



**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: MARION COUNTY BOARD OF COUNTY COMMISSIONERS

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

Contact Information:

Primary Contact Name: MOUNIR BOUYOUNES, P.E.

Title: COUNTY ADMINISTRATOR

Mailing Address: 601 SE 25TH  
AVENUE OCALA, FL

Phone Number: 34471  
352-438-2300

Email: Mounir.Bouyounes@marioncountyfl.org

**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.

FLORIDA CROSSROADS COMMERCE PARK

- 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.

The ±900 acre Florida Crossroads Commerce Park is located along CR 484 approx. 3 miles west of the I-75/CR 484 interchange in southern Marion County. At ±900 acres, it will support multiple facilities ranging from 250,000 to 1,500,000 square feet distribution/warehouse/manufacturing/industrial space. It is surrounded by a 28,000 unit existing residential development that is only 25% built out. The area is considered under-served and under-employed, but is already requiring infrastructure improvements to support its steady growth. The sight will serve as a catalyst to promote further growth and development.

Water, sewer and roadway infrastructure improvements are necessary for the existing developed community and are already identified for some areas experiencing growth. This project will allow connectivity in a more direct and cost-feasible manner - instead of accomplishing the improvements by going around the ±900 acre parcel, improvements can be connected through the parcel, serving both the community and the project.

See Exhibit A for the Florida Crossroads Commerce Park Master Plan.

See Exhibits B, C, D, E, and F for details on the road, water and sewer improvements.



- 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.](#))
    - o 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.
    - o Further, include the economic impact on the community, region, or state and the associated metrics used to measure the success of the proposed project.

Marion County has recovered strongly from the Great Recession when it was one of the most severely impacted counties in the state with an unemployment rate which peaked at 14.4%. This recovery has been led by the attraction and expansion of targeted industries with companies such as FedEx, AutoZone, Chewy, Mestizo Foods, and eResources among others locating new facilities in the community. These new companies have invested more than \$370 million and created more than 4,300 new jobs with wages which met or exceeded the area's targeted wages. The first three of these companies have all located in and nearly filled the still new Ocala/Marion County Commerce Park. This project will seek to replicate that success in an area of the county which has not experienced the same level of job creation.

The Marion Oaks community is located in Southwest Marion County. The Florida Crossroads Commerce Park is located nearly in the middle of this community. According to data from ESRI, there are more than 50,000 residents within a five-mile radius of this site but only 4,000 jobs. As a result, many of the residents must commute 30 minutes or more on already congested I-75 to reach employment opportunities (FDOT I-75 Task Force). Additionally, the average income in this area is lower than the Marion County average (ESRI data). The development of this site will increase employment opportunities close to home for thousands of residents, raising the wages available, and decreasing commuter congestion on the interstate.



Based on the site's successful review by JM Mullis, Inc., the following industries will be targeted for recruitment: Food Distribution, Consumer Product Distribution, E-Commerce Distribution, Food Manufacturing, Aviation/Aerospace Manufacturing. The average wage for these industries is \$48,000, which exceeds the Marion County Targeted Wage.

The Florida Crossroads Commerce Park represents one of the largest truly shovel-ready parks in Florida. Additionally, it offers 200+ acre parcels which are much in demand for the 1 million square feet and larger facilities which often consider Florida but have trouble finding appropriate sites. The ability to quickly get a project permitted and under construction has been a key to the success of the Ocala/Marion County Commerce Park and it will be the key to this park. Using the OMCCP as a model, it has seen the creation of nearly 1,500 jobs, 1.4 million square feet of new construction, and \$270 million in capital investment. Extrapolating this to the FCCP, one could expect to see the creation of more than 3,000 jobs with 3 million square feet of new construction.

An Economic Impact Analysis, prepared by Younger & Associates is attached as Exhibit H.



## 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.

Various preliminary work is underway; design commencement within 30 days of funding award; construction complete within 12 months for water, sewer and immediate roads; 18 contiguous months for remaining roadways improvements.

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

CR 484, SW 49<sup>th</sup> Ave, and newly constructed road connections.

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?

FDEP water and sewer permits, SJRWMD Environmental Resource Permits for road infrastructure.

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?

90 days for DEP water and sewer permits; 90 days for SWFWMD permits.

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?

The future land use designation is "Commerce District" which allows for intense manufacturing and distribution operations. The zoning designation is agricultural, is appropriate for interim uses, and is being amended to Planned Unit Development (PUD) for Commerce Park. All infrastructure improvements will conform.



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

A comprehensive plan amendment is not necessary. Local development orders for site development (such as major site plans) are required. Marion County has an expedited permitting process that promotes plan approvals in less than 30 days.

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

Yes       No

Infrastructure plans are in preliminary engineering and design.

J. Does this project have a local match amount?

Yes       No

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

Marion County Board of County Commissioners: \$4,973,929

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

Exhibit A - Master Plan

Exhibit B - Road Improvements Summary

Exhibit C - Road Improvements Map

Exhibit D - Utilities Summary

Exhibit E - Utilities Water Map

Exhibit F - Utilities Sewer Map

Exhibit G - Board of County Commissioners 2017 Schedule of Meetings

Exhibit H - Economic Impact Analysis

Exhibit I - Resolution No. 17-R-222 Authorizing Signature Authority



### 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	\$ _____
22,990,008	
Reconstruction	\$ 0
Design & Engineering	\$ 2,894,739
	_____
Land Acquisition	\$ 1,330,000
Land Improvement	\$ 0
	_____
Other	\$ 0
<b>Total Project Costs</b>	<b>\$ 27,214,746</b>

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

B. Other Public Infrastructure Project Funding Sources:

City/County	\$ 4,973,929
Private Sources	\$ 0
	_____
Other (grants, etc.)	\$ 0
<b>Total Other Funding</b>	<b>\$ 0</b>

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

**Total Amount Requested**     \$ 22,240,818

**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.

Marion County Board of County Commissioners has reserved the \$4,973,929 through the normal budgeting process using a combination of sales tax and gas tax revenues. The funding needs for infrastructure improvements have been previously identified and are earmarked in the budget. By leveraging these funds with this project, we hope to expedite our efforts while serving this economic opportunity.





#### 4. Approvals and Authority

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

Approval by Marion County Board of County Commissioners

- 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.

Please see attached as Exhibit G.

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

Yes, special meetings would require 5 business days notice.

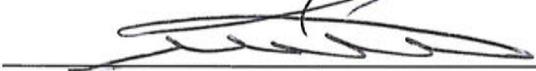
- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.



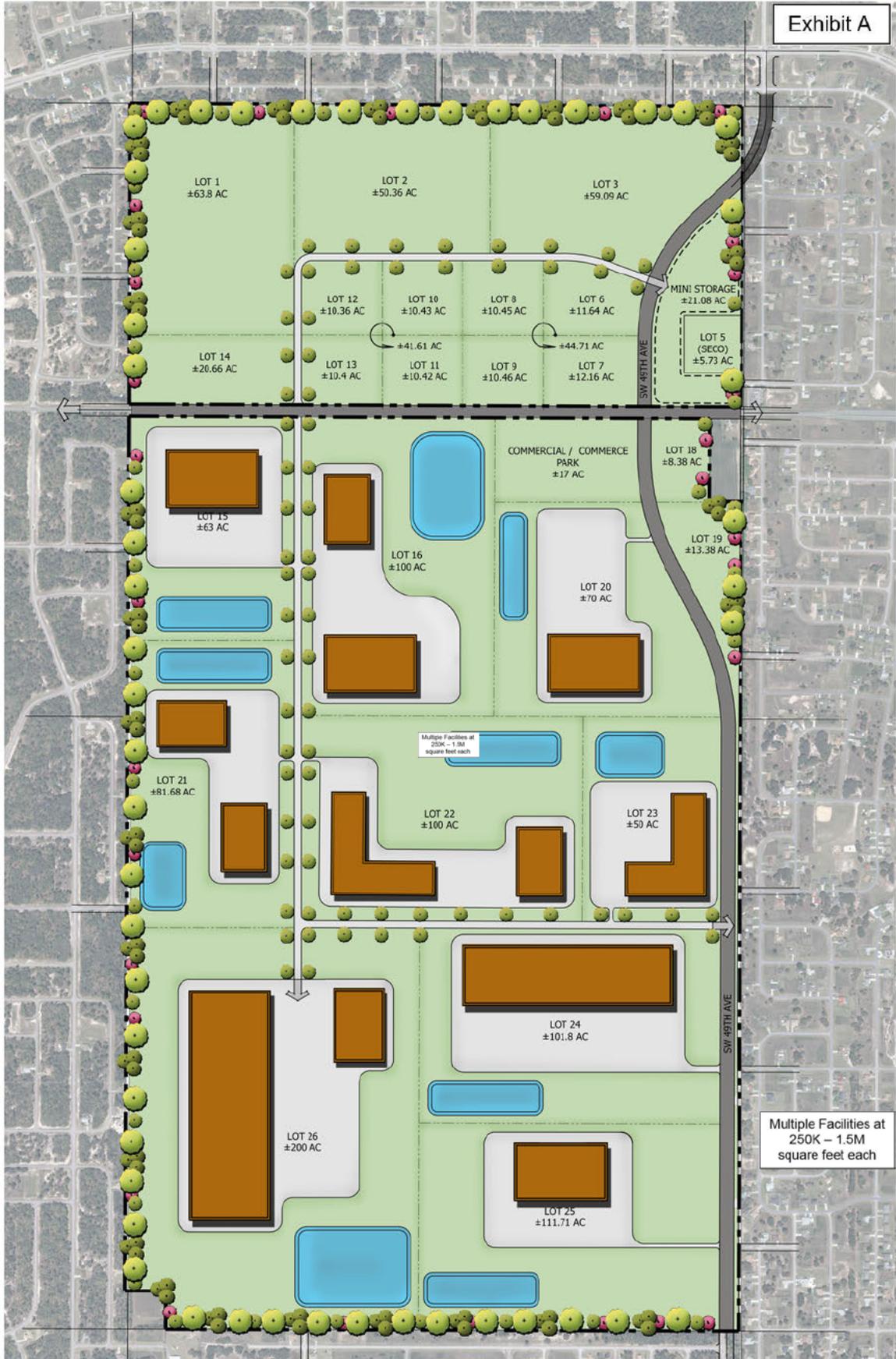
I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described governmental entity.

Name of Governmental Entity: Marion County Board of County Commissioners

Name and Title of Authorized Representative: Mounir Bouyounes, P.E.  
County Administrator

Representative Signature: 

Signature Date: 7-26-17



Road Improvements Florida Crossroads Commerce Park (McGinley Property)

The subject property is served by an existing road, CR 484, and is situated in the middle of the existing Marion Oaks development, approximately 3 miles west of I-75. Based on existing growth and development, the County is already taking action to make roadway improvements to CR 484 and other major corridors supporting the area. Marion County also sees the opportunity to provide for additional connectivity and cross access with the development of the commerce park.

CR 484:

CR 484 is a significant east-west corridor in Marion County which provides connections from US 41 in Dunnellon to SR 200 to I-75 to US441 in Belleview. CR 484 is a four-lane road immediately east of this project site. The County will be widening the two-lane portion fronting the project site to four-lane. A design consultant has been identified. With funding, this project can be expedited and construction completed within 12 months. Further, the Florida Department of Transportation will be providing additional lanes and ramps at the I-75/CR 484 interchange in 2020/2021.

- **1.34 miles widening of existing two-lanes to a divided four-lane roadway. Estimated \$6,304,716.**

Further, the Florida Department of Transportation will be providing additional lanes and ramps at the I-75/CR 484 interchange in 2020/2021. This project is estimated at \$12M and is not included in this grant application.

SW 49<sup>th</sup> Avenue:

The County has also identified the expansion and extension of the SW 49<sup>th</sup>/40<sup>th</sup> Avenue road alignment from the south end of Marion County to the City of Ocala located in central Marion County. There is tremendous need for the community, as well as the state, to provide relief to I-75 with an alternative north-south road corridor parallel to I-75. The new SW 49<sup>th</sup>/40<sup>th</sup> Avenue road is to be a four-lane corridor. The County has worked closely with the property owner to place the new four-lane road through the subject site, allowing for substantial roadway improvements with the least amount of impact to existing residential corridors. Not only will the new corridor provide traffic relief for the community, it provides additional road connectivity for, and through, the site. The preliminary engineering phase for this portion of the SW 49<sup>th</sup>/40<sup>th</sup> Ave project is underway; design is to immediately follow, and with additional funding, construction can be expedited and completed within 12 – 18 months.

- **1.78 miles of new divided, four-lane roadway. Estimated \$8,081,061.**

This grant application does not include the further expansion of this corridor exiting the subject site, estimated at \$6.6M. The SW 49<sup>th</sup>/40<sup>th</sup> Avenue corridor will ultimately cross I-75 providing additional connectivity east of the interstate. The preliminary engineering for the additional phase crossing over I-75 is expected to begin within the year at an estimated cost of \$0.2M (not included in this grant application).

Subject Property Internal Roads:

The subject site's internal roads will be able to connect to CR 484 as well as the new SW 49<sup>th</sup>/40<sup>th</sup> Avenue corridor. As the SW 49<sup>th</sup>/40<sup>th</sup> Avenue roadway corridor will run through the subject site, much information is already known, and with funding, the internal roads can be designed, permitted and constructed within 12 months. The internal roads provide the necessary cross access for the subject site, as well as access to multiple signalized intersections that benefit the neighboring community as well.

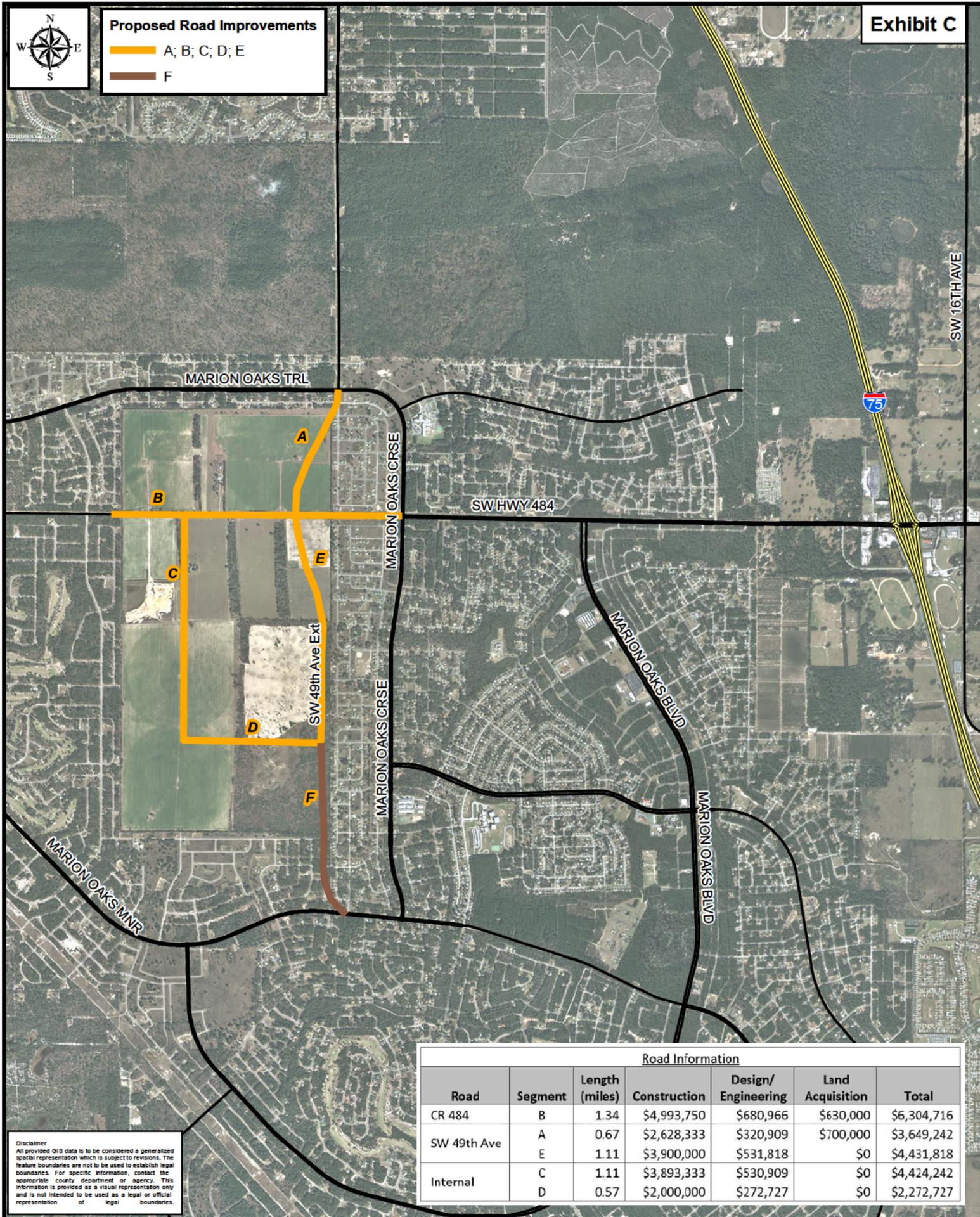
- **1.67 miles of new four-lane roadways. Estimated \$6,696,970.**

**Total Roadway Improvements Project Cost \$21,082,746** (not including the additional \$18.8M being invested in described projects not included in this grant application).



**Proposed Road Improvements**

- A; B; C; D; E
- F



Road Information						
Road	Segment	Length (miles)	Construction	Design/Engineering	Land Acquisition	Total
CR 484	B	1.34	\$4,993,750	\$680,966	\$630,000	\$6,304,716
SW 49th Ave	A	0.67	\$2,628,333	\$320,909	\$700,000	\$3,649,242
	E	1.11	\$3,900,000	\$531,818	\$0	\$4,431,818
Internal	C	1.11	\$3,893,333	\$530,909	\$0	\$4,424,242
	D	0.57	\$2,000,000	\$272,727	\$0	\$2,272,727

**Disclaimer**  
 All provided GIS data is to be considered a generalized spatial representation which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific information, contact the appropriate county department or agency. This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries.

Printed 07/19/2017 LB

**SW 49th Ave/McGinley Proposed Road Improvements  
 Proposed Florida Crossroads Commerce Park**

Marion County Office of the County Engineer  
 Asset Management Section  
 412 SE 25th Avenue  
 Ocala FL 34471



Utility Improvements Florida Crossroads Commerce Park (McGinley Property)

The subject property is contained within the Marion County Utilities service territory and the County intends to serve the development. Central water and sewer infrastructure exists near the parcel. However, on-site and off-site water main and forcemain extension will be required for the property to develop. Below is a summary of the existing systems and the improvements that are needed to support this development.

Potable Water:

The existing water system has several water treatment plants and a large distribution system. The closest water treatment plant is located adjacent to the development and will be capable of providing some of the capacity needed for the project. Due to the magnitude of the demands, particularly the required fire flow demand (5,000 gpm), improvements will be necessary at the water treatment plant to meet the development needs. The water system improvement required include:

- 9,350 LF of 20" water main from the existing Water Treatment Plant to the north end of the development. Estimated \$1,530,000.
- 7,900 LF of 20" water main along the CR 484 corridor to provide connection to the existing water distribution system. Estimated \$1,280,000.
- 3,175 LF of 20" water main to connect the proposed water main on CR 484 to the existing water distribution system to the north. Estimated \$514,500.
- Install fire pumps and electrical equipment at the closest water treatment plant to provide required fire flow demand. Estimated \$700,000.

**Total Water Improvements including Design, Permitting and Construction \$4,426,500**

Sanitary Sewer:

The existing sanitary sewer system near the parcel is comprised of a pressurized forcemain. The forcemain available at this site provides a direct connection to the regional wastewater treatment facility. There are no "downstream" lift stations that would be impacted by this project. However, a connection from this development will require a pumping station to be constructed. The sanitary sewer system improvements required include:

- 8,250 LF of 12" forcemain to connect the northern portion of the project to the existing forcemain. Estimated \$825,000.
- 4,755 LF of 12" forcemain to connect the southern portion of the project to the existing forcemain. Estimated \$475,500.
- Construction of an On-site Pump Station to collect and transmit flows from the proposed development into the forcemain. Estimated \$250,000.

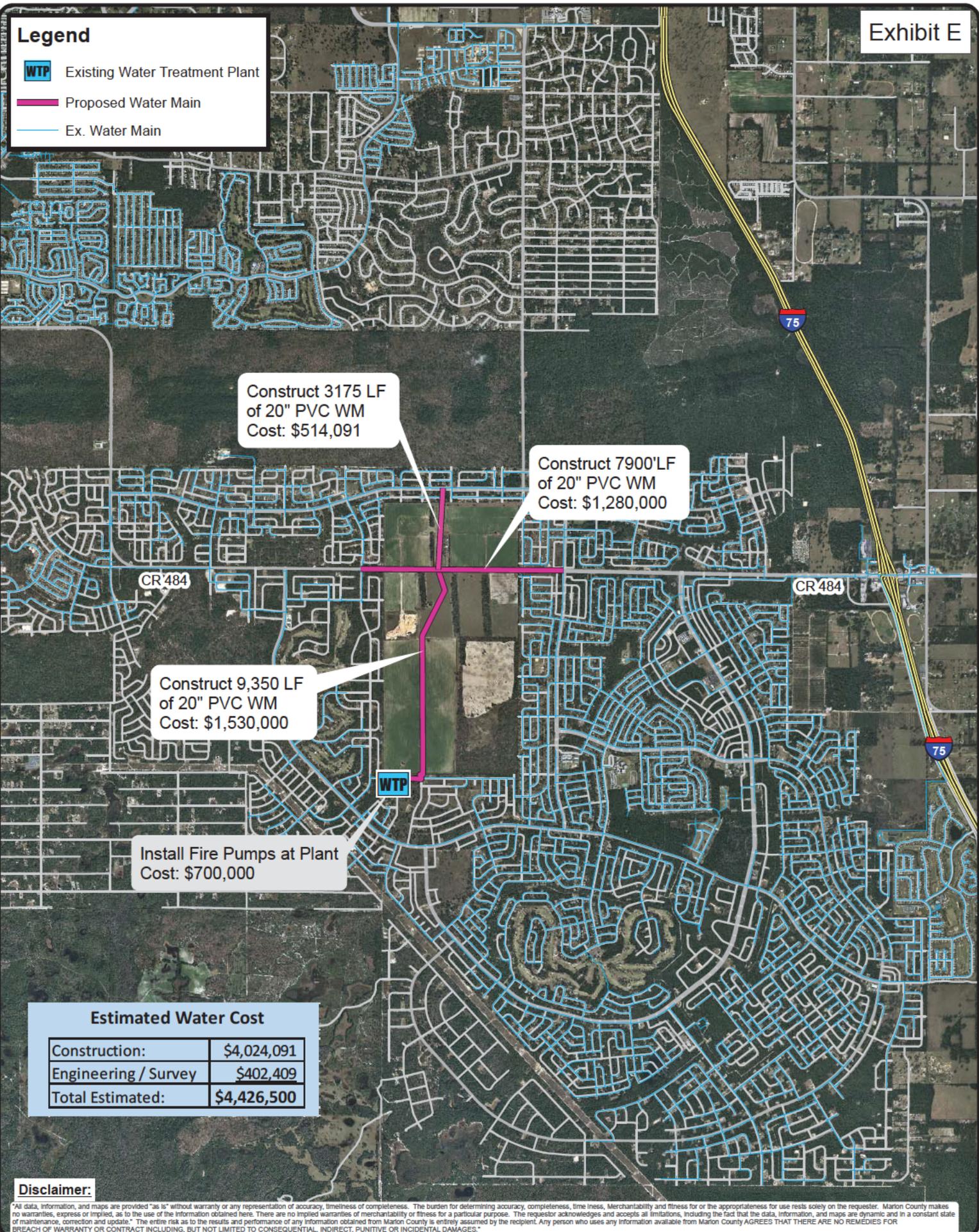
**Total Sewer Improvements including Design, Permitting and Construction \$1,705,500**

**Total Utility Project Cost \$6,132,000**

The above construction costs do not include capacity charges.

**Legend**

- Existing Water Treatment Plant
- Proposed Water Main
- Ex. Water Main



Construct 3175 LF of 20" PVC WM  
Cost: \$514,091

Construct 7900'LF of 20" PVC WM  
Cost: \$1,280,000

Construct 9,350 LF of 20" PVC WM  
Cost: \$1,530,000

Install Fire Pumps at Plant  
Cost: \$700,000

**Estimated Water Cost**

Construction:	\$4,024,091
Engineering / Survey	\$402,409
<b>Total Estimated:</b>	<b>\$4,426,500</b>

**Disclaimer:**

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Marion County Board of  
County Commissioners  
Utilities Department

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Approved By: n/a

**McGinley Property**  
**Proposed Florida Crossroads Commerce Park**

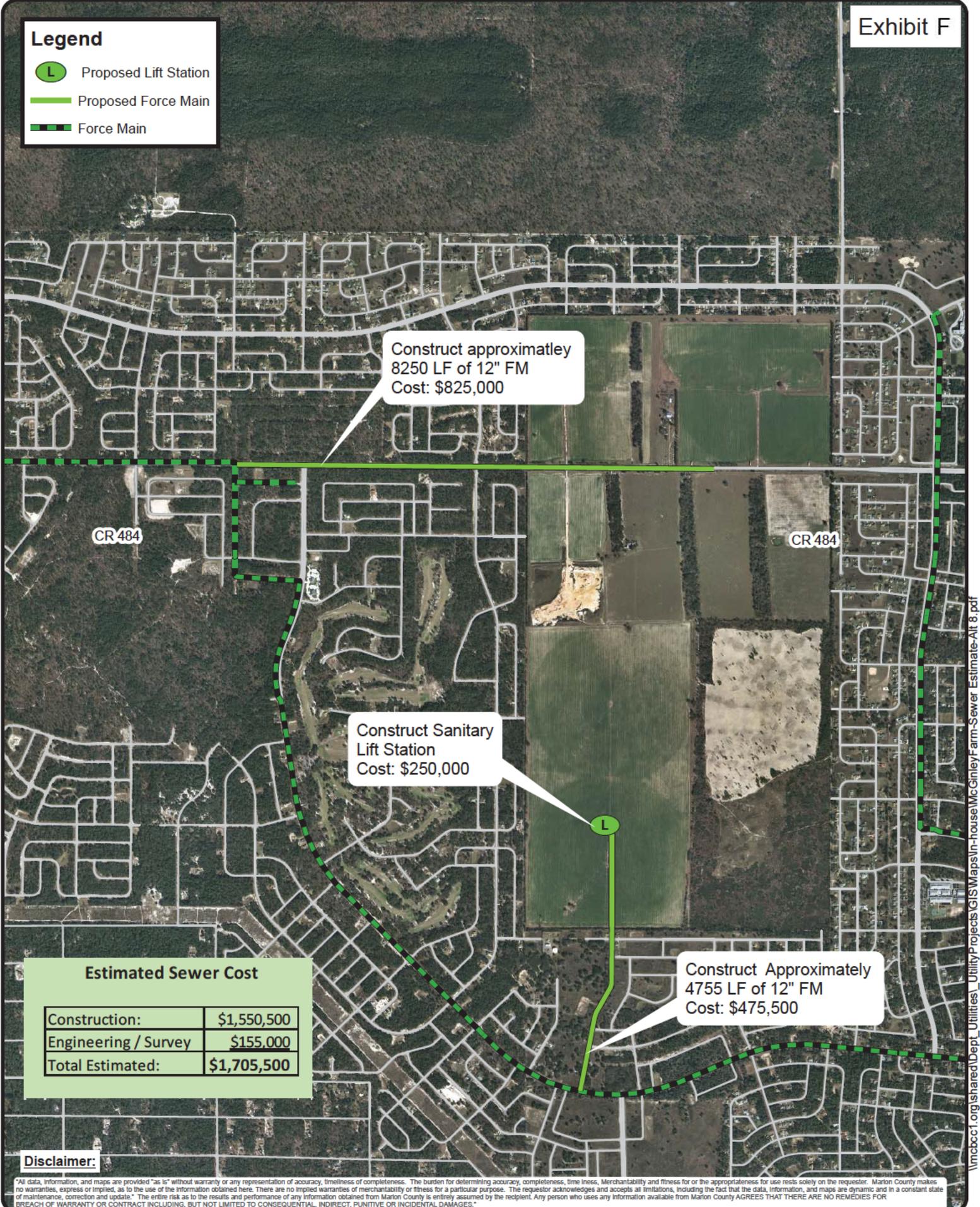
**Proposed Water  
Costs**



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**Legend**

-  Proposed Lift Station
-  Proposed Force Main
-  Force Main



Construct approximatley  
8250 LF of 12" FM  
Cost: \$825,000

Construct Sanitary  
Lift Station  
Cost: \$250,000

Construct Approximately  
4755 LF of 12" FM  
Cost: \$475,500

**Estimated Sewer Cost**

Construction:	\$1,550,500
Engineering / Survey	\$155,000
<b>Total Estimated:</b>	<b>\$1,705,500</b>

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Marion County Board of  
County Commissioners  
Utilities Department

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Reference Scale: n/a  
Approved By: n/a

**McGinley Property**  
Proposed Florida Crossroads Commerce Park

Proposed Sewer  
Costs



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## MARION COUNTY BOARD OF COUNTY COMMISSIONERS

### 2017 SCHEDULE OF MEETINGS

	Regular BCC Meeting (9:00 a.m.)	Commission Zoning Meeting (2:00 p.m.)
January	17	17
February	7, 21	21
March	7, 21	21
April	4, 18	18
May	2, 16	16
June	6, 20	20
July	18	18
August	1, 22	22
September	19	19
October	3, 17	17
November	7, 21	21
December	5, 19	19

Regular Commission meetings are typically scheduled for the first and third Tuesday of each month, while Commission Zoning meetings are scheduled for the third Tuesday of each month. In addition, Public Hearings, Workshops and Special Meetings can be scheduled and approved by the Board as needed throughout the year. All meetings are open to the public.

The following regular meetings are being canceled or rescheduled:

January 3 - day after observed New Year's Day holiday - **canceled**

July 4 - Independence Day - **canceled**

August 15 - regular meeting and Zoning meeting - **rescheduled to August 22**

September 5 – day after Labor Day - **canceled**

January 2017							July 2017							August 2017							September 2017						
M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
						1						1	2		1	2	3	4	5	6					1	2	3
2	<del>3</del>	4	5	6	7	8	3	<del>4</del>	5	6	7	8	9	7	8	9	10	11	12	13	4	<del>5</del>	6	7	8	9	10
9	10	11	12	13	14	15	10	11	12	13	14	15	16	14	<del>15</del>	16	17	18	19	20	11	12	13	14	15	16	17
16	17	18	19	20	21	22	17	18	19	20	21	22	23	21	22	23	24	25	26	27	18	19	20	21	22	23	24
23	24	25	26	27	28	29	24	25	26	27	28	29	30	28	29	30	31				25	26	27	28	29	30	
30	31						31																				

**Marion County, FL  
Crossroads Commerce Park  
Economic Impact Analysis**

<b>Annual Impact of Operations</b>	<b>At Full Operation</b>	<b>15-Year Project Life</b>
Employment, Direct (New full-time equivalent)	3,000	3,000
Wages & Benefits, Direct	\$ 138,311,250	\$ 2,074,668,750
Employment Multiplier <sup>1</sup>	1.6748	
Total Employment	5,024	5,024
Employment, Indirect	2,024	2,024
Annual Average Wage Marion County - 2017 Projection <sup>2</sup>	\$ 36,883	
Wages, Indirect	\$ 74,666,118	\$ 1,119,991,766
Total Wages	\$ 212,977,368	\$ 3,194,660,516
State and Local Taxes Generated From Wages (8.9%) <sup>3</sup>	\$ 18,954,986	\$ 284,324,786

**Marion County, FL  
Crossroads Commerce Park  
Economic Impact Analysis**

<b>One Time Expansion Impact</b>	
Total Capital Investment	\$ 400,000,000
Building & Site Work (70%)	\$ 280,000,000
Final Demand Multiplier-Construction <sup>4</sup>	1.5601
Economic Impact	\$ 436,828,000
Equipment Purchase/Set-up (30%)	\$ 120,000,000
Final Demand Output Multiplier - Wholesale <sup>5</sup>	1.3698
Economic Impact	\$ 164,376,000
Total Economic Impact	\$ 601,204,000
Final Demand Employment Multiplier - Construction <sup>6</sup>	10.8085
Jobs (Direct & Indirect) Supported During the Construction and Set-up Period*	3,026
Annual Average Wage Marion County - 2017 Projection <sup>2</sup>	\$ 36,883
Total Wages Paid to Jobs Supported by Construction/Set-up	\$ 111,622,231
State and Local Taxes Generated From Wages (8.9%) <sup>3</sup>	\$ 9,934,379
Sales Tax on Non-Exempt Purchases (7%)	\$ 11,200,000
Total State and Local Taxes from Wages & Purchases	\$ 21,134,379

\*This represents the total number of direct and indirect jobs supported during the construction and set-up period. (For example, if the construction period was 3 years, the average number of jobs supported each year is 1,009). These jobs are non-recurring. In theory, these jobs would disappear after the construction and set-up period is complete.



**RESOLUTION NO. 17-R-222**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO SIGN AND SUBMIT TO THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY / ENTERPRISE FLORIDA, A FLORIDA JOB GROWTH GRANT FUND PUBLIC INFRASTRUCTURE GRANT APPLICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Florida Legislature recently established a new \$85 million Florida Job Growth Fund which will invest in infrastructure and workforce training needs across the State; and

**WHEREAS**, the Board desires to submit an application for funding from this fund related to a road and utility infrastructure improvements that will relate to the economic development project commonly known as the "Cross Florida Commerce Park Project," and,

**WHEREAS**, the Board desires the County Administrator and his staff to prepare, and be authorized to execute all necessary documents for such application.

**NOW THEREFORE, BE IT RESOLVED**, by the Board of County Commissioners of Marion County, Florida, that:

**SECTION 1. AUTHORITY OF COUNTY ADMINISTRATOR.** The Board of County Commissioners hereby authorizes and directs the County Administrator and his staff to prepare and execute all documents necessary to submit a grant funding application to the Florida Department of Economic Opportunity / Enterprise Florida, related to road and utility infrastructure improvements related to the proposed Cross Florida Commerce Park Project in Marion County.

**SECTION 2.** This Resolution shall take effect immediately upon its adoption.

**DULY RESOLVED** this 18<sup>th</sup> day of July, 2017.

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA**



\_\_\_\_\_  
DAVID R. ELLSPERMANN, CLERK



\_\_\_\_\_  
CARL ZALAK III, CHAIRMAN