



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

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

Governmental Entity Information

Name of Governmental Entity: City of Ocala

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

Primary Contact Name: Aubrey Hale

Title: Chief Development Official

Mailing Address: 201 SE 3rd Street
Ocala, FL 34471

Phone Number: 352-629-8550

Email: ahale@ocalafl.org

Secondary Contact Name: Tye Chighizola

Title: Growth Management Director

Phone Number: 352-629-8490

Public Infrastructure Grant Eligibility

Pursuant to section 288.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible entities that wish to access this grant fund must submit public infrastructure proposals that:

- Promote economic recovery in specific regions of the state, economic diversification or economic enhancement in a targeted industry. ([View Florida's Targeted Industries here.](#))
- Are not for the exclusive benefit of any single company, corporation or business entity.
- Are for infrastructure that is owned by the public and is for public use or predominately benefits the Public.

1. Program Requirements:

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

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

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

Construction of a four lane roadway to complete a beltway around the City of Ocala. Roadway will include typical infrastructure associated with roadways such as; drainage, lighting, utility extensions, etc. See attached Project Summary

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

The project is located within Marion County and generally is located 0.5 miles west of I75 and runs approximately 3 miles north and south, connecting US 27 to SR 200.

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

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

90% of the Right-of-Way is owned by the City of Ocala. The remaining 1,900 linear feet is being acquired via a Concurrency Development Agreement as part of the proportionate share for a proposed mixed use development.

D. Provide current property owner.

Wintergreen B T Trust Et Al

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

The project will relieve traffic congestion on state highways and local roads as well as provide quick access to I75 from nearby planned manufacturing and distribution facilities.

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

Yes No

No, the roadway will open up approximately 400 acres of nearby manufacturing/distribution and 440 acres of commercial and residential property to have direct access to the beltway that intersects with I75 providing regional transportation benefits. The completion of 44th Ave should remove a portion of local trips on I75 from SR200 to US 27. The 400 acres of industrial development is located in the NW quadrant of the City and the commercial and residential lands are split between the NW and SW quadrants of the City.

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

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

The City of Ocala is currently experiencing an influx of manufacturing/distribution centers along with spec warehouses due to the success of a previous industrial distribution development. The NW/SW 44th Avenue road completion will both relieve traffic congestion on existing state highways and add traffic capacity to local roads and state highways that can necessitate greater accessibility to I75 and bring in economic benefits not only to the City of Ocala and Marion County but the state of Florida’s economy. The 400 acres of industrial lands adjacent to NW 44th Ave are developing plans for an approximate three million square feet of spec warehouse, which will add to job creation for the Ocala/ Marion County Metropolitan area. The City has seen an overall job creation from the previous distribution development of approximately two million square feet provide approximately 2,200 new jobs. New job growth is expected to be comparable with the new development.

2. Additional Information:

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

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

The proposed project is expecting a commencement in Spring 2022 with an anticipated completion in the Fall 2024.

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

Florida Department of Transportation connection permits, South West Water Management District permit.

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

South West Florida Water Management District (SWFWMD) permit has been approved for the southern section of the road. The north section of the road still requires FDOT and SWFWMD permitting. It is not anticipated that any Marion County permits are required as the road will be a City maintained road.

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

The land use ranges along the entire stretch of road from Low Intensity and Employment Center from SW 20th St to US 27 and Medium Intensity/Special District and Neighborhood south of SW 20th St to SR 200. The majority of property north of SW 20th St is zoned manufacturing and south is a mix of commercial/residential zoning.

- E. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.

Yes No

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

Yes No

Final permitting is still required and currently working toward approval. It is possible that all permitting will be approved by the time of grant approval. If not, it will happen shortly after grant approval. The concurrency agreement for acquisition of property is anticipated by the end of the calendar year 2021.

- G. Does this project have a local match amount?

Yes No

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

The City of Ocala expects to contribute \$10 million dollar for the overall project and the State has provided funding for the south section of 44th Avenue of 1 million dollars.

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

See Attached

3. Program Budget

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

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

1.) **Total Amount Requested** \$ 8,029,000.00
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 10,000,000.00

Private Sources \$

Other (grants, etc.) \$ 1,000,000.00

Total Other Funding \$ 11,000,000.00

FDOT
 Please Specify: _____

B. Public Infrastructure Project Costs:

Construction \$ 19,029,000.00

Reconstruction \$

Design & Engineering \$

Land Acquisition \$

Land Improvement \$

Other \$

Total Project Costs \$ 19,029,000.00

Please Specify: _____

Note: The total amount requested must be calculated by subtracting the total other public infrastructure project funding sources in A. from the total public infrastructure project costs in B.

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

The estimated total construction cost for the NW/SW 44th Avenue Extension four lane project is \$19,029,000.00. The City of Ocala and State matching funds total \$11 million. The amount of grant funding requested is \$8,029,000.00.

Project design is approximately 60% complete. Design and permitting is expected to be completed by December 2021. Assuming this Public Infrastructure Grant funding is approved and an agreement executed by February 2022, construction can begin in Spring 2022 with an expected completion in Fall 2024.

4. Approvals and Authority

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

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

City Council must accept the grant agreement

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

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

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

City Council meets the 1st and 3rd Tuesday's of a month at 5pm. October 5 and 19, 2021, November 2 and 16, 2021, December 7 and 21, 2021, January 4 and 18, 2022, February 1 and 15, 2022, March 1 and 15, 2022.

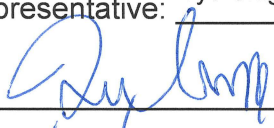
- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

See the following link to the Charter of City of Ocala, Article IV, Section 4.03, regarding powers and duties of the City Manager: https://library.municode.com/fl/ocala/codes/code_of_ordinances?nodeId=PTICHRELA_SPACH_ARTIVCIMA_S4.03PODUMA.

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

Name of Governmental Entity: City of Ocala

Name and Title of Authorized Representative: Tye Chighizola, Growth Management Director

Representative Signature: 

Signature Date: 9/17/2021



NW/SW 44th Avenue Extension

To Whom It May Concern:

The City of Ocala is pleased to submit the NW/SW 44th Avenue Extension project between US 27 and SR 200, to the Florida Job Growth Grant Fund for consideration of funding. This project will promote job growth not only within the City of Ocala and Marion County but the North Central Florida region as well.

Currently, the City of Ocala is experiencing an influx of manufacturing, light industrial, and distribution developments. The City recently worked with local partners to develop a logistics center known as Ocala 489. The project has 489 acres and over 2 million square feet of logistics and distribution facilities to date, which includes businesses such as, FedEx, Chewy, Autozone, Amazon, and more.

The extension of NW/SW 44th Avenue will complete a beltway around the City of Ocala and permit quick connections to regional transportation facilities such as Interstate 75 (I75) and three state highways. The extension will also connect approximately 400 acres of industrial zoned property and 440 acres of mixed use commercial and residential to have direct access to the beltway. This will further enhance the City of Ocala's position as a leader in logistics and distribution for the region as well as providing for greater housing and commercial options that will be needed to support the addition of new residents. Currently, plans are under design for the first phase of a new three million square feet warehouse development that abuts to an existing portion of NW 44th Avenue. North of US 27, the existing Ocala 489 Industrial Park has yielded approximately 2,200 new jobs for the region and the new development is expected to yield similar results.

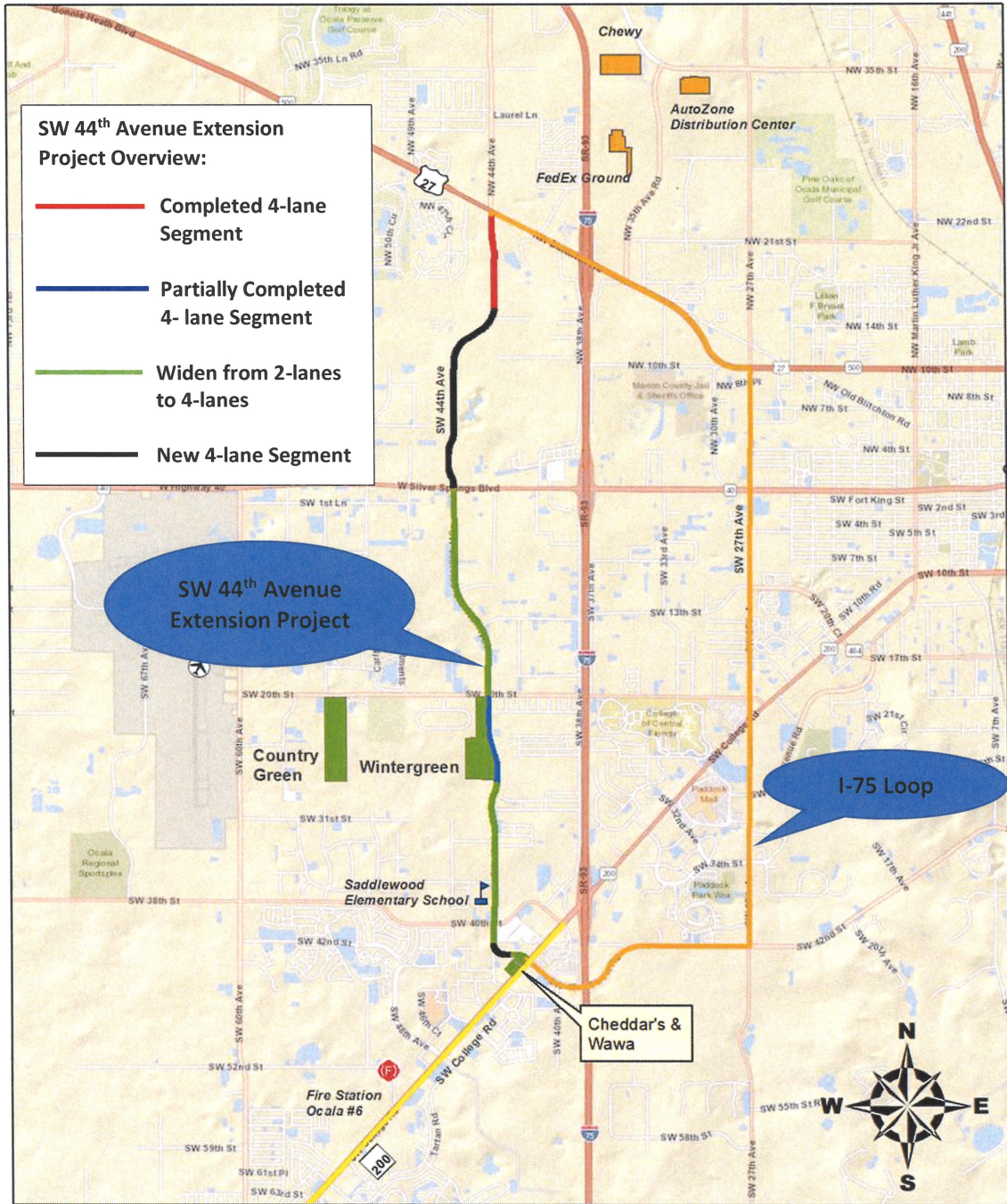
The extension project will also serve to enhance traffic mobility within the City of Ocala as well as relieve some congestion on I75 from local traffic. In providing these benefits the City of Ocala, Marion County, and North Central Florida region will experience economic growth from new jobs and industries locating to the area, along with greater safety along critical transportation corridors.

Thank you for your consideration for this important project in our community!

**Aubrey Hale
Chief Development Official**

OFFICE OF THE CITY MANAGER · 110 SE WATULA AVENUE · OCALA, FLORIDA 34471
(352) 629-CITY (2489) · www.ocalafl.org

Exhibit C: Overall Map



CONNECT NEW 4 LANE
ROADWAY TO EXISTING 4
LANE ROADWAY



SR 40

NW 46TH AVE



NW 11TH ST

MATCH LINE



MATCH LINE

NW 44TH AVE

US 27

LEGEND		LEGEND	
	NEW 4-LANE ROADWAY		NEW MAST ARM TRAFFIC SIGNAL
	EXISTING 4 LANE ROADWAY		

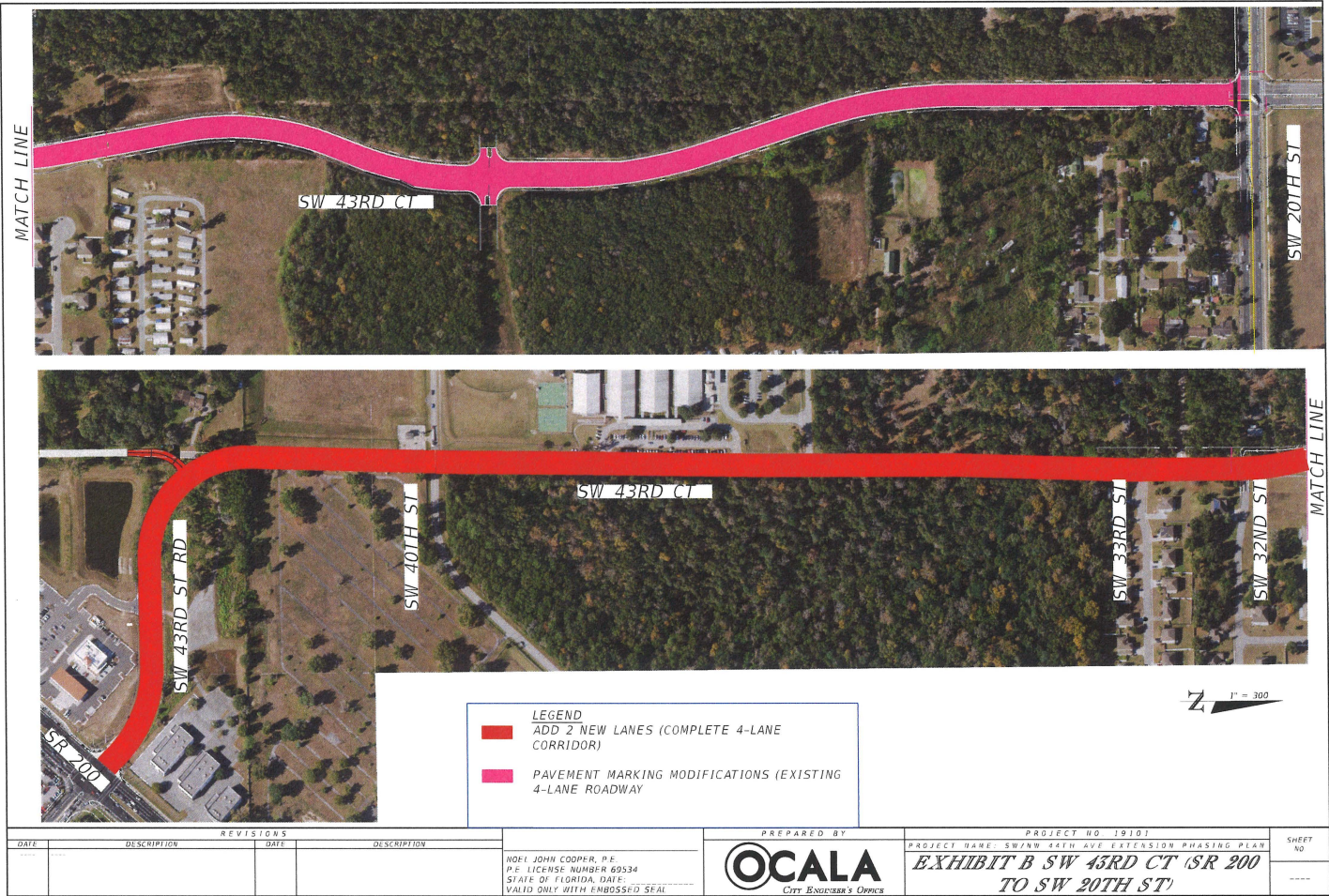
REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PREPARED BY
NOEL JOHN COOPER, P.E.
P.E. LICENSE NUMBER 69534
STATE OF FLORIDA, DATE: _____
VALID ONLY WITH EMBOSSED SEAL

PREPARED BY
OCALA
CITY ENGINEER'S OFFICE
Gary Nelson 02/20/2021 10:32:32 AM

PROJECT NO. 19101
PROJECT NAME: SW/NW 44TH AVE EXTENSION PHASING PLAN
**EXHIBIT B NW 46TH AVE (SR 40
TO US 27)**

SHEET NO.



LEGEND	
█	ADD 2 NEW LANES (COMPLETE 4-LANE CORRIDOR)
█	PAVEMENT MARKING MODIFICATIONS (EXISTING 4-LANE ROADWAY)

1" = 300'

REVISIONS		PREPARED BY	PROJECT NO	SHEET NO
DATE	DESCRIPTION	NOEL JOHN COOPER, P.E. P.E. LICENSE NUMBER 60534 STATE OF FLORIDA, DATE: _____ VALID ONLY WITH EMBOSSED SEAL	19101	----
		OCALA CITY ENGINEER'S OFFICE	PROJECT NAME: SW/NE 84TH AVE EXTENSION PHASING PLAN EXHIBIT B SW 43RD CT (SR 200 TO SW 20TH ST)	