, as well as both fire and police services. The site will provide more than 6.1 million square feet of industrial space and no less than 1.7 million square feet of commercial space. This will be supported with no less than 1.1 million square feet of public spaces and approximately 6.8 million square feet of new residential space. The potential industrial space alone will support approximately 3,100 targeted industry jobs, more than 330 million dollars of private capital investment and support a huge increase to the local tax base.



The availability of this new industrial space located in the geographic center of the Florida panhandle on Interstate 10 will increase the region's opportunities and competitive posture especially with nearby Alabama and Georgia. This project is expected to generate 500 jobs and 50 million in capital investment within the ten years following project completion.

**1 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;** The proposed project is in Jackson County, Florida which has been identified as a Rural Area of Opportunity (RAO). Rural Areas of Opportunity are defined as rural communities, or a region composed of rural communities, that have been adversely affected by extraordinary economic events or natural disasters. The Governor by executive order may designate up to three RAOs, which establishes each region as a priority assignment for Rural and Economic Development Initiative (REDI) agencies and allows the Governor to waive criteria of any economic development incentive including, but not limited to: the Qualified Target Industry Tax Refund Program under section 288.106, Florida Statutes (F.S.), the Quick Response Training Program and the Quick Response Training Program for participants in the welfare transition program under section 288.047, F.S., transportation projects under section 339.2821, F.S., the brownfield redevelopment bonus refund under section 288.107, F.S., and the rural job tax credit program under section 212.098, F.S. and section 220.1895, F.S. Jackson County and Marianna are a part of the Northwest Rural Area of Opportunity.
- **Economic enhancement of a Targeted Industry;**  
Florida is one of the leading import/export ports of entry and thereby a major site of distribution for the southeast United States. It is also a high growth state with an ever-increasing demand for construction materials and consumers goods.

**2. Additional Information:**

**2B. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure.**

Elements of the proposed public infrastructure improvements for the new industrial park could begin within 90 days of funded award. Initial work will include surfacing of existing unimproved roadways to provide access, industrial park design, regional stormwater facility development and demolition of deteriorated structures. This work is projected to be completed within 12-18 months.

The initial stabilization and demolition effort of the reform school redevelopment project is likely to require 12-18 months. The County is currently engaged in a site assessment of the closed reform school. The assessment will aid in identifying the extent of demolition,

infrastructure improvement and viable structure improvements associated with the reform school campus. Following the completion of this study a comprehensive plan for site redevelopment and structure reuse will be developed. Total demolition, reuse structure repairs and new site development is projected to take 24-48 months for completion.

**2C. What is the location of the public infrastructure?**

The proposed Regional Employment Center is located astride Exit 136 of Interstate 10 in Jackson County. The site is further bisected by State Road 276 providing an excellent system for moving freight from the sight directly onto the interstate (*Attachment 'A', Enclosure 4*). Public utility infrastructure will be extended from the existing lines along SR276 into the expanding site.

The State of Florida Arthur G. Dozier School for Boys site is located within the City of Marianna at I-10/SR276. Existing structures associated with the closed reform school are located on either side of SR 276 just north of Interstate 10, Exit 136.

**2E. What permits are necessary for the public infrastructure project?**

The redevelopment effort will require NFWFMD Individual Environmental Resource Permits, DEP public water and sewer extension permits, FDOT connection permit and Development Order approval from the City of Marianna. The County and City are working very closely on this effort and local permits will be expedited.

**2J. Does this project have a local match amount?      Yes.**

Jackson County/Marianna Distribution and Construction Services Park Certification:

Jackson County Certification funding	\$ 1,375
City of Marianna Certification funding	\$ 1,375
Gulf Power Certification funding	\$ 2,750
DEO Rural Infrastructure Grant (Industrial Park Certification)	\$161,569

Dozier Site Assessment:

DEO Rural Infrastructure Grant (Dozier Site Assessment)	<u>\$300,000</u>
<b>Total Match</b>	<b>\$467,069</b>

**2K. Provide any additional information or attachments to be considered for this proposal.**

Support Letters/Resolution (*Attachment 'A', Enclosure 7*)

- 1) City of Marianna;
- 2) Joint Resolution (Jackson County, City of Marianna, Jackson County School Board, Chipola College).

## **2.1 Workforce Training Grant Eligibility**

**Program requirements. (Each proposal must include the following information describing how the program satisfies the eligibility requirements).**

- Support programs and associated equipment at state colleges and state technical centers.
- Provide participants with transferable and sustainable workforce skills applicable to more than a single employer
- Are offered to the public
- Are based on criteria established by the state colleges and state technical centers.
- Prohibit the exclusion of applicants who are unemployed or underemployed.

**A) Provide the title and detailed description of the proposed workforce training program.**

Title: Transition Skills for Life and Employment.

The program is designed to provide young adults including those meeting neuro-developmental challenges, with the skills needed for a sustainable independent future of employment, community, and home life. The program will offer instruction in a wide variety of settings and teach key skills related to independence, social relatedness, emotional regulation and workforce environment skills. The program will offer two paths, a FastTrack 90- day program and a 12 - 24-month residential program designed to impart the basic work and life skills required for individual success. Due to the broad range of individual personal challenges, the program will have the flexibility to be tailored to each individual's needs. The program will have direct input from corporate partners as to minimum knowledge, skills and abilities. This partnership will increase direct industry integration opportunities for the individuals. The program will also emphasize study skills and self-advocacy to improve student's abilities to successfully participate and complete State College or Technical College programs.

**B) Describe how this proposal supports programs at state colleges or state technical centers.**

This proposed project supports both the academic and the vocational/technical programs of Chipola College as the primary local partner. The proposed program prepares a group of students for participation in the workforce and/or continuing education that might not otherwise leave the safety of home. By offering preparatory training the program generates new students for a wide range of educational offerings at the state colleges and technical centers. The preparatory training also increases the completion probability for these uniquely skilled students thereby adding to the available workforce.

The program graduates may also choose to pursue educational opportunities at other state colleges, technical colleges and state universities. The program advantage is not limited to local opportunities.

**C) Describe how this proposal provides participants transferable, sustainable workforce skills applicable to more than one single employer.**

The training program focuses on developing the ability of uniquely skilled individuals to self-advocate, live independently, integrate into a workplace and manage their unique needs. The program teaches students the discipline, communication and safety skills required to perform across the wide spectrum of logistic and manufacturing industry. This basic behavior and skill components are basic building blocks for success in any job environment. The ability to self-manage life outside the home is vital to sustained adult lifestyle. Providing this dual track educational venue offers these students the ability to currently develop as future employees and community members. This results in a worker that can be employed in multiple industries, earn competitive wages and be contributing members of their chosen community.

**D) Describe how the proposal supports a program(s) that is offered to the public?**

The 2018-2020 Florida College System Strategic Plan states “The primary mission and responsibility of Florida College System institutions is responding to community needs for postsecondary academic education and career degree education.” The transition program generates additional students ready for entry into the existing state college and technical school programs that are open to the public. These students can then enter these programs with a higher probability of success.

**E) Describe how this proposal is based on criteria established by the state colleges and state technical centers.**

This proposal supports the current State College System Strategic Plan and existing instructional programs at state and technical colleges. The transition program is specifically tailored to increase the ability of students with unique characteristics to successfully engage in college and technical center programs thereby expanding the pool of potential students. The 2018-2020 State College System Strategic Plan includes Articulation and Workforce strategies to:

“Align program offerings to meet the changing needs of the labor market, including new program development.”



“Develop and sustain partnerships with educational institutions, businesses, and civic organizations.”

**F) Does this proposal support a program(s) that will not exclude unemployed or underemployed individuals?**

YES. The program will greatly expand and improve the available workforce in the state and particularly in the acute need area of the panhandle region. The growing logistic and manufacturing industries are in constant need of a capable workforce. A target of the program is to reduce the current number of uniquely skilled but unemployed citizens and the current trend for those aging out of our public-school system to become unemployed.

**G) Describe how this proposal will promote economic opportunity by enhancing workforce training. Please include the number of program completers anticipated to be created from the proposed training. Further, please include the economic impact on the community, region, or state and the associated metrics used to measure the success of the proposed training.**

The proposed training provides a pathway to sustainable employment for many that would not otherwise be possible. The program is focused on developing the basic skills for work place integration that many uniquely talented individuals lack. Providing this training will allow these individuals to add to the available workforce and obtain sustainable independent lifestyles.

The positive impact on the community from increased available workforce and additional tax paying citizens improves local and state economic health. The program includes partnerships with corporate employers such as Family Dollar/Dollar Tree, Catalyst Fabric Solutions and others. As evidenced by existing inclusivity programs like Walgreen's, employers gain stability in their workforce, improved productivity and less employee turnover.

The primary program success will be measured by enrollment and completion data as well as graduate job placement. The program is expected to see 30 students in its first year increasing to 90-120 annually by year 5. Additional tracking of the Fast Track pre-employment training will be accomplished in the same manner. The number of completers is projected to be <90% of enrolled class.

**Workforce Training Grant Eligibility: Additional Information**

**A. Is this an expansion of an existing training program?** NO

**B. Does the proposal align with Florida’s Targeted Industries? YES**

**Specific Target Industries:** Manufacturing & Global Logistics  
*See Attachment ‘A’, Enclosure 8*

**C. Does proposal align with an occupation(s) on the Statewide Demand Occupations list and/or the Regional Demand Occupations List? YES**

**Specific Occupations:** *See Attachment ‘A’, Enclosure 8*

**D. Indicate how the training will be delivered.**

The training will be delivered in classroom at the new transition campus and in the community environment. The repurposed former “Arthur G. Dozier School for Boys” vocational training facility located on the south campus will be the primary training center with both vocational and traditional classroom facilities. The buildings will also provide technology resources for advanced learning skills.

**E. Indicate the number of anticipated annual enrolled students and completers in the proposed program.**

It is planned that initial enrollment for the primary transition training will start with a class of up to 30 students with estimated 25 students (85%) expected to successfully complete the initial program. Enrollment will grow to 90-120 students annually by year 5. It is expected that completion will average 90% or better of the enrolled students.

The Fast Track manufacturing and logistics preparatory program is expected to see a similar 90% completion rate. This program is expected to see between 15-30 completers per session in the first two years and increase with the development of industrial employment opportunities.

**F. Indicate the length of program (e.g. quarters, semesters, etc.) including beginning and ending dates.**

There are two basic program tracks designed to support needs of the students based on student’s assessments and goals. A 90-day fast track program and a 12-24 month (two to four semester) residential program. Completion of both programs will be performance based, evaluating the student’s ability to successfully meet requirements by performance testing and evaluation. Given the unique needs of every individual, professional staff evaluation will determine early completions.

In addition to programs designed to meet unique student needs, the facility will also provide preliminary work environment training (safety, process, equipment, etc.). This training is designed to facilitate rapid insertion of students into the general logistics and manufacturing environment.

**G. Describe the plan to support the sustainability of the program after grant completion.**

Student tuition will be the primary source of sustainability for the training program. Partnerships with future employers is also projected to generate additional training revenues. The campus will also host self-generated businesses to contract through RESPECT Florida and private markets. These organization owned businesses will contribute to the campus funding.

**H. Identify any certifications, degrees, etc., that will result from the completion of the program. Please include the Classification of Instructional Programs (CIP) code and the percent of completer in each code, corresponding with Section E.**

In addition to existing instructional programs, Chipola College considers the job types below as potential priority opportunities for transition students as well.

59-6031 Sewing machine operators  
51-9199 Production workers  
53-7062 Laborers, freight, stock, material  
53-7063 Machine feeders  
53-7199 Material moving  
51-9198 Production helpers  
51-9111 Packing/filling

The primary concept is for preparatory training to be completed at the Transition Campus and then qualify the individual for mainstream workforce training with the normal classes on Chipola campus. Depending on the students functioning level this is likely the standard pathway forward. The continuing education concept is for a pilot effort to execute 90-day Fast Track prep learning, or longer as required, then move them into some of the existing certification programs at Chipola. Once the pilot program adjustments are made to curriculums, the full 12-24 month transition program will engage and begin to supply students for the Chipola College programs as well as other institutions across the State. It is expected that many of this student population may also move directly into the workforce.

## POSSIBLE CERTIFICATIONS

- 1) A concentration could be existing program of Engineering Technology, Engineering Tech Support Specialist (who can then sit for the MSSC-Certified Production Technician Certificate test) – which is offered as part of our curriculum now and fitting for high school level learners.

<http://www.chipola.edu/studentservices/cguides/2018-019/ET%20Support%20Spec%20Cert.pdf>

- 2) A complimentary program, which would be new, would be the Certified Logistics Technician.

<https://www.msscusa.org/certified-logistics-technician-clt/>

- 3) Automotive Tech – occupational completion points A, B ...
- 4) Automotive Tech Parts – (Kelly Connolly’s request of us – which could be grant funded) would prepare a warehouse/distribution and retail employee (\$150K grant ask)
- 5) Certified Nursing Assistant – diversifies into the popular health care field
- 6) Welding – ocp’s A, B, and C

See *Attachment ‘A’, Enclosure 9* for completer data on Chipola College’s existing programs.

### **I. Does this project have a local match amount? Yes.**

Jackson County, City of Marianna, DEO and Gulf Power Electric successfully partnered to fund \$167,069 effort to obtain Industrial Park certification of the initial Jackson County/Marianna Distribution and Construction Services Park by McCallum Sweeney. A \$300,000 grant funded through DEO is supporting ongoing site assessment of the Dozier property for a total project match of \$467,069.

### **3. Program Budget:** See Attachment B, Budget Narrative.

#### **3 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 \$6,347,069. The County is requesting \$5,130,000 in capital improvement grant funds and \$750,000 in Workforce grant funds. Total Job Growth Grant Fund request is **\$5,880,000**.

Funding from the identified matching sources has been expended or committed to by Jackson County. A detailed budget and narrative is provided in Attachment B.



#### **4. Approvals and Authority**

A. Jackson County Commission will meet and vote to execute the grant agreement. The County Commission meets regularly twice in every month at such time and places the Commission may prescribe by rule. Special meetings may be held on call of the Chairman or of a majority of the members and whenever practicable, upon no less than twelve (12) hours' notice to each member and the public.

Therefore, the County could execute the grant agreement within 12-24 hours of notification by the Florida Department of Economic Opportunity.

C. The Jackson County Commission has authority to conduct County government.

**125.01 FS Powers and duties. —**

(1) The legislative and governing body of a county shall have the power to carry on county government. To the extent not inconsistent with general or special law, this power includes, but is not restricted to, the power to: . . . .

#### **List Application Attachments:**

**A. Answers to Application Questions**

**Enclosures:**

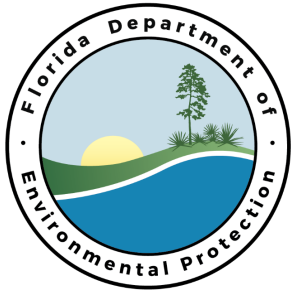
- 1) Chapter 2017-69, Laws of Florida;**
- 2) Dozier Site Appraisal;**
- 3) McCallum Sweeney Certification Letter;**
- 4) Site Maps;**
- 5) A Vision for Jackson County;**
- 6) Gross Land Development Calculations;**
- 7) Support Letters/Resolution;**
- 8) Qualified Targeted Industries & 2018-19 Regional Demand Occupations List;**
- 9) Completer Data.**

**B. Budget Narrative**

# ATTACHMENT 'A'

## Enclosure 1

- Division of State Lands Letter
- Chapter 2017-69, Laws of Florida)



# Florida Department of Environmental Protection

Marjory Stoneman Douglas Building  
3900 Commonwealth Boulevard  
Tallahassee, Florida 32399-3000

Rick Scott  
Governor

Carlos Lopez-Cantera  
Lt. Governor

Noah Valenstein  
Secretary

January 8, 2018

Sean J. Lewis  
Development Representative Supervisor, Rural Programs  
Bureau of Economic Development  
State of Florida Department of Economic Opportunity  
107 East Madison Street  
The Caldwell Building, MSC 160  
Tallahassee, Florida 32399-6508

Dear Mr. Lewis:

This letter is intended to provide information in connection with Jackson County's application for a Rural Infrastructure Fund grant at the site of the former Arthur G. Dozier School for Boys.

During the 2017 session, the Florida Legislature passed House Bill 7115 (Chapter 2017-69, Laws of Florida)(attached). Section 4 of the legislation requires the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida ("Board of Trustees") to convey lands at the site historically known as the North Campus, the South Campus, and the Boot Hill Cemetery to Jackson County, if Jackson County does not decline to accept title to the property. Those areas are to be conveyed to Jackson County at no cost and subject to certain use restrictions and easements provided in the legislation. Section 4 of the legislation further provides that Jackson County be offered a first right of refusal to purchase other areas of the site.

The State of Florida Department of Environmental Protection is staff to the Board of Trustees and provides this letter as assurance that the Board of Trustees intends to convey the North Campus, South Campus and Boot Hill Cemetery areas to Jackson County in accordance with the legislation.

If you have any questions in regard to the disposition of lands or need further information about this upcoming conveyance, please contact Robbie Parrish at 850-245-2497.

Sincerely,

*Andrew S Fleener*

Andrew S. Fleener  
Deputy Director  
Division of State Lands

Attachment as noted

## CHAPTER 2017-69

### House Bill No. 7115

An act relating to the Arthur G. Dozier School for Boys; providing for the interment of certain remains exhumed from the Arthur G. Dozier School for Boys; providing definitions; providing responsibilities and duties of the Division of Purchasing of the Department of Management Services for reinterment of the remains; creating s. 265.007, F.S.; providing legislative intent; establishing the Arthur G. Dozier School for Boys Memorial; providing locations for such memorial; requiring the Department of Management Services to administer the memorial and coordinate with and consider recommendations by specified entities and persons; authorizing the department to adopt rules; requiring the Board of Trustees of the Internal Improvement Trust Fund to convey, maintain, and surplus certain lands associated with the Arthur G. Dozier School for Boys; requiring the Division of State Lands of the Department of Environmental Protection to prepare a proposal to conduct a feasibility study and submit the proposal to the Governor and the Legislature by a specified date; naming the Forensic Training Center; providing an appropriation; providing an effective date.

WHEREAS, the Florida State Reform School, also known as the “Florida Industrial School for Boys,” the “Florida School for Boys,” the “Arthur G. Dozier School for Boys,” and the “Dozier School,” was opened by the state in 1900 in Marianna to house children who had committed minor criminal offenses such as incorrigibility, truancy, and smoking, as well as more serious offenses such as theft and murder, and

WHEREAS, throughout the Dozier School’s history, reports of abuse, suspicious deaths, and threats of closure plagued the school, and

WHEREAS, a forensic investigation funded by the Legislature and conducted by the University of South Florida from 2013 to 2016 found incomplete records regarding deaths and burials that occurred at the Dozier School between 1900 and 1960, and found that families were often notified after the child was buried or denied access to their remains at the time of burial, and

WHEREAS, on November 18, 1914, a fire consumed a school dormitory at the Dozier School in which children and school employees perished, some of whom died after returning to the burning building to assist in rescue efforts, and

WHEREAS, excavations conducted as part of the forensic investigation yielded 55 burial sites, 24 more sites than reported in official records, and

WHEREAS, due to the lack of documentation and contradictions in the historical record, questions persist regarding the identity of persons buried at the Dozier School and the circumstances surrounding their deaths, and

WHEREAS, the Dozier School closed in 2011 after investigations by the Florida Department of Law Enforcement and the Civil Rights Division of the United States Department of Justice, and

WHEREAS, in 2016, the Legislature created the Dozier Task Force, which recommended that the remains of the 1914 dormitory fire victims should be reinterred at Boot Hill Cemetery on the Dozier School's property; that all other unidentified or unclaimed remains should be reinterred in Tallahassee, with the location to be determined by the Legislature; and that two memorials should be established, one in Tallahassee and one in Jackson County, dedicated to the memories of the children who lived and died at the Dozier School, including the 1914 dormitory fire victims, and

WHEREAS, Thomas Varnadoe was 13 years old when he died on October 26, 1934, only 34 days after being admitted to the Florida School for Boys, and his remains were identified in 2014 by the forensic anthropologists and archeologists from the University of South Florida after being exhumed from an unmarked grave on school grounds, NOW THEREFORE,

Be It Enacted by the Legislature of the State of Florida:

Section 1. Notwithstanding s. 406.50, Florida Statutes, this act governs the disposition of unclaimed or unidentified remains that were exhumed from the Arthur G. Dozier School for Boys in Marianna during the forensic investigation conducted by the University of South Florida.

Section 2. (1) For purposes of this section, the term:

(a) “Division” means the Division of Purchasing of the Department of Management Services.

(b) “University” means the University of South Florida.

(2) For purposes of this section, the division shall be considered a legally authorized person as defined in ss. 406.49(6) and 497.005(43), Florida Statutes, to care for unclaimed or unidentified remains exhumed by the university from the Arthur G. Dozier School for Boys in Jackson County.

(3) In order to care for the remains of victims of the 1914 dormitory fire at the Arthur G. Dozier School for Boys in a respectful and dignified manner, the division shall:

(a) Pursuant to chapter 287, Florida Statutes, select a removal service, licensed under chapter 497, Florida Statutes, to transport such remains from Tampa to a funeral establishment in Jackson County, licensed under chapter 497, Florida Statutes, for preparation for reinterment of such remains.

(b) Pursuant to chapter 287, Florida Statutes, select a funeral establishment in Jackson County, licensed under chapter 497, Florida Statutes, to prepare such remains for reinterment.

(c) Ensure that such remains are reinterred at the Boot Hill Cemetery located at the Arthur G. Dozier School for Boys in Jackson County.

(d) After consulting with the university and the Division of Historical Resources of the Department of State, select and cause to be installed appropriate and respectful markers, including specific markers to preserve the accession numbers used by the university in its forensic investigation.

(4) In order to care for all other unclaimed or unidentified remains exhumed by the university from the Arthur G. Dozier School for Boys in Jackson County in a respectful and dignified manner, the division shall:

(a) Pursuant to chapter 287, Florida Statutes, select a removal service, licensed under chapter 497, Florida Statutes, to transport such remains from Tampa to a funeral establishment in Leon County for preparation for reinterment.

(b) Pursuant to chapter 287, Florida Statutes, select a funeral establishment in Leon County, licensed under chapter 497, Florida Statutes, to prepare such remains for interment.

(c) Select one cemetery in Leon County, licensed under chapter 497, Florida Statutes, at which such remains shall be buried.

(d) After consulting with the university and the Division of Historical Resources of the Department of State, select and cause to be installed an appropriate and respectful marker for each burial site, including specific markers to preserve the accession numbers used by the university in its forensic investigation.

(5) The division shall consult with the Division of Funeral, Cemetery, and Consumer Services of the Department of Financial Services to develop terms and conditions applicable to the procurement of contractual services pursuant to this section, including, but not limited to:

(a) The tasks and verifiable deliverables that the contractors are required to perform or furnish in order to ensure the appropriate and respectful handling, transportation, preparation, and burial of the remains of victims of the 1914 dormitory fire and all other unclaimed or unidentified remains, and the installation of funeral or other appropriate markers at the burial sites.

(b) Evaluation and selection criteria to be used in determining the acceptability and relative merit of proposals to perform these services.

Section 3. Section 265.007, Florida Statutes, is created to read:

265.007 Arthur G. Dozier School for Boys Memorial.—

(1) It is the intent of the Legislature to memorialize the boys who lived and died at the Arthur G. Dozier School for Boys, including the victims of the 1914 dormitory fire.

(2) There is established the Arthur G. Dozier School for Boys Memorial at two locations, one of which shall be located in Tallahassee, and one of which shall be located in Jackson County.

(3) The memorials shall be administered by the Department of Management Services.

(4)(a) The Department of Management Services shall designate an appropriate public area for the Arthur G. Dozier School for Boys Memorial in Tallahassee, on the premises of the Capitol Complex, as defined in s. 281.01, not including the State Capital Circle Office Complex. The department shall consider recommendations by the Florida Historical Commission as required pursuant to ss. 265.111 and 267.0612(9), coordinate with the Division of Historical Resources of the Department of State regarding the design and placement of the memorial, and consider recommendations by former students of the Arthur G. Dozier School for Boys regarding the design of the memorial.

(b) The Department of Management Services, in consultation with the Division of State Lands of the Department of Environmental Protection and the Jackson County Administrator, shall designate an appropriate public area for the Arthur G. Dozier School for Boys Memorial in Jackson County. The department shall coordinate with the Division of Historical Resources of the Department of State regarding the design and placement of the memorial, and consider recommendations by former students of the Arthur G. Dozier School for Boys regarding the design of the memorial.

(5) The Department of Management Services may adopt rules necessary to implement this section.

Section 4. (1) The Board of Trustees of the Internal Improvement Trust Fund shall, upon conveyance of the lands formerly associated with the Arthur G. Dozier School for Boys, include a deed restriction to memorialize and maintain the structure known as the "White House" and the land upon which the structure is located, to include a 50-foot buffer, excluding existing roadways, surrounding the structure. There shall be a perpetual public easement reserved in the deed for ingress and egress to the White House.

(2) The Board of Trustees of the Internal Improvement Trust Fund shall, upon conveyance of the lands formerly associated with the Arthur G. Dozier School for Boys, include a deed restriction to memorialize and maintain the Boot Hill Cemetery, to include a 100-foot buffer surrounding the cemetery. There shall be a perpetual public easement reserved in the deed for ingress and egress to the Boot Hill Cemetery.



(3) The Board of Trustees of the Internal Improvement Trust Fund shall convey to Jackson County the lands historically known as the “North Campus,” the “South Campus,” and the Boot Hill Cemetery formerly associated with the Arthur G. Dozier School for Boys in fee simple, subject to the restrictions, reservations, and easements referenced in subsections (1) and (2), and any portion encumbered by a lease shall hereby be extinguished. If, after notice of the intended conveyance, Jackson County declines acceptance of title, then the Board of Trustees of the Internal Improvement Trust Fund may surplus such property pursuant to s. 253.0341, Florida Statutes, subject to the restrictions, reservations, and easements referenced in subsections (1) and (2).

(4) The Board of Trustees of the Internal Improvement Trust Fund may surplus the remaining property formerly associated with the Arthur G. Dozier School for Boys in fee simple, and shall offer Jackson County the right of first refusal to purchase those lands subject to any reservations and easements. If, after notice of the intent to surplus such lands, Jackson County declines the right of first refusal to purchase such property, then the Board of Trustees of the Internal Improvement Trust Fund may surplus such property pursuant to s. 253.0341, Florida Statutes.

Section 5. The Division of State Lands of the Department of Environmental Protection shall prepare a proposal with various options to conduct a feasibility study to locate previously unidentified potential burial sites through surface and subsurface evaluations on all lands formerly associated with the Arthur G. Dozier School for Boys, and shall incorporate technological options, including ground-penetrating radar, methodology of data collection, and the estimated cost for each option. The department may select a qualified entity that has an existing state term contract, a university, or an entity with expertise in forensic research and applied sciences to assist in the preparation of some or all portions of the proposal, and may coordinate with the Department of Management Services and the Department of State in the development of the proposal. The department shall submit a copy of the proposal to the Governor, the President of the Senate, and the Speaker of the House of Representatives by January 1, 2018.

Section 6. The Forensic Training Center, which is appropriated for in Specific Appropriation 1234 of the General Appropriations Act, is hereby named the “Thomas Varnadoe Forensic Center for Education and Research.”

Section 7. For the 2017-2018 fiscal year, the sum of \$1.2 million in nonrecurring funds is appropriated from the General Revenue Fund to the Department of Management Services for the purpose of implementing sections 2 and 3 of this act. Funds remaining unexpended or unencumbered from such appropriation as of July 1, 2018, shall revert and be reappropriated for the same purpose in the 2018-2019 fiscal year.

Section 8. This act shall take effect upon becoming a law.

Approved by the Governor June 2, 2017.

Filed in Office Secretary of State June 2, 2017.

# ATTACHMENT 'A'

## Enclosure 2

- Dozier Site Appraisal Letter

*Bell, Griffith & Associates, Inc.*  
REAL ESTATE APPRAISERS AND CONSULTANTS  
[www.bellgriffith.com](http://www.bellgriffith.com)

JACK BELL, MAI (1913-1992)  
STEPHEN A. GRIFFITH, MAI, SRA  
Cert. Gen. RZ 320  
CHRISTOPHER D. JOHNSTON, JD, MBA  
Cert. Gen. RZ 3152

1679 Metropolitan Circle  
Tallahassee, Florida 32308  
(850) 422-3811 Tel  
(850) 422-3926 Fax

JOE H. FOX, MAI (1934-2010)  
CHARLES T. HART III  
Cert Gen. RZ 1513  
DANIEL SOLOMON  
Cert Res. RD 2100

July 3, 2012

Mr. Jay Scott  
Bureau of Appraisal  
Division of State Lands  
Department of Environmental Protection  
3900 Commonwealth Boulevard  
Tallahassee, Florida 32399-3000

RE: 220 +/- acre parcel  
Project: DJJ/D.J. Dozier Property B/A File No.: 12-7056  
Jackson County, Florida

Dear Mr. Scott:

In accordance with your request and our agreement, we have completed an appraisal of the 220 +/- acres of land and improvements located on the east side of State Road 276 in Marianna, Jackson County, Florida. The subject has a Tax Identification number of 08-4N-10-0000-0100-0000 and is under the ownership of TIITF/HRS-Youth Serv. The subject was formerly the Dozier School for Boys.

The objective of this appraisal is to estimate the "As Is" current market value of the subject. The rights appraised consist of the fee simple interest in the property.

The following narrative report describes the property, the general neighborhood environment and our method of approach to the valuation problem. All factors, which are considered relevant to the value estimate, have been thoroughly analyzed and investigated.

(2)

The appraisal is made in accordance with instructions provided in DEP Contract No. PL 137 (the contract is in effect though February 6, 2014), the Uniform Standards of Professional Appraisal Practice and the Supplemental Appraisal Standards for Board of Trustees Land revised June 15, 2010. This appraisal conforms to the Uniform Standards of Professional Appraisal Practice (“USPAP”) adopted by the Appraisal Standards Board of the Appraisal Foundation, in 2012-2013 edition. As requested, the appraisal is a self-contained appraisal in accordance with SR 2-2(a) of USPAP.

Subject to the assumptions, limiting conditions, and certificate found elsewhere in this report, it is my opinion the subject has an “As Is” current market value as of June 21, 2012, of:

**TWO HUNDRED FIFTY EIGHT THOUSAND DOLLARS**  
**(\$258,000)**

If we may be of further assistance, please advise.

Sincerely,



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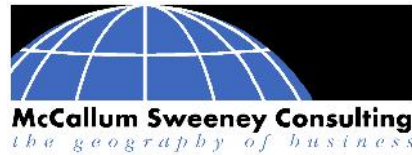
Stephen A. Griffith, MAI, SRA  
Cert Gen RZ 320

FILE # 12142

# ATTACHMENT 'A'

## Enclosure 3

McCallum Sweeney  
Industrial Park Certification



April 7, 2015

Rick Byars  
General Manager, Community & Economic Development  
Gulf Power Company  
One Energy Place  
Pensacola, FL 32520

Dear Mr. Byars:

The Marianna/Jackson County Distribution/Construction Services Park, located in Jackson County, Florida, has completed the certification program for Gulf Power's Florida First Sites Program. McCallum Sweeney Consulting has conducted a thorough analysis of the property, and based on the information provided by Bill Stanton with Jackson County Development Council, Inc. and Rick Pettis with David H. Melvin, Inc. Consulting Engineers as well as our evaluation of the property, we are certifying the **Marianna/Jackson County Distribution/Construction Services Park** as an **Industrial Park**.

McCallum Sweeney Consulting has developed a program for Gulf Power to certify industrial sites and industrial parks as ready for industrial development. We have certified the Marianna/Jackson County Distribution/Construction Services Park as meeting the following criteria:

- **The park must be a minimum of 100 subdividable acres with at least one parcel in the park being a minimum of 20 developable, contiguous acres.**<sup>1</sup> The park is a total of 258 acres with approximately 213 developable acres. The largest parcel shown on the master plan is approximately 76 acres, of which 65 acres are developable.
- **The industrial park must be available for sale or lease (with a documented price and terms) to prospective industrial investors. If the site is only available for lease, the lease term must be a minimum of 25 years.** The property is owned by Howard D. Smith, David Lee Goodwin and Pamela L. Goodwin, and the City of Marianna and Jackson County. Jackson County Development Council, Inc. has an option on the parcels owned by Howard D. Smith and David Lee Goodwin and Pamela L. Goodwin. The options expire on March 31, 2020. The Jackson County Development Council, Inc. has demonstrated a willingness to market the property as available for industrial development for a period of five years. Title insurance dated November 20, 2014 states that title of the 160.29 acre parcel is vested in The City of Marianna and Jackson County. Title insurance dated September 12, 2014 states that title to the 76.47 acre parcel is vested in Howard D. Smith. Title insurance dated September 12, 2014 states that title to the 21.7 acre parcel is vested in David Lee Goodwin and Pamela L. Goodwin.

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<sup>1</sup> "Developable" acres are those that have no impediments to development, or mitigation for any known impediments can be accomplished in less than 90 days. Environmental contamination issues must be remediated prior to certification.



- **The industrial park must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable).** The property is currently zoned Industrial by the City of Marianna. The adjacent properties are zoned Commercial (north and west) or are within the unincorporated area of Jackson County where there is no zoning applied (west and south). A zoning change will not be necessary.
- **The industrial park must be free of any known rights-of-way, easements, judgments, liens, restrictive covenants, and any other items that might impact the site's developability.** Most easements and utilities are located along the boundary of the property and will not impact the developability.
- **The proposed developable acreage must be located outside of the 100-year flood zone.** A majority of the property is in Flood Zone X – outside the 100- and 500- year flood zone. Approximately 10 acres are located in Flood Zone A – inside the 100- year flood zone. The acreage in Flood Zone A is shown on the Master Development Plan as undevelopable.
- **The industrial park's developable acreage must be free of recognized environmental concerns or have a plan for mitigation.** A Phase I ESA was conducted on 262.58 acres on September 12, 2014. The assessment revealed no evidence of recognized environmental conditions in connection with the property, and further investigation is not recommended.
- **The industrial park's developable acreage must be free of wetlands or have a plan for mitigation and be able to be mitigated within 90 days. If the schedule for mitigation is longer than 90 days, mitigation must be completed prior to certification.** Wetlands delineation was conducted on 258.46 acres in April and May 2014. The property contains approximately 43.31 acres of jurisdictional wetlands. An approved Jurisdictional Determination letter from the USACOE is dated March 20, 2015 and is valid for five years.
- **The industrial park's developable acreage must be free of threatened and endangered species or have a plan for mitigation and be able to be mitigated within 90 days. If the schedule for mitigation is longer than 90 days, mitigation must be completed prior to certification.** A report of threatened and endangered species was conducted in December 2013. The Florida Natural Areas Inventory database shows no rare species habitat located within the 237 acre property. An email from the U.S. Fish and Wildlife Service dated August 1, 2014 states that "the Service has no records to indicate the presence of federally threatened or endangered species" on the property, and "the future plans for this site is unlikely to result in adverse effects to threatened and/or endangered species." Letter dated November 24, 2014 from the Florida Fish and Wildlife Conservation Commission states that "further surveys may need to be conducted for gopher tortoise in upland areas that have suitable soils." The FWC's Gopher Tortoise Permitting Guidelines can be referenced for survey methodology and permitting guidance. *NOTE: U.S. Fish and Wildlife would not issue a letter and would only provide email documentation.*
- **The industrial park's developable acreage must be free of areas of archaeological or historical significance or have a plan for mitigation and be able to be mitigated within 90 days. If the schedule for mitigation is longer than 90 days, mitigation must be completed prior to certification.** Letter from the State Historic Preservation Officer dated February 5, 2014 states that "it is the opinion of this office that the proposed projects will have no effect on historic properties listed, or eligible for listing, on the National Register of Historic Places. Furthermore, the projects will have no effect on historic properties that may be ineligible for the National Register, but are otherwise significant."





- **The industrial park's developable acreage must have soils compatible with industrial development.** A Limited Geotechnical Evaluation of Surficial Soils was completed in January 2014. Seven soil borings were performed to a depth of approximately 50 to 100 feet below existing grade. "The soil profiles encountered during this preliminary geotechnical evaluation should not negatively impact the planned development of the property evaluated during this study." The soil profiles associated with a Seismic Site Class "E" are generally appropriate for the site.
- **The industrial park must be directly served or be able to be served within six months by a road that is compatible with standards for tractor-trailer access (80,000 pounds / 20,000 pounds per axle).** The property is adjacent to I-10. From the property, Distribution Drive, Family Dollar Parkway, and Kynesville Road (SR 276) provide access to I-10. The property is directly served by roads that are compatible with standards for tractor-trailer access.
- **To market the park as rail served, the industrial park must be served or be able to be served within 12 months by rail.** The park will not be served by rail.
- **The industrial park must be served or be able to be served within six months by industrial quality power (a minimum of three-phase electric service).** Florida Public Utilities is the electric provider for the property. Based on a letter from Steve Toole dated July 22, 2013, Florida Public Utilities has 12 kV three-phase electric facilities on the property. This 12 kV line runs along Family Dollar Parkway and Distribution Drive. Depending on electrical load requirements, distribution service could be extended within two to three months.
- **The industrial park must be served or be able to be served within six months by natural gas.** The City of Marianna is the natural gas provider. A 4-inch natural gas line runs along the southern right-of-way of Family Dollar Parkway to the northeast corner of Old Castle which provides service to the Goodwin parcel. An extension of approximately 1,050 feet will be required to serve the Smith parcel. This extension will be in the City/County right-of-way and will cost an estimated \$13,662. An extension of 1,800 feet will be required to serve the Marianna/Jackson County parcels. This extension will be in the right-of-way of Distribution and Commerce Drive and will cost an estimated \$26,690. All extensions can be completed within six months.
- **The industrial park must be served or be able to be served within six months by water infrastructure and a water system with a minimum excess capacity of at least 300,000 gallons per day.** The City of Marianna is the water service provider. A twelve-inch water line is within 500 feet of the Goodwin, Smith, and Marianna/Jackson County parcels. As of December 16, 2014, the water system had a capacity of 5,184,000 gallons per day, an average utilization of 970,772 gallons per day, and an excess permitted capacity of 4,213,228 gallons per day factoring in average utilization. A letter from the City of Marianna dated December 16, 2014 states that "the City has available the 300,000 gallons per day to service the industrial sites."



- **The industrial park must be served or be able to be served within six months by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 200,000 gallons per day.** The City of Marianna is the wastewater service provider. An eight-inch line is located within 500 feet of the Goodwin and Smith parcels and within 1,200 feet of the Marianna/Jackson County parcel. Line extensions to the three parcels will occur within City/County right-of-way and can be completed within six months. As of December 16, 2014, the wastewater system had a treatment capacity of 4 million gallons per day, an average utilization of 1.83 million gallons per day, and an excess capacity of 2.17 million gallons per day factoring in average utilization. A letter from the City of Marianna dated December 16, 2014 states that “the City has available the 200,000 gallons per day capacity in the wastewater line and pumping stations to service the industrial sites.” The wastewater treatment facility utilizes an extended aeration treatment system.
- **The industrial park must be served or be able to be served within six months by a minimum of DS-1 or T-1 telecommunications infrastructure.** CenturyLink is the telecommunications provider. Fiber is located along Family Dollar Parkway. Available services include, but are not limited to, ISDN-PRI, Ethernet, DSL, internet access, MPLS, voice services, equipment and long distance, and cloud service.
- **A Master Development Plan that shows the location of park access roads, easements, utilities (existing and proposed), and proposed lot locations and sizes (total and developable acreage) must be submitted. The Master Development Plan should take into consideration and note the location of development limitations, such as wetlands, floodplains, and permanent easements.** A Master Development Plan was provided that shows wetlands, potential storm water facilities, existing utilities, flood zone areas, and proposed utilities.
- **A set of draft protective covenants that at a minimum address the following: building type, landscaping, parking, outdoor storage, setback specifications, and sign control must be submitted.** A draft set of protective covenants was provided.

This certification will expire on **January 21, 2020**. Upon certification expiration, the property will need to submit for recertification. We congratulate the team at Jackson County Development Council, Inc. for their hard work and congratulate them on achieving certification. If there are any questions regarding our analysis, please contact us.

Sincerely,

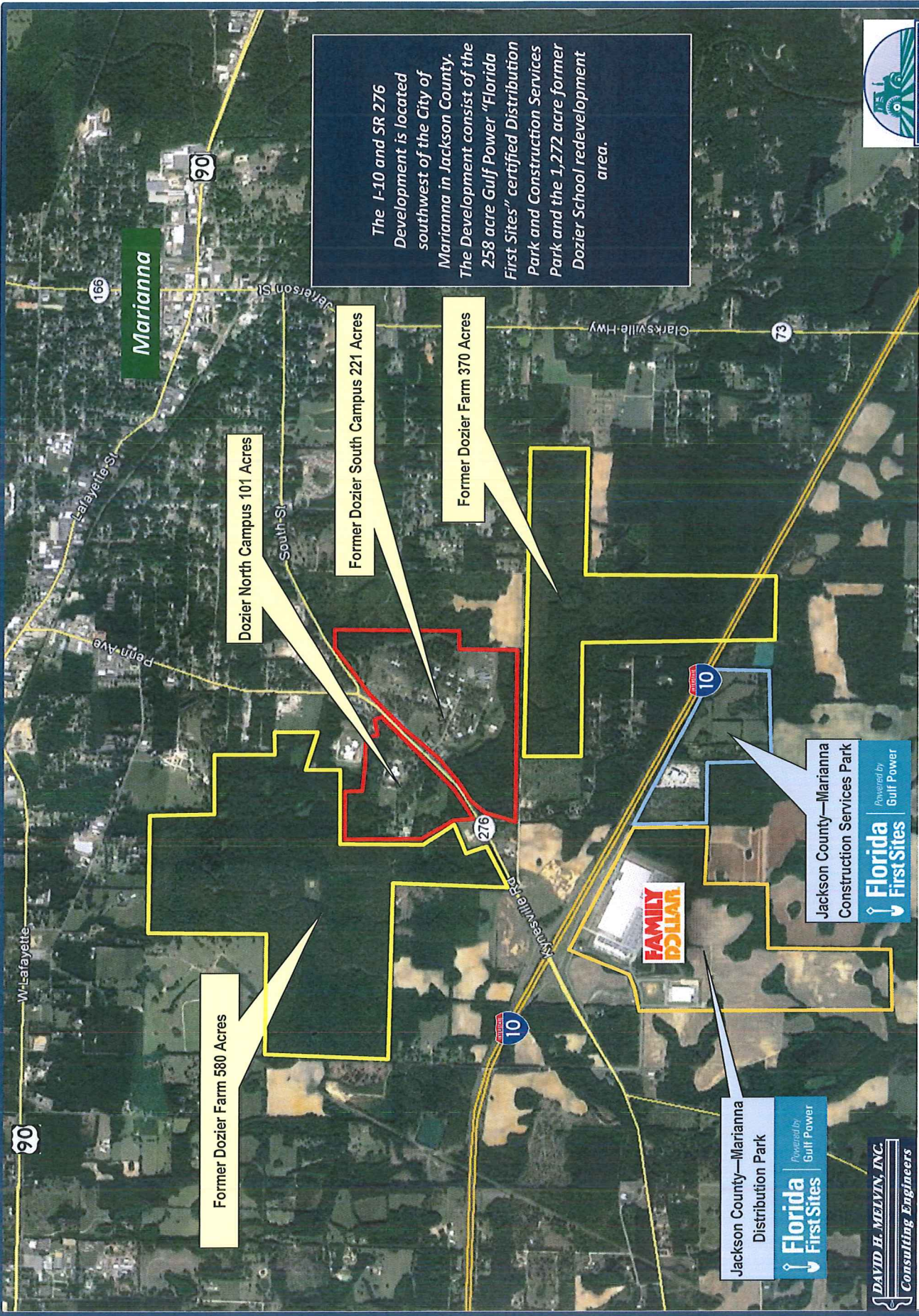
A handwritten signature in black ink that reads "Lindsey M. Myers". The signature is written in a cursive, flowing style.

Lindsey M. Myers  
Senior Consultant/Director, Site Readiness Programs

**ATTACHMENT 'A'**  
**Enclosure 4**

**Project Area Maps**





The I-10 and SR 276 Development is located southwest of the City of Marianna in Jackson County. The Development consist of the 258 acre Gulf Power "Florida First Sites" certified Distribution Park and Construction Services Park and the 1,272 acre former Dozier School redevelopment area.

Former Dozier Farm 580 Acres

Dozier North Campus 101 Acres

Former Dozier South Campus 221 Acres

Former Dozier Farm 370 Acres

Jackson County—Marianna Distribution Park  
 Powered by Gulf Power  
**Florida First Sites**

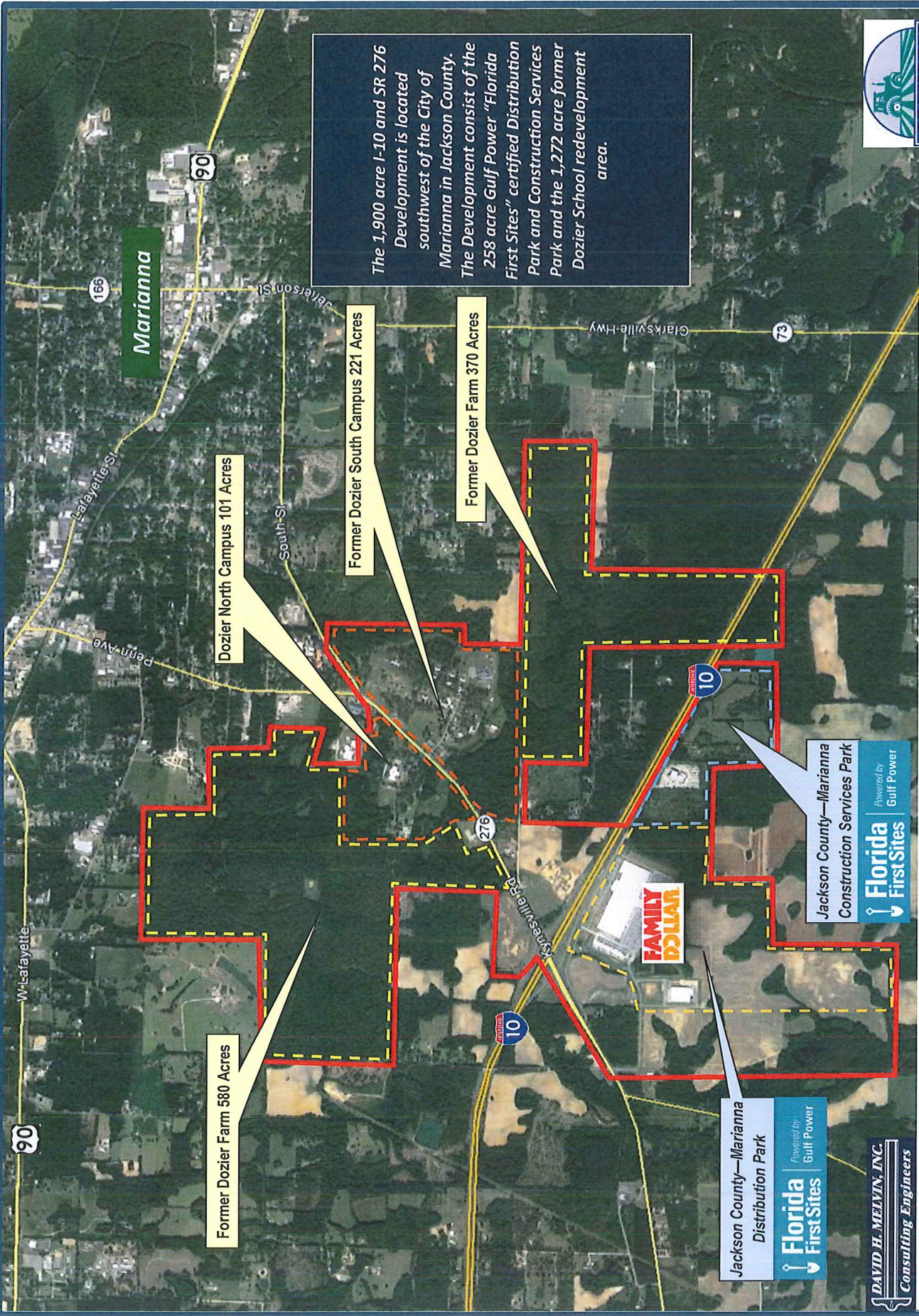
Jackson County—Marianna Construction Services Park  
 Powered by Gulf Power  
**Florida First Sites**

DAVID H. MELVIN, INC.  
 Consulting Engineers



I-10 and SR 276 Development  
 Marianna, Florida





The 1,900 acre I-10 and SR 276 Development is located southwest of the City of Marianna in Jackson County. The Development consist of the 258 acre Gulf Power "Florida First Sites" certified Distribution Park and Construction Services Park and the 1,272 acre former Dozier School redevelopment area.

Former Dozier Farm 580 Acres

Dozier North Campus 101 Acres

Former Dozier South Campus 221 Acres

Former Dozier Farm 370 Acres

Jackson County—Marianna Distribution Park  
 Florida First Sites  
 Powered by Gulf Power

Jackson County—Marianna Construction Services Park  
 Florida First Sites  
 Powered by Gulf Power



DAYD H. MELVIN, INC.  
 Consulting Engineers



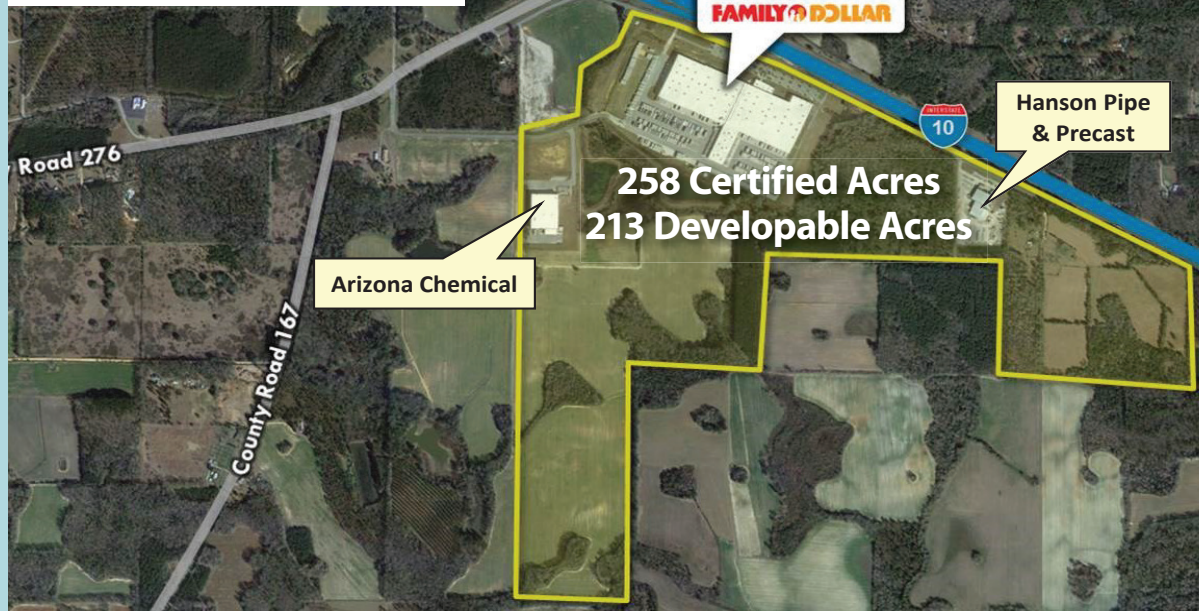
I-10 and SR 276 Development  
 Marianna, Florida



# Marianna/Jackson County Distribution/Construction Services Park Certified & Ready for Business



by



Gulf Power Company launched the Florida First Sites program to add project-ready industrial sites to Northwest Florida's portfolio of competitive advantages. For more information, visit [www.FloridaFirstSites.com](http://www.FloridaFirstSites.com).



## Distinctions of Site Certification

- Offers a Third Party Detailed Analysis by McCallum Sweeney Consulting
- Completes Due Diligence Items
- Reduces Risk Factors
- Accelerates Speed to Market
- Cuts Site Development Costs



**Rick Byars** – Community & Economic Development General Manager,  
Gulf Power Company  
Phone: 850-444-6750  
Email: [CRBYARS@southernco.com](mailto:CRBYARS@southernco.com)



**Bill Stanton** – Executive Director, Jackson County Development Council  
Phone: 850-209-0887  
Email: [stantonjcdc@earthlink.net](mailto:stantonjcdc@earthlink.net)



# Marianna/Jackson County Distribution/Construction Services Park Certified & Ready for Business



## Site Readiness

<b>Acreage</b>	258 Certified	213 Developable
<b>Location</b>	Marianna, Jackson County, FL Latitude: 30.750098, Longitude: -85.273647	
<b>Airport</b>	46 miles from Dothan Regional Airport (DHN)	
<b>Sea Port</b>	54 miles from Port Panama City	
<b>Rail</b>	Site is not rail served	
<b>Interstate &amp; US Highway</b>	Adjacent to I-10 with interstate frontage	
<b>Electric</b>	Florida Public Utilities: 12.47 kV distribution line onsite	
<b>Natural Gas</b>	Florida Gas Transmission Company: 4-inch line	
<b>Water</b>	City of Marianna: 12-inch line with 4.108 mgd available capacity	
<b>Sewer</b>	City of Marianna Wastewater Treatment Plant: 12-inch line	
<b>Telecommunications</b>	Century Link: Infrastructure onsite	

## Advantages of the Marianna/Jackson County Distribution/ Construction Services Park

- Two industry-focused industrial parks in one complex
  - 160 acre parcel dedicated to distribution services
  - 21.5 acre and 75 acre parcels dedicated to construction services
- Interstate 10 frontage with an immediate access point at exit 136
- Expandable boundaries offering room for additional growth
- Competitive operating costs
- Close to all major Southeastern markets
- Significant concentration of military installations in the region which provides access to a highly skilled talent pool due to military separations
- Access to numerous regional workforce training assets:
  - 4 Universities
  - 4 Colleges
  - 6 Vocational Schools



[www.FloridaFirstSites.com](http://www.FloridaFirstSites.com)

**ATTACHMENT 'A'**  
**Enclosure 5**

**“A Vision for  
Jackson County”**



# A Vision for Jackson County



Prepared by the Citizens of Jackson County with the support of Imagine Jackson, Stansbury Resolutions By Design, Inc, Strategies for Livable Communities, Glatting Jackson, Kercher, Anglin, Lopez Rinehart and the Jackson County Department of Community Development

September 15, 2002



# JACKSON COUNTY VISION

Our Vision is a statement of the people of Jackson County. It sets out the aspirations we expressed throughout a broad, community-based participatory process that included a countywide survey, 16 workshops and open houses in all areas of the County, citizen photography, four area character maps and two countywide forums.

Our Vision concentrates on what we want to achieve and what we want Jackson County to be like no later than the year 2020. It also sets out a decision-making framework for accomplishing the future we want, and identifies the strategies we wish to develop and some of the indicators of success we will monitor.



Figure 1 Sixteen workshops and open houses, and two forums, were held throughout the County.

## **I. VISION STATEMENT**

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The people, businesses, organizations and governments of Jackson County are unified in their commitment to three cornerstones: Livable Communities, a Healthy Economy and a High Quality Environment. These cornerstones drive the decisions we make and the actions we take. They are the benchmarks by which we measure our progress.

### **A. Livable Communities:**

By 2020, Jackson County is a showplace for outstanding small town and rural lifestyles. We continue to balance reasonable growth with our rural character, avoiding incremental, unplanned growth and mediocrity while fostering diverse housing and lifestyle choices. Instead of sprawl, we have a pattern of planned growth that emphasizes our traditional small town communities through better land use planning, citizen involvement, expanded services and programs. Our growth pattern concentrates on sustaining and improving existing towns, preserving historical features, and maintaining the scenic quality of the rural corridors that connect our towns and special places. Community gateways and downtowns are landscaped and signage is well-designed and informative to tourists. Citizens of all ages have access to community facilities that meet their social, learning and recreational needs.

### **B. A Healthy Economy:**

By 2020, Jackson County offers a high level of employment, coupled with the continuous skill development of all workers. Our citizens apply such skills to a wide range of industrial, institutional, commercial, agricultural, service and tourism enterprises. Employees are receiving competitive salaries and benefits that support themselves and their families. Many of our younger generations are either staying in or returning to Jackson County as part of their life careers. This healthy economy is supporting our environmental quality and livable communities, as one of our three cornerstones defining the quality of life in Jackson County.

### **C. A High Quality Environment:**

By 2020, Jackson County is a place of high environmental quality that demonstrates our care for our resources. We benefit from a well-planned, sustainable framework of natural resources that support, and are supported by, our economy and livable communities. Public and private stewardship continues to protect our air, aquifers, surface waters, forests, soil, and wildlife assets in ways that respect both land owner expectations and community needs.

## II. VISION GOALS, OBJECTIVES AND PRINCIPLES

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Our three Vision Cornerstones are not mutually exclusive. They are interlocking dimensions of the values we embrace, and the changes we envision.

### A. Livable Communities

#### 1. Livable Community Goal:

To take full advantage of planned growth by defining and preserving our rural character, and enhancing the services and facilities available to all citizens throughout the County.

#### 2. Livable Community Objectives:

Jackson County is committed to:

- 1st) High quality educational opportunities for children and adults through public and private schools, higher education facilities, and lifelong learning.
- 2nd) Safe, low-crime communities with neighborhoods that collaborate in solving mutual problems.
- 3rd) High quality local healthcare facilities that meet the needs of citizens of all ages.
- 4th) High quality local recreational opportunities that meet the needs of citizens and visitors of all ages.
- 5th) The unique character and benefits of small town and rural lifestyles in order to maintain the special quality of life in Jackson County and make it a reason for new people to live here.
- 6th) Racial harmony, respect for the diversity of all residents and visitors, and high ethical standards.
- 7th) Identifying, protecting and interpreting cultural assets.

#### 3. Livable Community Principles:

The following values shall be reflected in our strategies and actions:

- 1st) All citizens have access to a basic level of community services that will allow them to fulfill their life goals.
- 2nd) Jackson County enjoys the benefits of reasonable growth and development without becoming the same as everywhere else and losing its unique character.



- 3rd) Landscape beautification and building renovation foster local pride and encourage travelers to visit our livable communities and rural areas.**
- 4th) Affordable housing focuses on appreciable real estate, as an alternative to depreciating mobile homes, and is an integral part of our livable communities.**
- 5th) A cooperative and volunteer-rich atmosphere is vital to the long term livability of our communities.**
- 6th) A better future includes recognition of our county's history and culture.**

## **B. A Healthy Economy**

### **1. Healthy Economy Goal:**

To create an economy that allows all citizens the opportunity to carry out a productive life, fulfilling personal aspirations and adding value to the community.

### **2. Healthy Economy Objectives:**

Jackson County:

- 1st) Maintains and expands existing jobs, attracting new ones from elsewhere, and creating new ones through local entrepreneurial skills, all of which add value to the quality of life in the County, and retain young people in local careers.**
- 2nd) Sustains a diverse, profitable agricultural economy.**
- 3rd) Thrives with ecologically and agriculturally related tourism industry.**
- 4th) Enjoys a local economic cycle, in which our raw materials are processed in the county to serve local and regional markets.**
- 5th) Maintains a healthy economy in all areas of the County, through unified, collaborative planning and marketing, and avoids intra-County competition while recognizing the distinct needs of every area.**
- 6th) Attracts retirees who bring needed human and capital resources to the area.**

### 3. **Healthy Economy Principles:**

The following values shall be reflected in our strategies and actions:

- 1st) Jackson County is committed to being both a good place to work and live for people of all ages.**
- 2nd) Clean, environmentally friendly industries are critical to both long term health and our ability to attract more of the same. Industries that cause harm reduce our attractiveness for other kinds of businesses we wish to locate here.**
- 3rd) Young people are critical to economically viable agriculture if it is to remain an economic engine for the County.**
- 4th) The type of tourism that attracts and sustains visitors in a manner that respects our natural and cultural resources and provides long term economic benefits and marketability is the only kind worth having.**
- 5th) A strong economy depends on the educational level, literacy, and job skills of its citizens.**

### **C. A High Quality Environment**

#### 1. **High Quality Environment Goal:**

To identify and manage our natural assets in such a way as to preserve their value for present and future generations, while offering recreational and interpretive activities.

#### 2. **High Quality Environment Objectives:**

Jackson County:

- 1st) Identifies and evaluates our natural assets and their specific long and short term management needs.**
- 2nd) Develops conservation policies that protect our natural ecosystems for future generations.**
- 3rd) Ensures the protection of our aquatic resources, including both ground and surface waters.**
- 4th) Promotes private land stewardship and conservation.**
- 5th) Supports acquisition through willing sellers special places and features that benefits our environmental quality and tourism potential.**

3. **Our High Quality Environment Principles:**

The following values shall be reflected in our strategies and actions:

- 1st) Environmental resources are an integral part of our quality of life.**
- 2nd) Protecting environmental resources is preferable and less expensive than restoring or replacing them after damage is done.**
- 3rd) An understanding and appreciation of the relationships among our natural resources assets, and the potential impacts upon them, is required.**
- 4th) Quality green spaces and natural areas are an important part of our urban and rural communities.**
- 5th) Reduction of the sources of pollution is preferable to finding solutions to its treatment and or disposal.**

### **III. VISION STRATEGIES AND INDICATORS**

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We are implementing our Vision with three Action Tracks, each of which embraces collaboration and community involvement. They serve as a framework for all strategies and actions that achieve our goals and objectives and reflect our principles. Our initial indicators continue to be refined and expanded to track our accomplishments.

#### **A. Physical and Civic Development Track**

This Action Track includes physical improvements in industrial, agricultural, commercial, housing and community facilities, as well as social growth in skills, education, and collaborative problem-solving.

##### **1. Five Strategies to develop:**

- 1st) A Countywide Economic and Tourism Development Strategy.**
- 2nd) A Local Community Business Development Strategy.**
- 3rd) A Continuing Education and Skill Development Strategy.**
- 4th) A Community Centers and Use of Schools Strategy.**
- 5th) A Public Participation and Volunteerism Strategy.**

##### **2. Five Indicators to watch:**

- 1st) The number of new jobs paying competitive salaries and benefits, and visitor counts at Lake Seminole, Blue Springs, Caverns, Bearpaw and other tourist attractions in the county.**
- 2nd) The number of new and continuing small businesses in each community of the county.**
- 3rd) The number of skill development courses being offered and the number of people completing such courses.**
- 4th) The number of new or improved adult and youth programs at community facilities, including public schools after hours.**
- 5th) The number of citizens attending local and county government meetings, and the information and options provided for prior public consideration on each major government decision that affects our Healthy Economy, High Quality Environment and Livable Communities.**



## **B. Land Use Planning and Resource Management Track**

This Action Track includes centers and corridors; gateways; greenways (conservation, trail and water corridors); natural and cultural resource protection, site planning and design. Figure 2 illustrates the County's projected build out in the absence of a Vision. Figure 3 is a preliminary inventory of the special places that define Jackson County and are integral to our Vision and its implementation.

### **1. Five Strategies to develop:**

**1st) A Natural and Cultural Resource Protection Strategy.**

**2nd) A Centers and Corridors Concept.**

**3rd) A Greenway and Blueway Master Plan.**

**4th) A Unified Gateway Streetscaping and Signage Strategy.**

**5th) An Affordable Housing Alternatives Strategy.**

### **2. Five Indicators to watch:**

**1st) The acres of ecologically significant resources under public ownership and/or private stewardship.**

**2nd) The adoption of new policies regarding centers and corridors.**

**3rd) The number of new recreation facilities, miles of new walking and canoe trails, and number of new greenway and trail intersections created.**

**4th) The number of town approaches consistent with adopted streetscape and signage guidelines.**

**5th) The number of new or revitalized non-mobile home affordable housing units created in relation to new mobile homes, building on the County's Housing Assistance Plan.**

## **C. Infrastructure and Transportation Track**

This Action Track includes pollution control, water supply, electric and gas utilities, urban and rural roads, airport and bus transit services.

### **1. Five Strategies to develop:**

- 1st) A small Scale Pollution Control and Water Treatment Alternatives Strategy (newer technologies for smaller populations).**
- 2nd) A New Rural Road Design and Priority Strategy.**
- 3rd) An Airport Improvement Strategy for Economic Stimulation.**
- 4th) A Bus Transit System Plan for Increased Ridership.**
- 5th) A Highway 90 at Marianna Improvement Strategy (including avoidance of similar situations as other towns grow).**

### **2. Five Indicators to watch:**

- 1st) The number and distribution of new sewer and water hookups within each municipality's boundaries, and the number and distribution of new or expanded businesses resulting from available sewer and water facilities.**
- 2nd) The number of miles of paved rural roads consistent with minimum standards for population served.**
- 3rd) The number of new (general aviation) flights originating from businesses outside and inside of Jackson County.**
- 4th) The number of people per day per bus, and number of people living within ½ mile of a bus stop.**
- 5th) The reduction in heavy truck traffic through downtown Marianna during daytime hours.**

Figure 2

### JACKSON COUNTY BUILD OUT MAP UNDER CURRENT COMPREHENSIVE PLAN (APRIL, 2002)

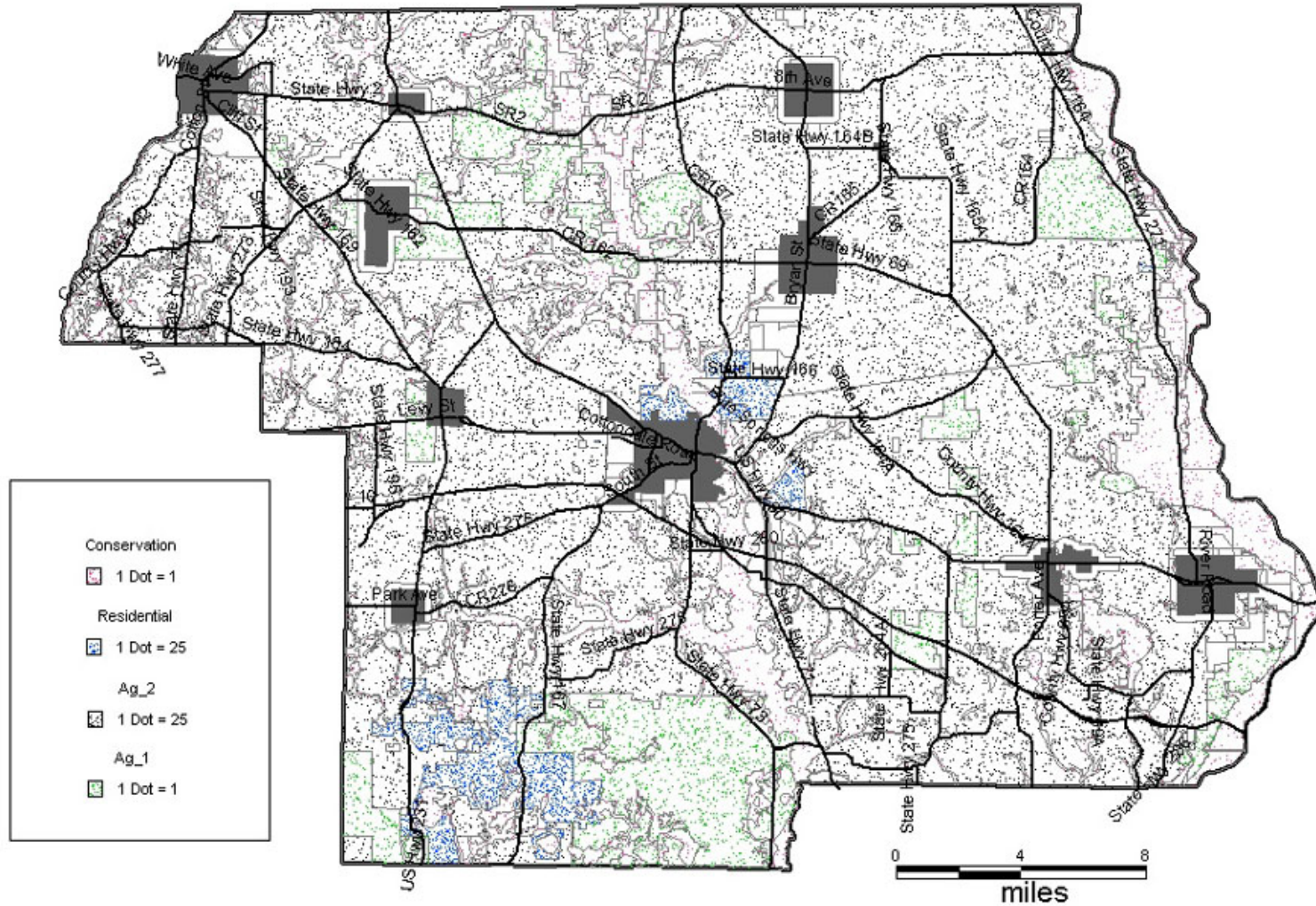
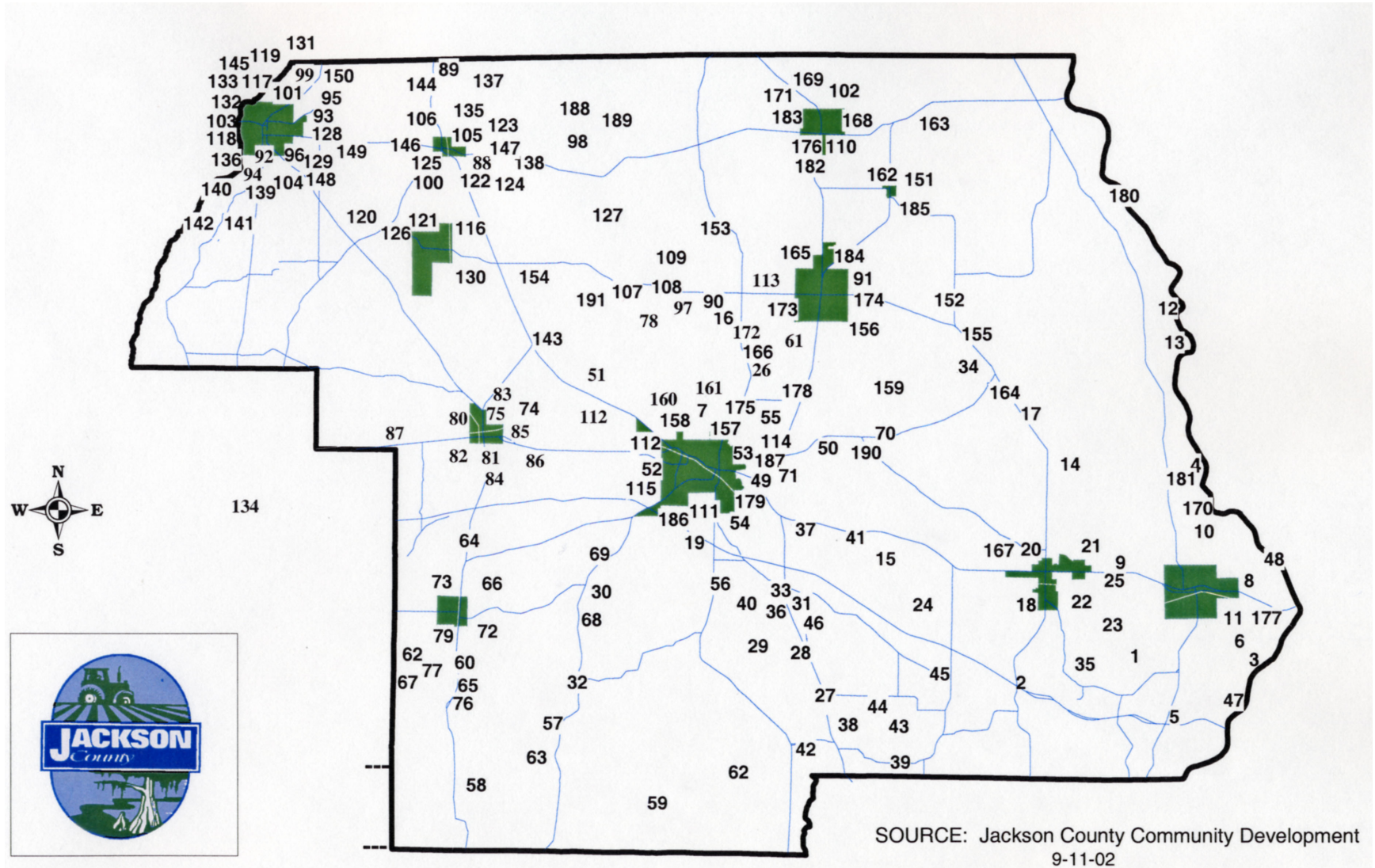




Figure 3 Community Character Map (see following lists for details)



**CHARACTER MAPPING - EAST AREA**  
**(Grand Ridge, Magnolia, Sneads and Surrounding Area)**

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- 1 Ocheesee Pond
- 2 I-10, Grand Ridge Exit
- 3 Jackson County Port Authority
- 4 Lake Seminole
- 5 I-10 - Highway 271 (Blueberry Drive)
- 6 Community of Sinai
- 7 Chipola Jr. College
- 8 Adam Tucker Wilson Recreation Association
- 9 US 90
- 10 Home of John Gorrie
- 11 Log Cabin - Old Spanish Trail
- 12 Neals Landing
- 13 Paramore's Landing
- 14 Appalachian Wildlife Management Area
- 15 Cypress Sawmill - Louisiana Pacific
- 16 The Caverns
- 17 Hwy 69
- 18 Bay's Seafood
- 19 Chipola River
- 20 Walden's old store
- 21 Methodist Church
- 22 Grand Ridge School
- 23 Boat ramp known as "Foot of the Pond"
- 24 Cypress Jail
- 25 Grand Ridge Jail
- 26 Federal Prison
- 27 Little Look & Trimble
- 28 Buzzard Springs
- 29 Dry Creek
- 30 Spring Lake
- 31 United Metals
- 32 Cherokee School
- 33 Magnolia/Hope School
- 34 Dellwood, McMullen Farm
- 35 Natural area with Flatwoods Salamander
- 36 Sims Cemetery
- 37 Braxton Cemetery
- 38 Sink Creek Cemetery

- 39 Dr. Dowling's old place
- 40 Iron Bridge
- 41 Bridge Creek community
- 42 Peacock Bridge
- 43 Alliance School House
- 44 Spring Run Creek
- 45 Farm lands
- 46 L&N and M&B railroads
- 47 Apalachicola River
- 48 ACI
- 49 Old Ice House
- 50 Old grist mills
- 51 Spanish mission site
- 52 West end Marianna
- 53 Lutheran Church - downtown Marianna
- 54 Hinson property
- 55 Citizens Lodge, Jackson County Greenways & Trails
- 56 Jerusalem AME Church

**SOUTHWEST AREA**  
**(Alford, Compass Lake, Cottondale and Surrounding Area)**

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- 57 McCormick Lake
- 58 Compass Lake
- 59 Silver Lake
- 60 Access that US 231 gives
- 61 General Aviation Airport
- 62 Remnant wiregrass
- 63 Beginning of Econfinia Creek
- 64 Sapp Battery Plant
- 65 Round Lake
- 66 Alford Community Center & Park
- 67 Kent Mill
- 68 Spring Lake (Mystery Springs)
- 69 Sink holes
- 70 Blue Springs
- 71 Merritt's Mill Pond
- 72 Foxworth Hotel

- 73 Alford School House
- 74 Cottondale Live Oaks
- 75 Watermelon Alley
- 76 Abandoned cemeteries
- 77 Longleaf pine
- 78 Waddell Mill Pond
- 79 Log Building – Alford
- 80 County wide mosquito control
- 81 CSX & Bayline Railroad
- 82 Mobile Home Parks
- 83 Gardner House
- 84 Old Gulf Coast Fertilizer Plant
- 85 Cottondale Community Center
- 86 Schools
- 87 Cottondale High School FFA's school farm

**NORTHWEST AREA**  
**(Campbellton, Graceville, Jacob and Surrounding Area)**

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- 88 First Baptist Church
- 89 Florida Welcome Station
- 90 Eade's Dairy Farm
- 91 Pender's General Store
- 92 Gradys
- 93 Florida Baptist College
- 94 Sawmill
- 95 Heritage Village
- 96 West Florida Electric Coop
- 97 Clear Springs
- 98 Danial's Springs
- 99 Graceville Industrial Park
- 100 Waste Management site
- 101 Graceville High School
- 102 Malone School
- 103 Picturesque downtown area
- 104 Outlet Stores
- 105 Campbellton Community Center/Fire Station
- 106 Campbellton Town Hall/Jackson County Fire & Rescue
- 107 Bellamy Bridge
- 108 IP Pine seed orchard

- 109 Cloverleaf Cotton Gin
- 110 McArthur Peanut Business
- 111 County Forester Office
- 112 Ag Center Facilities & Fair Grounds
- 113 University of Florida Institute of Food & Agriculture; North Florida Research and Education Center at Greenwood
- 114 Indian artifacts
- 115 St. Luke's Episcopal Church
- 116 St. Mary's Missionary Baptist Church in Jacob
- 117 Graceville Civic Center
- 118 Graceville Public Library
- 119 Bay Line Park
- 120 Spring Hill Methodist Church Cemetery
- 121 Jacob City Recreation Park
- 122 Campbellton Recreation Park
- 123 First Methodist Church in Campbellton
- 124 New Bethel AME Church
- 125 St. Paul African-Methodist Church
- 126 St. Michael Missionary Baptist Church
- 127 Holly Neck Church & Cemetery
- 128 Brown Town Community Park
- 129 Galilee Methodist Church
- 130 Old slave graveyard in Jacob
- 131 Campbellton-Graceville Hospital
- 132 JJC Nursing Home
- 133 James A. Martin Recreation Park
- 134 Falling Waters State Park
- 135 Everlena Baptist Church
- 136 Service Drug Store
- 137 Ephesus Church cemetery
- 138 Friendship AME Church
- 139 Demascus Baptist Church Cemetery
- 140 Beulah Baptist Church
- 141 New Home Baptist Church
- 142 Salem Methodist Church
- 143 North FL Co-Op
- 144 Spring Creek
- 145 Rex Lumber Company
- 146 Campbellton Farm Service
- 147 Central State Bank Building



- 148 Graceville Work Camp
- 149 Juvenile Justice Facility
- 150 Collins Old Mill Pond

**CENTRAL/NORTHEAST AREA**  
**(Bascom, Greenwood, Malone, Marianna & Surrounding Area)**

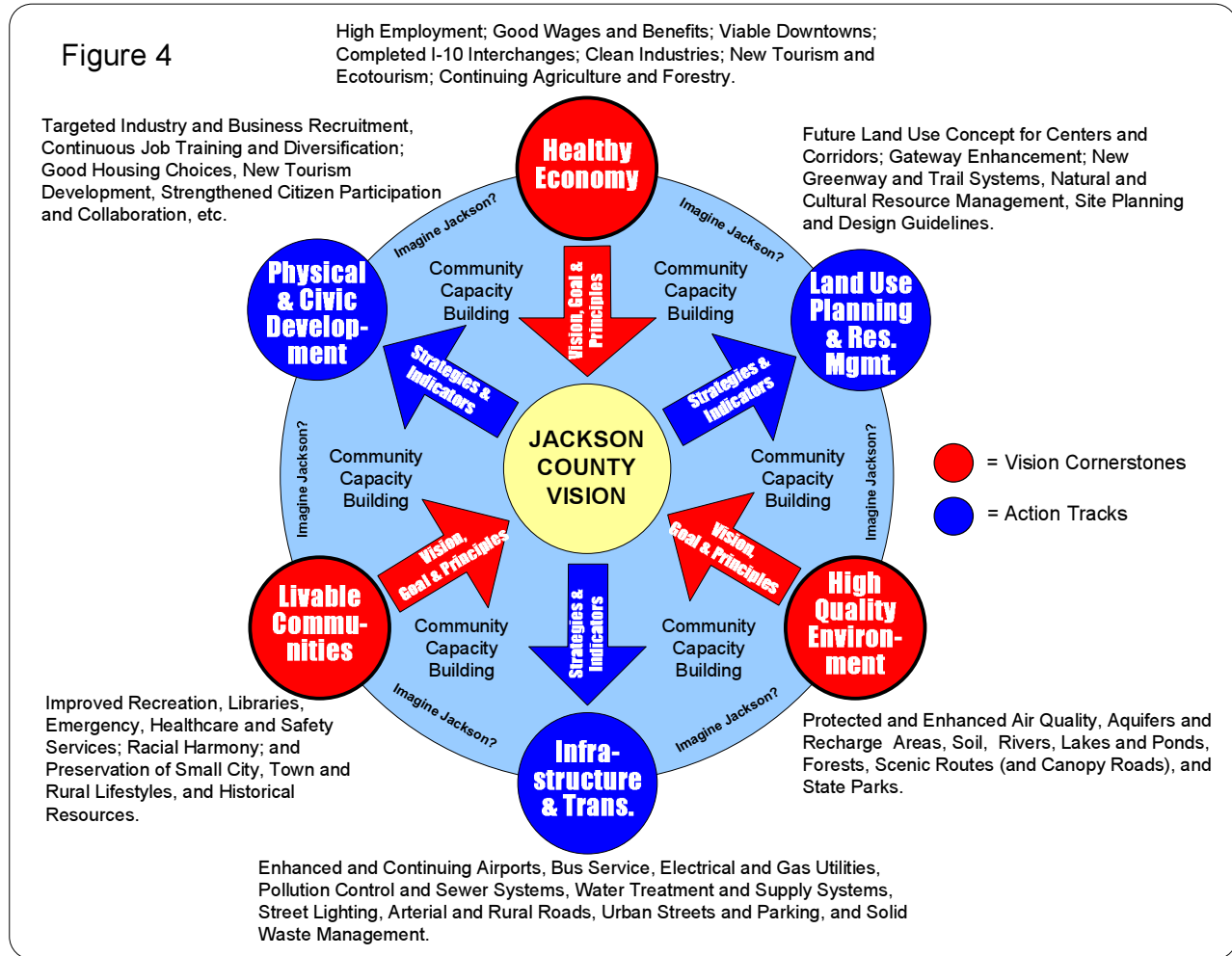
- 151 Fay Dunaway's Birthplace
- 152 Canopy roads
- 153 Hayes Springs
- 154 Two Indian Mounds
- 155 Two Egg
- 156 Greenwood Recreation
- 157 Dickenson-Mock House
- 158 Daniel Milton House
- 159 Gov. John Milton Plantation
- 160 Slade West House
- 161 Russ House
- 162 Youth baseball field
- 163 Deep South Nursery
- 164 Ryals House in Dellwood & Church
- 165 Hayes Long Home
- 166 MERE Project
- 167 Crawford's Cabin
- 168 Johnny Wm. Rec. Park
- 169 Collins Chapel Church - Cemetery
- 170 Three Rivers State Park
- 171 Jackson Correctional Institution
- 172 FCI - Federal Correctional Institution
- 173 Ag Research Center (beef)
- 174 Irwin House
- 175 Wycoff Lewis House
- 176 Joy Club of Malone
- 177 Scholz Electric Plant
- 178 Sunland
- 179 Dozier School for Boys
- 180 Lake Buena Vista Landing
- 181 River Road
- 182 First Baptist Church of Malone
- 183 Malone Methodist

- 184 Greenwood Methodist
- 185 Bascom Methodist
- 186 Partners for Pets
- 187 First Presbyterian Church, First Baptist Church, First Methodist Church, St. Luke's Episcopal Church.
- 188 New Bridge off Highway 167
- 189 Beal Pond
- 190 Twin Springs
- 191 Christoff Ferry



## IV. IMPLEMENTING THE VISION

The Vision Organization diagram (Figure 4) summarizes Vision implementation. Three Vision Cornerstones (red) capture the breadth and content of our aspirations. Three Action Tracks (blue) identify the strategies and actions that are influencing change and bringing the Vision to fruition. Developing and implementing such strategies involve collaborative community capacity building (light blue) among the public, private and non-profit sectors. Such efforts are facilitated by a neutral organization. Capacity building is vital to our success. We solve problems and seize opportunities ourselves.





## V. FIVE INITIAL BOLD STEPS

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### A. Establish A Non-Governmental Organization (NGO) to Facilitate Vision Implementation

Create an organization with a mission of facilitating joint Vision implementation efforts among the public, private and non-profit sectors. Make it a neutral entity having no other agenda but to bring the joint teams together for the development of strategies and subsequent actions.

- 1st) Incorporate a full range of citizen leaders and stakeholders on the board of directors.
- 2nd) Establish if desired, a separate foundation having non-profit status for the purpose of raising funds and creating “friends of” programs in support of the Vision.
- 3rd) Provide a continuing process for monitoring, improving and carrying out the Vision.

### B. Plan and Hold a “Strategic Action” Forum to Overcome Obstacles

Bring together citizens and representatives of the public, private and non-profit sectors in a facilitated meeting that examines how obstacles can be overcome and opportunities can be seized.

- 1st) Assemble a Resource Panel of experienced speakers with rural credentials.
- 2nd) Brief the speakers on the Jackson County Vision, and have them provide a “toolbox” for addressing the specific obstacles and opportunities faced in the county.
- 3rd) Include Vision topics on economic development (including recruitment of targeted businesses and growth of existing businesses), Tourism (including “agro-” and “eco-tourism”), Agricultural Diversity and Rural Character (including land use planning and environmental management), Small Scale Service Technologies for Small Towns, Community Capacity and Participation, and Grants.

### **C. Pursue Collaborative Governance in a Serious Way**

Establish a vehicle for commissioners, mayors and councilors to collaborate on issues and opportunities of mutual interest. Utilizing a Council of Governments (COG) or similar neutral format, bring elected officials (including the school board) and department heads together from throughout Jackson County to identify the possibilities for coordinated actions that respect individual jurisdictions, and achieve greater benefits than occur when operating as competing islands of authority. Initial meetings could focus on:

**1st) Implementation of the Vision throughout the County.**

**2nd) The westerly I-10 interchange issue.**

**3rd) The possible closure or reduced funding of the State Park on Lake Seminole to the east.**

The local municipalities affected by these types of issues need the support of the entire county, and in the end, it is the entire county that will be affected.

### **D. Adopt Capital Improvements Planning to Support the Vision**

Develop a process for the annual review and forecasting of public expenditures. The allocation of public funds can support or refute a vision (some experts say “the budget becomes the Vision”).

**1st) Set out in a formal document the projected revenues and project priorities over each of five years.**

**2nd) Involve the public in prioritizing capital projects, and understanding that adding new capital improvements not in the plan may require removing something else.**

**3rd) Always address the connection to the Vision. That way, Jackson County can achieve the “on purpose” community it wants rather than the “accidental” community it may otherwise get.**

### **E. Identify and Achieve Some “Early Victories” Throughout the County to Demonstrate Success**

To demonstrate the commitment to this Vision and its implementation, actions can speak louder than words. Identifying some improvements that are among the easier to achieve, and accomplishing them on the ground, is an important part of Vision continuity and success. Search for local ideas that are genuinely beneficial to as many people as possible in each community, and act quickly on the easier ones.

## **VI. LOOKING BACK FROM 2020**

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### **When we take stock in 2020 of what we have accomplished since 2002, we will be able to say:**

Jackson County is measurably better than it was in 2002. We offer both rural and urban livable communities, maintaining a distinctive “small town” atmosphere with excellent connecting roads that retain their rural character. We have a healthy economy with employment for all who seek it, and an environment of high quality natural resources. Young people wishing to stay in Jackson County can do so with economic stability. New people of all ages visit and like what they see and hear, choosing to come back often or even move here. We welcome our diversity and know how to work toward consensus. Each and every one of us is also a part of tourism because we know we are in the hospitality business, making our visitors feel welcome.

Downtowns are revitalized, offering local goods and services in response to significant demand in attractive surroundings. Residents are benefiting from excellent community and civic development, enhancing their skills and having opportunities to use those skills in their jobs and civic contributions. We enjoy excellent healthcare, police, fire, education, utilities and other services. Our recreation facilities and parks are not isolated places, but interconnect through greenway trails with our neighborhoods and cultural assets.

There is equitable infrastructure and transportation offering a minimum basic standard of service for all incorporated towns and cities. Wise land use planning and environmental management are supporting economic growth while protecting natural and cultural resources and respecting private property rights. A highly respected non-governmental organization facilitates Vision collaboration and partnerships, acting as a neutral in bringing people together to improve the county. The public, business and non-profit sectors are very active in monitoring, improving and carrying out the Vision. Reviews of progress and the setting of new priorities and targets take place on an annual basis. The Vision is a dynamic document and a significant contributor to the decision-making process. We always ask ourselves, “Will this decision support or obstruct our continuing Vision?”

**ATTACHMENT 'A'**  
**Enclosure 6**

**Gross Job/Land Development  
Calculations**

**Gross Land Development Calculations for Dozier Redevelopment Area.**

Estimation was completed with a conservative approach to application of factors and estimates. Tables were developed using “*Land Development Calculations*” published 2001 by Walter Hosack.

Intensity/Capacity Factors were obtained from City of Marianna Code. Land use category acreages taken from “Draft Land Use Concept” map attached.

**Assumptions: all development is single story, all served by public utilities, all complies with Marianna City Code.**

**Density/Intensity of Develop:** (area served with public Wtr/Swr/Fire Prot)

- Commercial - 90% lot coverage
- Industrial – 90% lot coverage
- Public/Government - 90% lot coverage
- Residential 5.8 per acre or 16 apartments per Ac.

**Parking requirement:** (City requires 200 sq. ft. per space, 150 is added to account for access maneuver so factor used is 350 sq. ft. per space)

- Commercial - 1 per 300 sq. ft. of floor
  - Industrial – 1 per 300 (not identified, based large development requirement)
  - Public/Government – generally 1 per 300 sq. ft. of floor
  - Residential - 2 per SF/Duplex/Townhouse or 1.5 per apartment.
- (NOTE: for projection purposes apt/townhouse = 1000 sq. ft.)

Land Use Area	Gross Bldg Sq Ft Est	1 Job per sq ft	Job Total
Industrial (warehouse)	6,160,534	2,000	3080.267
Commercial	1,792,260	750	2389.68
Public (trng fac & Local Gov)	1,153,134	1000	1153.134
Residential	6,851,988	0	0
			6623.081
<i>Potential total jobs produced by redeveloped site at build out</i>			<b>6623</b>

**The proposed project is projected to create more than 450 jobs within 10 years of grant project completion.**

Development capacity forecast for **NON-RESIDENTIAL BUILDINGS** based on the use of an adjacent **GRADE PARKING LOT** located on the same premises. When (s) and (a) equal zero in the design specification below, the forecast pertains to conditions when **NO PARKING** is required.

**Given:** Gross land area. **To Find:** Maximum development capacity of the land area (gross building area potential) based on the design specification values entered below. **Premise:** all building floors considered equal in area.

**DESIGN SPECIFICATION**

Enter values in boxed areas where text is bold and blue. Express all fractions as decimals.

Given:	<b>Gross Land Area</b>	GLA=	<b>140.000</b>	acres	6,098,400	SF
Land Variables:	Public/ private right-of-way & paved easements	W=	<b>0.100</b>	fraction of GLA	609,840	SF
	<b>Net Land Area</b>	NLA=	<b>126.000</b>	acres	5,488,560	SF
	Unbuildable and/or future expansion areas	U=	<b>0.050</b>	fraction of GLA	304,920	SF
	Gross Land Area Reduction	X=	<b>0.150</b>	fraction of GLA	914,760	SF
	<b>Buildable Land Area Remaining</b>	BLA=	<b>119.000</b>	acres	5,183,640	SF
Parking Variables:	Est. gross pkg. lot area per space in SF	s =	<b>350</b>	ENTER ZERO IF NO PARKING REQUIRED		
	Building SF permitted per parking space	a =	<b>300</b>	ENTER ZERO IF NO PARKING REQUIRED		
	No. of loading spaces	l =	<b>5</b>			
	Gross area per loading space	b =	<b>900</b>	SF	4,500	SF
Site Variables:	<b>Project Open Space as fraction of BLA</b>	s =	<b>0.100</b>		518,364	SF
	Private Driveways as fraction of BLA	R =	<b>0.050</b>		259,182	SF
	Misc. Pavement as fraction of BLA	M =	<b>0.100</b>		518,364	SF
	Loading area as fraction of BLA	L =	<b>0.001</b>		4,500	SF
	Total Site Support Areas as a fraction of BLA	Su =	<b>0.251</b>		1,300,410	SF
Core:	<b>Core development area as fraction of BLA</b>	C =	<b>0.749</b>	C+Su must = 1	3,883,230	SF

**PLANNING FORECAST**

no. of floors	gross building area	parking lot area	pkg. spaces	footprint	bldg SF / acre	flr area ratio	
FLR	GBA	PLA	NPS	BCA	SFAC	FAR	
	minimum land area for BCG & PLA				function of BLA	function of BLA	
1.00	3,883,230	1,792,260	2,090,970	5974.2	1,792,260	15,061	0.346
2.00		2,329,938	2,718,261	7766.5	1,164,969	19,579	0.449
3.00		2,588,820	3,020,290	8629.4	862,940	21,755	0.499
4.00		2,741,104	3,197,954	9137.0	685,276	23,034	0.529
5.00		2,841,388	3,314,952	9471.3	568,278	23,877	0.548
6.00		2,912,423	3,397,826	9708.1	485,404	24,474	0.562
7.00		2,965,376	3,459,605	9884.6	423,625	24,919	0.572
8.00		3,006,372	3,507,434	10021.2	375,796	25,264	0.580
9.00		3,039,050	3,545,558	10130.2	337,672	25,538	0.586
10.00		3,065,708	3,576,659	10219.0	306,571	25,762	0.591
11.00		3,087,870	3,602,515	10292.9	280,715	25,948	0.596
12.00		3,106,584	3,624,348	10355.3	258,882	26,106	0.599
13.00		3,122,597	3,643,030	10408.7	240,200	26,240	0.602
14.00		3,136,455	3,659,198	10454.9	224,033	26,357	0.605
15.00		3,148,565	3,673,326	10495.2	209,904	26,459	0.607

**WARNING: These are preliminary forecasts that must not be used to make final decisions.**

- 1) These forecasts are not a substitute for the "due diligence" research that must be conducted to support the final definition of "unbuildable areas" above and the final decision to purchase land. This research includes, but is not limited to, verification of adequate subsurface soil, zoning, environmental clearance, access, title, utilities and water pressure, clearance from deed restriction, easement and right-of-way encumbrances, clearance from existing above and below ground facility conflicts, etc.
- 2) The most promising forecast(s) made on the basis of data entered in the design specification from "due diligence" research must be verified at the drawing board before funds are committed and land purchase decisions are made. Actual land shape ratios, dimensions and irregularities encountered may require adjustments to the general forecasts above.
- 3) The software licensee shall take responsibility for the design specification values entered and any advice given that is based on the forecast produced.

Development capacity forecast for **NON-RESIDENTIAL BUILDINGS** based on the use of an adjacent **GRADE PARKING LOT** located on the same premises. When (s) and (a) equal zero in the design specification below, the forecast pertains to conditions when **NO PARKING** is required.

**Given:** Gross land area. **To Find:** Maximum development capacity of the land area (gross building area potential) based on the design specification values entered below. **Premise:** all building floors considered equal in area.

**DESIGN SPECIFICATION**

Enter values in boxed areas where text is bold and blue. Express all fractions as decimals.

Given:	<b>Gross Land Area</b>	GLA=	<b>678.000</b>	acres	29,533,680	SF
Land Variables:	Public/ private right-of-way & paved easements	W=	<b>0.150</b>	fraction of GLA	4,430,052	SF
	<b>Net Land Area</b>	NLA=	<b>576.300</b>	acres	25,103,628	SF
	Unbuildable and/or future expansion areas	U=	<b>0.200</b>	fraction of GLA	5,906,736	SF
	Gross Land Area Reduction	X=	<b>0.350</b>	fraction of GLA	10,336,788	SF
	<b>Buildable Land Area Remaining</b>	BLA=	<b>440.700</b>	acres	19,196,892	SF
Parking Variables:	Est. gross pkg. lot area per space in SF	s =	<b>350</b>	ENTER ZERO IF NO PARKING REQUIRED		
	Building SF permitted per parking space	a =	<b>300</b>	ENTER ZERO IF NO PARKING REQUIRED		
	No. of loading spaces	l =	<b>100</b>			
	Gross area per loading space	b =	<b>900</b>	SF	90,000	SF
Site Variables:	<b>Project Open Space as fraction of BLA</b>	s =	<b>0.150</b>		2,879,534	SF
	Private Driveways as fraction of BLA	R =	<b>0.050</b>		959,845	SF
	Misc. Pavement as fraction of BLA	M =	<b>0.100</b>		1,919,689	SF
	Loading area as fraction of BLA	L =	<b>0.005</b>		90,000	SF
	Total Site Support Areas as a fraction of BLA	Su =	<b>0.305</b>		5,849,068	SF
Core:	<b>Core development area as fraction of BLA</b>	C =	<b>0.695</b>	C+Su must = 1	13,347,824	SF

**PLANNING FORECAST**

no. of floors	gross building area	parking lot area	pkg. spaces	footprint	bldg SF / acre	flr area ratio
FLR	GBA	PLA	NPS	BCA	SFAC	FAR
	minimum land area for BCG & PLA				function of BLA	function of BLA

<b>1.00</b>	13,347,824	<b>6,160,534</b>	7,187,290	20535.1	<b>6,160,534</b>	13,979	0.321
<b>2.00</b>		<b>8,008,695</b>	9,343,477	26695.6	<b>4,004,347</b>	18,173	0.417
<b>3.00</b>		<b>8,898,550</b>	10,381,641	29661.8	<b>2,966,183</b>	20,192	0.464
<b>4.00</b>		<b>9,421,994</b>	10,992,326	31406.6	<b>2,355,498</b>	21,380	0.491
<b>5.00</b>		<b>9,766,701</b>	11,394,484	32555.7	<b>1,953,340</b>	22,162	0.509
<b>6.00</b>		<b>10,010,868</b>	11,679,346	33369.6	<b>1,668,478</b>	22,716	0.521
<b>7.00</b>		<b>10,192,884</b>	11,891,698	33976.3	<b>1,456,126</b>	23,129	0.531
<b>8.00</b>		<b>10,333,800</b>	12,056,099	34446.0	<b>1,291,725</b>	23,449	0.538
<b>9.00</b>		<b>10,446,123</b>	12,187,144	34820.4	<b>1,160,680</b>	23,703	0.544
<b>10.00</b>		<b>10,537,756</b>	12,294,049	35125.9	<b>1,053,776</b>	23,911	0.549
<b>11.00</b>		<b>10,613,933</b>	12,382,921	35379.8	<b>964,903</b>	24,084	0.553
<b>12.00</b>		<b>10,678,260</b>	12,457,969	35594.2	<b>889,855</b>	24,230	0.556
<b>13.00</b>		<b>10,733,302</b>	12,522,186	35777.7	<b>825,639</b>	24,355	0.559
<b>14.00</b>		<b>10,780,935</b>	12,577,758	35936.5	<b>770,067</b>	24,463	0.562
<b>15.00</b>		<b>10,822,560</b>	12,626,320	36075.2	<b>721,504</b>	24,558	0.564

NOTE:  
 Be aware when  
 BCA becomes  
 too small to be  
 feasible.

**WARNING: These are preliminary forecasts that must not be used to make final decisions.**

- 1) These forecasts are not a substitute for the "due diligence" research that must be conducted to support the final definition of "unbuildable areas" above and the final decision to purchase land. This research includes, but is not limited to, verification of adequate subsurface soil, zoning, environmental clearance, access, title, utilities and water pressure, clearance from deed restriction, easement and right-of-way encumbrances, clearance from existing above and below ground facility conflicts, etc.
- 2) The most promising forecast(s) made on the basis of data entered in the design specification from "due diligence" research must be verified at the drawing board before funds are committed and land purchase decisions are made. Actual land shape ratios, dimensions and irregularities encountered may require adjustments to the general forecasts above.
- 3) The software licensee shall take responsibility for the design specification values entered and any advice given that is based on the forecast produced.

**CG1L**

*Citi Dozier Redevelopment area*  
 Da 6/16/2018  
 Co DHM Senior Planner (Public Govt Land Use Area)

Development capacity forecast for **NON-RESIDENTIAL BUILDINGS** based on the use of an adjacent **GRADE PARKING LOT** located on the same premises. When (s) and (a) equal zero in the design specification below, the forecast pertains to conditions when **NO PARKING** is required.

**Given:** Gross land area. **To Find:** Maximum development capacity of the land area (gross building area potential) based on the design specification values entered below. **Premise:** all building floors considered equal in area.

**DESIGN SPECIFICATION**

*Enter values in boxed areas where text is bold and blue. Express all fractions as decimals.*

Given:	<b>Gross Land Area</b>	GLA=	<b>104.000</b>	acres	4,530,240	SF
Land Variables:	Public/ private right-of-way & paved easements	W=	<b>0.100</b>	fraction of GLA	453,024	SF
	<b>Net Land Area</b>	NLA=	93.600	acres	4,077,216	SF
	Unbuildable and/or future expansion areas	U=	<b>0.050</b>	fraction of GLA	226,512	SF
	Gross Land Area Reduction	X=	0.150	fraction of GLA	679,536	SF
	<b>Buildable Land Area Remaining</b>	BLA=	88.400	acres	3,850,704	SF
Parking Variables:	Est. gross pkg. lot area per space in SF	s =	<b>350</b>	ENTER ZERO IF NO PARKING REQUIRED		
	Building SF permitted per parking space	a =	<b>300</b>	ENTER ZERO IF NO PARKING REQUIRED		
	No. of loading spaces	l =	<b>5</b>			
	Gross area per loading space	b =	<b>900</b>	SF	4,500	SF
Site Variables:	<b>Project Open Space as fraction of BLA</b>	s =	<b>0.200</b>		770,141	SF
	Private Driveways as fraction of BLA	R =	<b>0.050</b>		192,535	SF
	Misc. Pavement as fraction of BLA	M =	<b>0.100</b>		385,070	SF
	Loading area as fraction of BLA	L =	0.001		4,500	SF
	Total Site Support Areas as a fraction of BLA	Su =	<b>0.351</b>		1,352,246	SF
Core:	<b>Core development area as fraction of BLA</b>	C =	<b>0.649</b>	C+Su must = 1	2,498,458	SF

**PLANNING FORECAST**

no. of floors	gross building area	parking lot area	pkg. spaces	footprint	bldg SF / acre	flr area ratio
FLR	CORE	GBA	PLA	NPS	BCA	FAR
	minimum land area for BCG & PLA				function of BLA	function of BLA
1.00	2,498,458	1,153,134	1,345,323	3843.8	1,153,134	0.299
2.00		1,499,075	1,748,920	4996.9	749,537	0.389
3.00		1,665,638	1,943,245	5552.1	555,213	0.433
4.00		1,763,617	2,057,553	5878.7	440,904	0.458
5.00		1,828,140	2,132,830	6093.8	365,628	0.475
6.00		1,873,843	2,186,150	6246.1	312,307	0.487
7.00		1,907,913	2,225,899	6359.7	272,559	0.495
8.00		1,934,290	2,256,671	6447.6	241,786	0.502
9.00		1,955,315	2,281,200	6517.7	217,257	0.508
10.00		1,972,467	2,301,211	6574.9	197,247	0.512
11.00		1,986,725	2,317,846	6622.4	180,611	0.516
12.00		1,998,766	2,331,894	6662.6	166,564	0.519
13.00		2,009,069	2,343,914	6696.9	154,544	0.522
14.00		2,017,985	2,354,316	6726.6	144,142	0.524
15.00		2,025,776	2,363,406	6752.6	135,052	0.526

*NOTE:  
 Be aware when  
 BCA becomes  
 too small to be  
 feasible.*

**WARNING: These are preliminary forecasts that must not be used to make final decisions.**

- 1) These forecasts are not a substitute for the "due diligence" research that must be conducted to support the final definition of "unbuildable areas" above and the final decision to purchase land. This research includes, but is not limited to, verification of adequate subsurface soil, zoning, environmental clearance, access, title, utilities and water pressure, clearance from deed restriction, easement and right-of-way encumbrances, clearance from existing above and below ground facility conflicts, etc.
- 2) The most promising forecast(s) made on the basis of data entered in the design specification from "due diligence" research must be verified at the drawing board before funds are committed and land purchase decisions are made. Actual land shape ratios, dimensions and irregularities encountered may require adjustments to the general forecasts above.
- 3) The software licensee shall take responsibility for the design specification values entered and any advice given that is based on the forecast produced.



**CG1L**

*Clii Dozier Redevelopment area  
Da 6/16/2018  
CO DHM Senior Planner (Residential Land Use Area)*

Development capacity forecast for **NON-RESIDENTIAL BUILDINGS** based on the use of an adjacent **GRADE PARKING LOT** located on the same premises. When (s) and (a) equal zero in the design specification below, the forecast pertains to conditions when **NO PARKING** is required.

**Given:** Gross land area. **To Find:** Maximum development capacity of the land area (gross building area potential) based on the design specification values entered below. **Premise:** all building floors considered equal in area.

**DESIGN SPECIFICATION**

*Enter values in boxed areas where text is bold and blue. Express all fractions as decimals.*

Given:	<b>Gross Land Area</b>	GLA=	<b>363.000</b>	acres	15,812,280	SF
Land Variables:	Public/ private right-of-way & paved easements	W=	<b>0.100</b>	fraction of GLA	1,581,228	SF
	<b>Net Land Area</b>	NLA=	<b>326.700</b>	acres	14,231,052	SF
	Unbuildable and/or future expansion areas	U=	<b>0.100</b>	fraction of GLA	1,581,228	SF
	Gross Land Area Reduction	X=	<b>0.200</b>	fraction of GLA	3,162,456	SF
	<b>Buildable Land Area Remaining</b>	BLA=	<b>290.400</b>	acres	12,649,824	SF
Parking Variables:	Est. gross pkg. lot area per space in SF	s =	<b>200</b>	ENTER ZERO IF NO PARKING REQUIRED		
	Building SF permitted per parking space	a =	<b>1000</b>	ENTER ZERO IF NO PARKING REQUIRED		
	No. of loading spaces	l =	<b>0</b>			
	Gross area per loading space	b =	<b>500</b>	SF	0	SF
Site Variables:	<b>Project Open Space as fraction of BLA</b>	s =	<b>0.200</b>		2,529,965	SF
	Private Driveways as fraction of BLA	R =	<b>0.050</b>		632,491	SF
	Misc. Pavement as fraction of BLA	M =	<b>0.100</b>		1,264,982	SF
	Loading area as fraction of BLA	L =	<b>0.000</b>		0	SF
	Total Site Support Areas as a fraction of BLA	Su =	<b>0.350</b>		4,427,438	SF
Core:	<b>Core development area as fraction of BLA</b>	C =	<b>0.650</b>	C+Su must = 1	8,222,386	SF

**PLANNING FORECAST**

no. of floors	gross building area	parking lot area	pkg. spaces	footprint	bldg SF / acre	flr area ratio
FLR	CORE	GBA	PLA	NPS	BCA	FAR
	minimum land area for BCG & PLA					
					SFAC	FAR
					function of BLA	function of BLA
<b>1.00</b>	8,222,386	<b>6,851,988</b>	1,370,398	6852.0	<b>6,851,988</b>	0.542
<b>2.00</b>		<b>11,746,265</b>	2,349,253	11746.3	<b>5,873,133</b>	0.929
<b>3.00</b>		<b>15,416,973</b>	3,083,395	15417.0	<b>5,138,991</b>	1.219
<b>4.00</b>		<b>18,271,968</b>	3,654,394	18272.0	<b>4,567,992</b>	1.444
<b>5.00</b>		<b>20,555,964</b>	4,111,193	20556.0	<b>4,111,193</b>	1.625
<b>6.00</b>		<b>22,424,688</b>	4,484,938	22424.7	<b>3,737,448</b>	1.773
<b>7.00</b>		<b>23,981,958</b>	4,796,392	23982.0	<b>3,425,994</b>	1.896
<b>8.00</b>		<b>25,299,648</b>	5,059,930	25299.6	<b>3,162,456</b>	2.000
<b>9.00</b>		<b>26,429,097</b>	5,285,819	26429.1	<b>2,936,566</b>	2.089
<b>10.00</b>		<b>27,407,952</b>	5,481,590	27408.0	<b>2,740,795</b>	2.167
<b>11.00</b>		<b>28,264,451</b>	5,652,890	28264.5	<b>2,569,496</b>	2.234
<b>12.00</b>		<b>29,020,184</b>	5,804,037	29020.2	<b>2,418,349</b>	2.294
<b>13.00</b>		<b>29,691,948</b>	5,938,390	29691.9	<b>2,283,996</b>	2.347
<b>14.00</b>		<b>30,293,000</b>	6,058,600	30293.0	<b>2,163,786</b>	2.395
<b>15.00</b>		<b>30,833,946</b>	6,166,789	30833.9	<b>2,055,596</b>	2.438

*NOTE:  
Be aware when  
BCA becomes  
too small to be  
feasible.*

**WARNING: These are preliminary forecasts that must not be used to make final decisions.**

- 1) These forecasts are not a substitute for the "due diligence" research that must be conducted to support the final definition of "unbuildable areas" above and the final decision to purchase land. This research includes, but is not limited to, verification of adequate subsurface soil, zoning, environmental clearance, access, title, utilities and water pressure, clearance from deed restriction, easement and right-of-way encumbrances, clearance from existing above and below ground facility conflicts, etc.
- 2) The most promising forecast(s) made on the basis of data entered in the design specification from "due diligence" research must be verified at the drawing board before funds are committed and land purchase decisions are made. Actual land shape ratios, dimensions and irregularities encountered may require adjustments to the general forecasts above.
- 3) The software licensee shall take responsibility for the design specification values entered and any advice given that is based on the forecast produced.

**ATTACHMENT 'A'**  
**Enclosure 7**

**Support Letters/Resolution**



**CITY OF MARIANNA**  
**OFFICE OF THE CITY MANAGER**  
Post Office Box 936  
Marianna, FL 32447  
(850) 482-4353 Fax (850) 482-2217

June 5, 2018

David Melvin  
David H. Melvin, Inc.  
4428 Lafayette St.  
Marianna, FL 32447

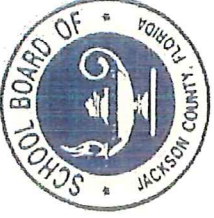
Dear David Melvin:

The City Commission was excited about the presentation you made on plans for an innovative center targeted at assisting young adults with Autism Spectrum Disorder (ASD) and related neurodevelopmental disorders gain sustainable employment. The design of the center to combine assessment, employment preparation, transitional housing, life skills and vocational programs in one location holds tremendous promise. It appears this facility could truly fill the missing support gap for young person's aging out of the school system and desiring to enter the workforce.

The City of Marianna eagerly joins in support of future development of a state-of-the-art transition program in our community. Please do not hesitate to reach out to the City for support in this endeavor.

Respectfully,

**JOHN E. ROBERTS**  
Mayor-Commissioner



July 7, 2016

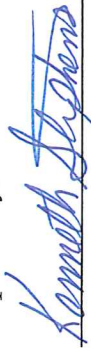
Office of Governor Rick Scott  
State of Florida  
The Capitol  
400 S. Monroe St.  
Tallahassee, FL 32399-0001  
(850) 488-7146

Dear Governor Scott and Florida Cabinet members:

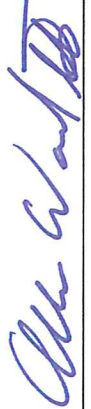
Thank you for your continued service to the State of Florida. We would like to convey our community's commitment of support for redevelopment of the closed "North Florida Youth Center" located in Jackson County. As evidence of our community support we are providing a recently executed "Joint Resolution" adopted by the Jackson County Commission, Marianna City Commission, Jackson County School Board and Chipola College Board of Trustees.

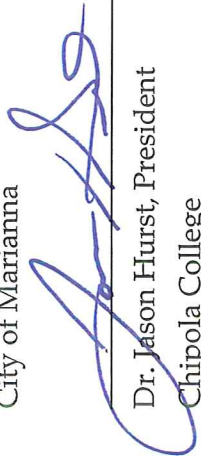
We look forward to any opportunity to assist in creating a new bright future for this site and our community.

Respectfully,

  
Kenneth Stephens, Chairman  
Jackson County Commission

  
Steve Benton, Superintendent  
Jackson County School District

  
Allen Ward, Mayor  
City of Marianna

  
Dr. Jason Hurst, President  
Chipola College

cc: Honorable Pam Bondi, Attorney General  
Honorable Jeff Atwater, Chief Financial Officer  
Honorable Adam Putnam, Commissioner of Agriculture



A JOINT RESOLUTION

"A JOINT BY RESOLUTION BY JACKSON COUNTY, FLORIDA; CITY OF MARIANNA, FLORIDA; JACKSON COUNTY SCHOOL BOARD and CHIPOLA COLLEGE AGREEING TO A COOPERATIVE PLANNING EFFORT BY THE FOUR ENTITIES FOR RETURN OF THE NORTH FLORIDA YOUTH CENTER AND SURROUNDING ASSOCIATED LANDS TO THE COMMUNITY FOR POTENTIAL REDEVELOPMENT OF THE DOZIER PROPERTY."

WHEREAS, the *North Florida Youth Center* campus and surrounding lands totaling approximately 1,300 acres was closed in 2011 and has remained inactive and unproductive for the last five (5) years (see exhibit "A"); and

WHEREAS, the property is under the ownership of the State of Florida and the State will be considering options for its future use; and

WHEREAS, in 1898 Jackson County and the Marianna community provided the deed to "more than 1,200 acres of land and \$1,400 in cash" to the State of Florida for the facility's development; and

WHEREAS, the citizens of Jackson County and the City of Marianna would like to see the lands returned to again be used to provide career opportunities and stimulation of the local economy; and

WHEREAS, the property frames the western entrance from Interstate 10 into the largest municipality and "county seat", City of Marianna; and

WHEREAS, the 117 year old property has numerous vacant facilities, decrepit structures, aging infrastructure and undeveloped lands; and

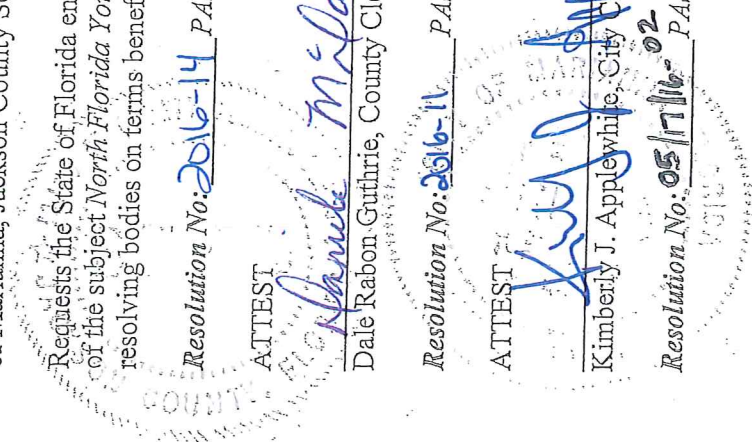
WHEREAS, in order to prevent the complex from experiencing a prolonged state of suspension, creating a potential visual and physical impediment to development and to establish a viable progressive plan for future redevelopment of the site, Jackson County, City of Marianna, Jackson County School Board and Chipola College (the resolving bodies) have agreed to work together in the development of a potential redevelopment plan for the site and a strategy for return of the lands to the community; and

NOW, THEREFORE, BE IT RESOLVED BY THE Jackson County Board of County Commissioners, City of Marianna, Jackson County School Board and Chipola College:

Requests the State of Florida enter negotiations with the resolving bodies to allow for the orderly transition of the subject *North Florida Youth Center* and surrounding properties from the State of Florida to the resolving bodies on terms beneficial to all parties.

Resolution No: 2016-14 PASSED AND ADOPTED THIS 21<sup>st</sup> DAY OF June, 2016.

ATTEST

  
Darlene McLand for  
Dale Rabon Guthrie, County Clerk

JACKSON COUNTY COMMISSION

Kenneth Stephens  
Kenneth Stephens, Chairman

Resolution No: 2016-11 PASSED AND ADOPTED THIS 5<sup>th</sup> DAY OF April, 2016.

ATTEST

Kimberly J. Applewhite  
Kimberly J. Applewhite, City Clerk

MARIANNA CITY COMMISSION

Travis H. Ephraim  
Travis H. Ephraim, Mayor/Commissioner

Resolution No: 05/17/16-02 PASSED AND ADOPTED THIS 17<sup>th</sup> DAY OF MAY, 2016.

JACKSON COUNTY SCHOOL BOARD

Chris M. Johnson  
Chris Johnson, Chairman

Resolution No: 2016-5A PASSED AND ADOPTED THIS 17<sup>th</sup> DAY OF May, 2016.

CHIPOLA COLLEGE BOARD OF TRUSTEES

Danny Ryals  
Danny Ryals, Chairman

# ATTACHMENT 'A'

## Enclosure 8

- Qualified Targeted Industries
- Regional Demand Occupation List

# Qualified Targeted Industries for Incentives

## MANUFACTURING CORPORATE HEADQUARTERS RESEARCH & DEVELOPMENT GLOBAL LOGISTICS

### CLEANTECH

Biomass & Biofuels Processing  
Energy Equipment Manufacturing  
Energy Storage Technologies  
Photovoltaic  
Environmental Consulting  
Sustainable Building Products

### LIFE SCIENCES

Biotechnology  
Pharmaceuticals  
  
MEDICAL DEVICES:  
Laboratory and Surgical Instruments  
Diagnostic Testing

### INFOTECH

Modeling, Simulation and Training  
Optics and Photonics  
Digital Media  
Software  
Electronics  
Telecommunications

### AVIATION / AEROSPACE

**AVIATION:**  
Aircraft and Aircraft Parts Manufacturing  
Maintenance Repair and Overhaul of Aircrafts  
Navigation Instrument Manufacturing  
Flight Simulator Training  
  
**AEROSPACE:**  
Space Vehicles and Guided Missile Manufacturing  
Satellite Communications  
Space Technologies  
Launch Operations

### HOMELAND SECURITY / DEFENSE

**EQUIPMENT:**  
Optical Instruments  
Navigation Aids  
Ammunition  
Electronics  
  
**TRANSPORTATION:**  
Military Vehicles  
Shipbuilding and Repair  
  
**TECHNOLOGY:**  
Computer Systems Design  
Simulation and Training

### FINANCIAL / PROFESSIONAL SERVICES

**FINANCIAL SERVICES:**  
Banking  
Insurance  
Securities and Investments  
  
**PROFESSIONAL SERVICES:**  
Corporate Headquarters  
Engineering  
Legal  
Accounting  
Consulting

### EMERGING TECHNOLOGIES

Cloud IT  
Marine Sciences  
Materials Science  
Nanotechnology

### OTHER MANUFACTURING

Food and Beverage  
Automotive and Marine  
Plastics and Rubber  
Machine Tooling

*Businesses able to locate in other states and serving multi-state and/or international markets are targeted. Call Centers and Shared Service Centers may qualify for incentives if certain economic criteria are met. Retail activities, utilities, mining and other extraction or processing businesses, and activities regulated by the Division of Hotels and Restaurants of the Department of Business and Professional Regulation are statutorily excluded from consideration. All projects are evaluated on an individual basis and therefore operating in a target industry does not automatically indicate eligibility.*

For additional information about Florida's business advantages, please visit Enterprise Florida's website at [www.enterpriseflorida.com](http://www.enterpriseflorida.com) or call 407-956-5600.



Enclosure 8: Regional Demand List Attachment  
A: Answer to Application Questions  
Jackson County Job Growth Fund Grant Application

## 2018-19 Regional Demand Occupations List

Sorted by Occupational Title

Workforce Development Area 3 - Calhoun, Holmes, Jackson, Liberty, and Washington Counties

Workforce Estimating Conference Selection Criteria:

- 1 FLDOE Training Code 3 (PSAV Certificate), 4 (Community College Credit/Degree), or 5 (Bachelor's Degree)
- 2 30 annual openings and positive growth
- 3 Mean Wage of \$13.49/hour and Entry Wage of \$10.97/hour
- 4 High Skill/High Wage (HSHW) Occupations:  
Mean Wage of \$21.14/hour and Entry Wage of \$13.49/hour

SOC Code†	HSHW††	Occupational Title†	Annual	Annual	2017 Hourly Wage		FLDOE	In EFI	Data
			Percent Growth		Openings	Mean	Entry	Training Code	
113011	HSHW	Administrative Services Managers	1.63	1,109	52.41	30.38	4	Yes	S
413011		Advertising Sales Agents	0.51	1,614	27.05	13.63	3	Yes	S
493011	HSHW	Aircraft Mechanics and Service Technicians	1.28	1,278	27.09	17.33	3	Yes	S
532011	HSHW	Airline Pilots, Copilots, and Flight Engineers	1.76	549	85.52	47.37	4	Yes	S
274011		Audio and Video Equipment Technicians	2.03	641	20.02	12.89	4	Yes	S
472021		Brickmasons and Blockmasons	3.10	906	17.74	12.73	3	No	S
493031		Bus and Truck Mechanics and Diesel Engine Specialists	1.60	1,294	22.58	15.79	3	Yes	S
533021		Bus Drivers, Transit and Intercity	1.27	1,553	16.60	12.57	3	Yes	S
131199	HSHW	Business Operations Specialists, All Other	1.21	31	30.07	19.42	4	No	R
435011		Cargo and Freight Agents	1.53	649	21.58	13.48	3	Yes	S
472031		Carpenters	1.69	7,553	19.34	13.27	3	No	S
472051		Cement Masons and Concrete Finishers	2.48	1,686	16.93	12.35	3	No	S
351011	HSHW	Chefs and Head Cooks	1.69	1,222	28.09	17.17	3	No	S
131031	HSHW	Claims Adjusters, Examiners, and Investigators	1.04	1,921	30.57	19.92	3	Yes	S
532012	HSHW	Commercial Pilots	1.61	572	44.86	23.00	3	Yes	S
131041	HSHW	Compliance Officers	1.07	1,490	30.30	17.84	3	No	S
151143	HSHW	Computer Network Architects	1.42	1,333	36.85	22.46	3	Yes	S
151152	HSHW	Computer Network Support Specialists	1.50	913	28.26	17.76	3	Yes	S

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151121	HSHW	Computer Systems Analysts	2.70	1,867	40.67	27.27	4	Yes	S
151151		Computer User Support Specialists	2.02	3,383	22.57	14.29	3	Yes	S
474011	HSHW	Construction and Building Inspectors	1.89	926	28.56	18.88	3	No	S
119021	HSHW	Construction Managers	1.32	2,597	46.78	27.63	4	No	S
333012		Correctional Officers and Jailers	0.39	2,751	21.04	16.19	3	No	S
131051	HSHW	Cost Estimators	1.80	1,649	29.57	18.16	4	No	S
434051		Customer Service Representatives	0.43	30	14.34	11.30	3	Yes	R
151141	HSHW	Database Administrators	1.78	649	40.87	26.16	4	Yes	S
319091		Dental Assistants	2.28	2,680	18.58	13.92	3	Yes	S
292021	HSHW	Dental Hygienists	2.28	973	30.93	23.34	4	Yes	S
292032	HSHW	Diagnostic Medical Sonographers	3.24	511	30.76	24.58	3	Yes	S
472111		Electricians	1.76	5,013	21.86	15.14	3	No	S
436011	HSHW	Executive Secretaries and Executive Admin. Assistants	0.02	4,311	25.16	17.12	3	Yes	S
332011	HSHW	Firefighters	1.11	2,074	25.21	15.88	3	No	S
371012		First-Line Superv. Landscaping & Groundskeeping Workers	1.55	1,753	23.07	14.46	3	No	S
471011	HSHW	First-Line Superv. of Construction and Extraction Workers	1.85	5,876	29.52	19.69	4	No	S
371011		First-Line Superv. of Housekeeping & Janitorial Workers	1.49	1,776	18.92	12.61	3	No	S
531031	HSHW	First-Line Superv. of Material-Moving Vehicle Operators	1.20	1,311	28.32	17.81	3	Yes	S
491011	HSHW	First-Line Superv. of Mechanics, Installers, and Repairers	1.29	3,113	30.43	20.06	3	No	S
431011	HSHW	First-Line Superv. of Office and Admin. Support Workers	1.48	11,409	26.94	17.73	4	Yes	S
511011	HSHW	First-Line Superv. of Production and Operating Workers	0.59	2,594	28.34	18.64	3	Yes	S
411012	HSHW	First-Line Supervisors of Non-Retail Sales Workers	1.19	3,977	44.88	22.36	4	Yes	S
391021		First-Line Supervisors of Personal Service Workers	1.70	2,176	20.49	12.86	3	No	S
411011		First-Line Supervisors of Retail Sales Workers	0.45	49	19.05	11.73	3	No	R
119051	HSHW	Food Service Managers	1.44	1,764	36.15	22.74	4	No	S
111021	HSHW	General and Operations Managers	1.58	7,981	64.45	32.14	4	Yes	S
472121		Glaziers	1.48	510	17.04	12.54	3	No	S
271024		Graphic Designers	1.08	1,859	22.56	14.86	4	Yes	S
292099		Health Technologists and Technicians, All Other	2.38	948	19.80	12.98	3	Yes	S
499021		Heating, A.C., and Refrigeration Mechanics and Installers	1.83	4,030	20.06	13.89	3	No	S
533032		Heavy and Tractor-Trailer Truck Drivers	0.26	62	16.14	12.10	3	Yes	R
499041	HSHW	Industrial Machinery Mechanics	2.61	1,607	23.86	16.35	3	Yes	S
537051		Industrial Truck and Tractor Operators	NR	NR	14.70	11.35	3	Yes	R
413021	HSHW	Insurance Sales Agents	1.44	4,797	33.82	17.23	3	Yes	S
271025		Interior Designers	1.49	732	24.10	13.77	4	Yes	S
292061		Licensed Practical and Licensed Vocational Nurses	2.34	4,075	21.09	16.83	3	Yes	S
434131		Loan Interviewers and Clerks	1.41	1,937	19.69	14.37	3	Yes	S

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132072	HSHW	Loan Officers	1.32	2,060	40.96	22.28	4	Yes	S
514041		Machinists	1.50	1,176	19.67	13.43	3	Yes	S
319011		Massage Therapists	2.50	2,111	21.51	12.66	3	No	S
292012		Medical and Clinical Laboratory Technicians	2.46	618	18.70	12.94	4	Yes	S
292011	HSHW	Medical and Clinical Laboratory Technologists	1.81	811	29.94	24.24	4	Yes	S
319092		Medical Assistants	3.06	8,271	15.43	12.27	3	Yes	S
292071		Medical Records and Health Information Technicians	1.98	878	20.04	13.08	4	Yes	S
436013		Medical Secretaries	2.31	2,944	15.60	12.20	3	Yes	S
131121		Meeting, Convention, and Event Planners	1.96	1,074	22.89	13.81	4	No	S
493042		Mobile Heavy Equipment Mechanics, Except Engines	1.45	594	21.82	15.57	3	Yes	S
151142	HSHW	Network and Computer Systems Administrators	1.42	1,435	39.74	26.06	4	Yes	S
472073		Operating Engineers/Construction Equipment Operators	1.55	35	15.16	12.66	3	No	R
292081		Opticians, Dispensing	2.68	506	18.48	12.64	4	Yes	S
232011	HSHW	Paralegals and Legal Assistants	1.90	2,480	23.91	16.19	3	Yes	S
373012		Pesticide Handlers, Sprayers, & Applicators, Vegetation	1.46	526	16.69	12.52	4	No	S
319097		Phlebotomists	2.59	1,100	14.94	12.04	3	Yes	S
312021	HSHW	Physical Therapist Assistants	3.94	899	31.15	24.28	4	Yes	S
472152		Plumbers, Pipefitters, and Steamfitters	1.40	3,211	20.07	14.05	3	No	S
333051	HSHW	Police and Sheriff's Patrol Officers	1.03	3,281	28.38	19.80	3	No	S
119141		Property, Real Estate & Community Association Managers	1.60	3,649	29.01	14.46	4	No	S
131023	HSHW	Purchasing Agents, Except Farm Products & Trade	0.80	1,522	29.65	19.13	4	Yes	S
292034	HSHW	Radiologic Technologists	1.50	946	26.00	18.83	3	Yes	S
419021		Real Estate Brokers	1.65	735	41.39	13.96	3	No	S
291141	HSHW	Registered Nurses	1.60	40	28.79	22.37	4	Yes	R
291126	HSHW	Respiratory Therapists	1.42	595	27.60	22.32	4	Yes	S
414011	HSHW	Sales Representatives, Wholesale & Mfg, Tech. & Sci. Prod.	1.21	2,641	41.47	18.89	3	Yes	S
414012		Sales Representatives, Wholesale and Manufacturing, Other	1.04	11,577	28.72	12.53	3	Yes	S
492098		Security and Fire Alarm Systems Installers	1.91	832	20.75	14.89	3	No	S
211093		Social and Human Service Assistants	1.27	1,546	15.75	11.97	3	No	S
151132	HSHW	Software Developers, Applications	2.43	3,276	43.36	27.52	4	Yes	S
292055		Surgical Technologists	1.98	695	20.79	16.25	3	Yes	S
259041		Teacher Assistants	0.88	46	14.54	11.37	3	No	R
492022	HSHW	Telecommunications Equipment Installers and Repairers	0.11	1,636	25.26	16.25	3	Yes	S
292056		Veterinary Technologists and Technicians	2.69	961	15.62	12.04	4	Yes	S
251194	HSHW	Vocational Education Teachers, Postsecondary	1.69	626	29.44	17.17	4	No	S
151134	HSHW	Web Developers	3.20	1,102	30.60	18.75	3	Yes	S
514121		Welders, Cutters, Solderers, and Brazers	0.93	1,706	18.32	12.91	3	Yes	S

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131022	HSHW	Wholesale and Retail Buyers, Except Farm Products	1.65	574	32.23	16.96	4	Yes	S
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†SOC Code and Occupational Title refer to Standard Occupational Classification codes and titles.

††HSHW = High Skill/High Wage.

†††Data Source:

R = Meets regional wage and openings criteria based on state Labor Market Statistics employer survey data. Regional data are shown.

S = Meets statewide wage and openings criteria based on state Labor Market Statistics employer survey data. Statewide data are shown.

NR = Not releasable.

EFI - Enterprise Florida, Inc.

# ATTACHMENT 'A'

## Enclosure 9

# Projected Number of Completers for Transition Campus Students

CROSS WALK OF OCCUPATION/INSTRUCTION CODES PROJECTED TRANSITION STUDENTS & COMPLETERS					
Standard Occupational Classification (SOC) - 2010					
Classification of Instructional Programs (CIP)					
Current Programs					
SOC Code	SOC 2010 Title	CIP Code	CIP 2010 Title	Projected Transition Students	Projected Completers
17-3022	Civil Engineering Technicians	15.0201	Civil Engineering Technology/Technician.	4	3
17-3024	Engineering Technicians Mech/Elec	15.0403	Civil Engineering Technology/Technician.	4	3
29-2041	Emergency Medical Technicians and Paramedics	51.0904	Emergency Medical Technology/Technician (EMT Paramedic).	2	1
31-1014	Nursing Assistants	51.2601	Health Aide.	6	6
39-5011	Barbers	12.0402	Barbering/Barber.	2	2
39-5012	Hairdressers, Hairstylists, and Cosmetologists	12.0401	Cosmetology/Cosmetologist, General.	6	6
39-5092	Manicurists and Pedicurists	12.0401	Cosmetology/Cosmetologist, General.	4	4
49-3023	Automotive Service Technicians and Mechanics	15.0803	Automotive Engineering Technology/Technician.	5	4
51-4121	Welders, Cutters, Solderers, and Brazers	15.0614	Welding Engineering Technology/Technician.	5	4
			Pursue Associates Degree	10	9
				<b>48</b>	<b>42</b>
Potential programs related to Transition Center Partner Corporations					
51-9111	Packing and filling	no match	Logistics training program may be a significant new program resulting from development of private company partnerships. This is an area of ongoing discussion and effort.		
51-9198	Production helpers	no match			
51-9199	Production Workers	no match			
53-7062	Laborers, freight, stock, material	no match			
53-7063	Machine feeders	no match			
53-7064	Packers and Packagers, Hand	no match			
53-7199	Material moving	no match			
59-6031	Sewing machine operators	no match			
MULTIPLE SKILLS	Certified Logistics Technician , [Manufacturing Skill Standards Council (MSSC),	no match	potential program of instruction		
Projected Transition Center Staffing					
SOC Code	Staff Jobs	CIP Code	CIP Title	Projected Hires	
11.903	Education Administrators, All Others (Directors)	13.0401	Ed Leadership & Admin General	2	
29.9021	Dietitian & nutritionists	19.0501	Food, Nutrition, and Wellness Studies General	1	
19.3039	Psychologists, all others	30.1701	Behavioral Sciences	4	
21.1099	Social & Humn Serv Assist Behav Spt Specialist	30.1701	Behavioral Sciences	8	
11.9199	Public Administration (Record Clerk)	44.0401	Managers, all others	2	
11.9199	Public Administration (Bookkeeping)	44.0401	Managers, all others	2	
25.1194	Vocational Education Teacher Post Secondary	13.1319	Technical Teacher Education	5	
			<b>Projected staff positions by year 5</b>	<b>24</b>	

Estimate of Grads to Cont Ed (40%) or to Work					
Year	Long	FT	Graduates	Work	Chipola
1	0	30	30	18	12
2	60	30	90	54	36
3	90	30	120	72	48
4	90	30	120	72	48
5	90	30	120	72	48
Total yr 1-5				288	192

Expect 40% of grads to continue Education 60% to go to work. Conservative estimate of transition students to transfer to Chipola is 48 per year. Year one is pilot program.

# ATTACHMENT 'B'

## Project Narrative and Budget



## **Attachment B: Budget Narrative**

Jackson County is currently engaged in an effort to discover and define the extent of environmental and building structural risk associated with closed facility. Preliminary site assessment by County consulting engineers has projected a general cost for site remediation of approximately 5 million dollars. Using the preliminary cost assessment, a budget has been developed based on the known general and supporting **capital improvement** tasks.

Most of funding request (\$3,000,000) is dedicated to the reconstruction due to the extreme age of existing infrastructure and remaining buildings of the closed reform school. Many of the 112 structures on the complex will require demolition and site remediation. The few buildings that are expected to have a viable reuse will require extensive remodeling to meet current building and ADA codes requirements. The current internal street network is in significant disrepair and must be addressed to support site traffic.

The one million dollars budgeted for construction will support internet accessibility, stormwater facilities and public infrastructure extension to the new development sites. The remaining \$750,000 for land improvements will address items such as demolition environmental issues (such as asbestos, lead paint, debris removal), site preservation, and landscape stabilization.

Jackson County is currently engaged in a study to develop a master plan for the site, identify viable reuse structures, assess utility infrastructure and prioritize improvement/repair projects. This effort is funded by a \$300,000 Rural Infrastructure Fund grant through the Department of Economic Opportunity. The completion of this study will greatly assist the County in efficiently applying funds to the redevelopment of the reform school complex.

Jackson County, City of Marianna and Gulf Power contributed funding in partnership to obtain national certification of the Jackson County/Marianna Distribution/Construction Services Park located at this I-10 interchange. DEO also supported this effort with Rural Infrastructure Funding \$167,569 for site certification. This effort was part of a long-term vision of working toward development of an I-10 regional distribution/manufacturing employment center. The initial industrial park development was intended to be complemented by the redeveloped reform school site at a future date. DEO is currently supporting Jackson County's ongoing reform school site assessment that evaluates building structure, utility infrastructure and develops preliminary land use master planning.

This request includes **Workforce funds** (\$750,000) budgeted for the employment/vocational training program to be operated from the existing south campus school buildings. Reuse of the abandoned school buildings will save the program several million dollars and adequately house the training programs at this site. The transition and employment training facility is projected to become a statewide center of excellence and has generated considerable interest from corporate partners.

Attachment B: Budget Narrative  
 Jackson County Job Growth Fund Grant Application

The workforce program funding will be utilized to support the instructional program over the first three years. This funding will be incrementally replaced by student tuition and partnership funds beginning in year 4. The transition training program is expected to be 100% self-sustainable by year 5.

<b>Jackson County Regional Employment Project</b>		
<b>A: Redevelopment "Arthur G. Dozier School for Boys" (Capital improvement)</b>		
<b>General Task</b>	<b>Supporting Task</b>	<b>Cost Est.</b>
<b>Construction</b>		<b>\$ 1,000,000.00</b>
	Public building addition	
	ADA compliance	
	Public utilities	
	Public parking	
	Memorial site access	
<b>Reconstruction</b>		<b>\$ 3,000,000.00</b>
	Remodel/ re-use structures	
	Repair /replace utility lines	
	Public access roadway repair and improvement	
	Support environmental mitigation	
<b>Design &amp; Engineering (8%)</b>		<b>\$ 380,000.00</b>
	Public roadways	
	Public Utilities	
	ADA compliance	
	Structure safety and re-use	
<b>Land Acquisition</b>		<b>\$ -</b>
	None Required	
<b>Land Improvement</b>		<b>\$ 750,000.00</b>
	Demolition	
	Cemetery & Bldg. Site preservation/protection	
	<b>Subtotal A:</b>	<b>\$ 5,130,000.00</b>
<b>Other</b>		
<b>B: Transition Campus (Workforce)</b>		
	Equipment	\$ 200,000.00
	Personnel	\$ 400,000.00
	Facilities	\$ 50,000.00
	Tuition	\$ -
	Training Materials	\$ 100,000.00
	<b>Subtotal B:</b>	<b>\$ 750,000.00</b>
<b>C: Matching Funds</b>		
	Site Certification	\$ 167,069.00
	Site Assessment	\$ 300,000.00
	<b>Subtotal C:</b>	<b>\$ 467,069.00</b>
	<b>Total Project Cost</b>	<b>\$6,347,069.00</b>