Triumph Gulf Coast, Inc. Trust Fund Application for Funds

Proposal Instructions: The Triumph Gulf Coast, Inc. Trust Fund Grant Application (this document) must be completed by the entity applying for the grant and signed, as applicable, by either the individual applying for funds, an individual authorized to bind the entity applying for funds, a chief elected official, the administrator for the governmental entity or their designee. Please read the Application carefully as some questions may require a separate narrative to be completed. In addition, please complete all Addendums that may be applicable to the proposed project or program.

Triumph Gulf Coast, Inc. will make awards from available funds to projects or programs that meet the priorities for economic recovery, diversification, and enhancement of the disproportionately affected counties. Triumph Gulf Coast, Inc. may make awards for:

- Ad valorem tax rate reduction within disproportionately affected counties;
- Local match requirements of s. 288.0655 for projects in the disproportionately affected counties;
- Public infrastructure projects for construction, expansion, or maintenance which are shown to enhance economic recovery, diversification, and enhancement of the disproportionately affected counties;
- Grants to local governments in the disproportionately affected counties to establish and maintain equipment and trained personnel for local action plans of response to respond to disasters, such as plans created for the Coastal Impacts Assistance Program;
- Grants to support programs that prepare students for future occupations and careers at K-20 institutions that have campuses in the disproportionately affected counties. Eligible programs include those that increase students' technology skills and knowledge; encourage industry certifications; provide rigorous, alternative pathways for students to meet high school graduation requirements; strengthen career readiness initiatives; fund high-demand programs of emphasis at the bachelor's and master's level designated by the Board of Governors; and, similar to or the same as talent retention programs created by the Chancellor of the State University System and the Commission of Education; encourage students with interest or aptitude for science, technology, engineering, mathematics, and medical disciplines to pursue postsecondary education at a state university or a Florida College System institution within the disproportionately affected counties;
- Grants to support programs that provide participants in the disproportionately affected counties with transferable, sustainable workforce skills that are not confined to a single employer; and
- Grants to the tourism entity created under s. 288.1226 for the purpose of advertising and promoting tourism and Fresh From Florida, and grants to promote workforce and infrastructure, on behalf of all of the disproportionately affected counties.

Pursuant to Florida Law, Triumph Gulf Coast, Inc. will provide priority consideration to Applications for projects or programs that:

- Generate maximum estimated economic benefits, based on tools and models not generally employed by economic input-output analyses, including cost-benefit, return-on-investment, or dynamic scoring techniques to determine how the long-term economic growth potential of the disproportionately affected counties may be enhanced by the investment.
- Increase household income in the disproportionately affected counties above national average household income.
- Leverage or further enhance key regional assets, including educational institutions, research facilities, and military bases.
- Partner with local governments to provide funds, infrastructure, land, or other assistance for the project.
- Benefit the environment, in addition to the economy.
- Provide outcome measures.
- Partner with K-20 educational institutions or school districts located within the disproportionately affected counties as of January 1, 2017.
- Are recommended by the board of county commissioners of the county in which the project or program will be located.
- Partner with convention and visitor bureaus, tourist development councils, or chambers of commerce located within the disproportionately affected counties.

Additionally, the Board of Triumph Gulf Coast, Inc. may provide discretionary priority to consideration of Applications for projects and programs that:

- Are considered transformational for the future of the Northwest Florida region.
- May be consummated quickly and efficiently.
- Promote net-new jobs in the private sector with an income above regional average household income.
- Align with Northwest Florida FORWARD, the regional strategic initiative for Northwest Florida economic transformation.
- Create net-new jobs in targeted industries to include: aerospace and defense, financial services/shared services, water transportation, artificial intelligence, cybersecurity, information technology, manufacturing, and robotics.
- Promote industry cluster impact for unique targeted industries.
- Create net-new jobs with wages above national average wage (*e.g.*, similar to EFI QTI program, measured on graduated scale).
- Are located in Rural Area of Opportunity as defined by the State of Florida (DEO).
- Provide a wider regional impact versus solely local impact.
- Align with other similar programs across the regions for greater regional impact, and not be duplicative of other existing projects or programs.
- Enhance research and innovative technologies in the region.
- Enhance a targeted industry cluster or create a Center of Excellence unique to Northwest Florida.

- Create a unique asset in the region that can be leveraged for regional growth of targeted industries.
- Demonstrate long-term financial sustainability following Triumph Gulf Coast, Inc. funding.
- Leverage funding from other government and private entity sources.
- Provide local investment and spending.
- Are supported by more than one governmental entity and/or private sector companies, in particular proposed projects or programs supported by more than one county in the region.
- Provide clear performance metrics over duration of project or program.
- Include deliverables-based payment system dependent upon achievement of interim performance metrics.
- Provide capacity building support for regional economic growth.
- Are environmentally conscious and business focused.
- Include Applicant and selected partners/vendors located in Northwest Florida.

Applications will be evaluated and scored based on compliance with the statutory requirements of the Triumph Gulf Coast legislation, including but not limited to the priorities identified therein and the geographic region served by the proposed project or program.

Applicant Information

Name of Individual (if applying in individual capacity):_____

Name of Entity/Organization: Walton County

Background of Applicant Individual/Entity/Organization: County Government; see additional

information attached.

(If additional space is needed, please attach a Word document with your entire

answer.) Federal Employer Identification Number: 59-6002599

Contact Information:

Primary Contact Information: Larry Jones

Title: Walton County Administrator

Mailing Address: 76 North 6th Street, Defuniak Springs, FL 32433

Phone:(850)892-8155

Email: jonlarry@co.walton.fl.us

Website: https://www.co.walton.fl.us

Identify any co-applicants, partners, or other entities or organizations that will have a role in the proposed project or program and such partners proposed roles.

City of Defuniak Springs and City of Freeport. See attached explanation.

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

Total amount of funding requested from Triumph Gulf Coast: \$14,247,468.00

Has the applicant in the past requested or applied for funds for all or part of the proposed project/program?

X Yes 🗌 No

If yes, please provide detailed information concerning the prior request for funding, including:

- the date the request/application for funding was made;
- the source to which the request/application for funding was made,
- the results of the request/application for funding, and
- projected or realized results and/or outcomes from prior funding.

See Attached.

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

Describe the financial status of the applicant and any co-applicants or partners:

See Attached.

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

In a separate attachment, please provide financial statements or information that details the financial status of the applicant and any co-applicants or partners.

Has the applicant or any co-applicants, partners or any associated or affiliated entities or individuals filed for bankruptcy in the last ten (10) years?

Yes XNo

If yes, please identify the entity or individual that field for bankruptcy and the date of filing.

<u>Eligibility</u>

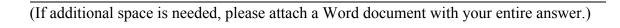
Pursuant to Section 288.8017, Triumph Gulf Coast, Inc. was created to make awards from available funds to projects or programs that meet the priorities for economic recovery, diversification, and enhancement of the disproportionately affected counties. The disproportionately affected counties are: Bay County, Escambia County, Franklin County, Gulf County, Okaloosa County, Santa Rosa County, Walton County, or Wakulla County. *See*, Section 288.08012.

- 1. From the choices below, please check the box that describes the purpose of the proposed project or program (check all that apply):
 - Ad valorem tax rate reduction within disproportionately affected counties; Local match requirements of s. 288.0655 for projects in the disproportionately affected counties;
 - Image: Second structurePublic infrastructure projects for construction, expansion, or maintenance which
are shown to enhance economic recovery, diversification, and enhancement of the
disproportionately affected counties;
 - Grants to local governments in the disproportionately affected counties to establish and maintain equipment and trained personnel for local action plans of response to respond to disasters, such as plans created for the Coastal Impacts Assistance Program;
 - Grants to support programs that prepare students for future occupations and careers at K-20 institutions that have campuses in the disproportionately affected counties. Eligible programs include those that increase students' technology skills and knowledge; encourage industry certifications; provide rigorous, alternative pathways for students to meet high school graduation requirements; strengthen career readiness initiatives; fund high-demand programs of emphasis at the bachelor's and master's level designated by the Board of Governors; and, similar to or the same as talent retention programs created by the Chancellor of the State University System and the Commission of Education, encourage students with interest or aptitude for science, technology, engineering, mathematics, and medical disciplines to pursue postsecondary education at a state university or a Florida College System institution within the disproportionately affected counties: Grants to support programs that provide participants in the
 - counties; Grants to support programs that provide participants in the disproportionately affected counties with transferable, sustainable workforce skills that are not confined to a single employer; and
 - Grants to the tourism entity created under s. 288.1226 for the purpose of advertising and promoting tourism and Fresh From Florida, and grants to promote workforce and infrastructure, on behalf of all of the disproportionately affected counties.

2. Provide the title and a detailed description of the proposed project or program, including the location of the proposed project or program, a detailed description of, and quantitative evidence demonstrating how the proposed project or program will promote economic recovery, diversification, and enhancement of the disproportionately affected counties, a proposed timeline for the proposed project or program, and the disproportionately affected counties that will be impacted by the proposed project or program.

Walton County US Highway 331 and US Highway 90 Corridor Utility Expansion

See attached for description.



3. Explain how the proposed project or program is considered transformational and how it will effect the disproportionately affected counties in the next ten (10) years.

(If additional space is needed, please attach a Word document with your entire answer.) 4. Describe data or information available to demonstrate the viability of the proposed project or program. See attached. (If additional space is needed, please attach a Word document with your entire answer.) 5. Describe how the impacts to the disproportionately affected counties will be measured long term. See attached. (If additional space is needed, please attach a Word document with your entire answer.)

6. Describe how the proposed project or program is sustainable. (Note: Sustainable means how the proposed project or program will remain financially viable and continue to perform in the long-term after Triumph Gulf Coast, Inc. funding.)

See attached.

See attached.

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

7. Describe how the deliverables for the proposed project or program will be measured.

See attached

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

Priorities

- 1. Please check the box if the proposed project or program will meet any of the following priorities (check all that apply):
 - Generate maximum estimated economic benefits, based on tools and models not generally employed by economic input-output analyses, including cost-benefit, return-on-investment, or dynamic scoring techniques to determine how the long-term economic growth potential of the disproportionately affected counties may be enhanced by the investment.
 - Increase household income in the disproportionately affected counties above national average household income.
 - Leverage or further enhance key regional assets, including educational institutions, research facilities, and military bases.

X	Partner with local governments to provide funds, infrastructure, land, or other assistance for the project. Benefit the environment, in addition to the economy.
	 Provide outcome measures. Partner with K-20 educational institutions or school districts located within the disproportionately affected counties as of January 1, 2017. Are recommended by the board of county commissioners of the county in which the project or program will be located. Partner with convention and visitor bureaus, tourist development councils, or chambers of commerce located within the disproportionately affected counties.
	e explain how the proposed project meets the priorities identified above. ttached.
(If ad	ditional space is needed, please attach a Word document with your entire answer.)
identi	e explain how the proposed project or program meets the discretionary priorities ified by the Board. ttached.
(If ad	ditional space is needed, please attach a Word document with your entire answer.)
	nich of the eight disproportionately affected county/counties is the proposed project ogram located? (Circle all that apply)

2.

3.

4.

Escambia Santa Rosa Okaloosa Walton Bay Gulf Franklin Wakulla

5. Was this proposed project or program on a list of proposed projects and programs submitted to Triumph Gulf Coast, Inc., by one (or more) of the eight disproportionately affected Counties as a project and program located within its county?

Х	Yes	N
Х		I INC

If yes, list all Counties that apply: Walton

6. Does the Board of County Commissioners for each County listed in response to question 5, above, recommend this project or program to Triumph?

X Yes No

**Please attach proof of recommendation(s) from each County identified.

Approvals and Authority

- If the Applicant is awarded grant funds based on this proposal, what approvals must be obtained before Applicant can execute an agreement with Triumph Gulf Coast, Inc.? <u>Walton County Board of County Commissioner's approval through publicly held Board Meetings</u>. (If additional space is needed, please attach a Word document with your entire answer.)
- 2. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the entity and Triumph Gulf Coast:
 - A. Provide the schedule of upcoming meetings for the group for a period of at least six months.
 - B. State whether that group can hold special meetings, and if so, upon how many days' notice.

See attached.

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

3. Describe the timeline for the proposed project or program if an award of funding is approved, including milestones that will be achieved following an award through completion of the proposed project or program. See attached.

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

4. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the entity applying for funding. 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. In addition, please attach any support letters from partners.

Funding and Budget:

Pursuant to Section 288.8017, awards may not be used to finance 100 percent of any project or program. An awardee may not receive all of the funds available in any given year.

- Identify the amount of funding sought from Triumph Gulf Coast, Inc. and the time period 1. over which funding is requested. \$14,247,468.00, over a five-year time period. (If additional space is needed, please attach a Word document with your entire answer.)
- 2. What percentage of total program or project costs does the requested award from Triumph Gulf Coast, Inc. represent? (Please note that an award of funding will be for a defined monetary amount and will not be based on percentage of projected project costs.) See attached.

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

3. Please describe the types and number of jobs expected from the proposed project or program and the expected average wage. See attached.

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

4. Does the potential award supplement but not supplant existing funding sources? If yes, describe how the potential award supplements existing funding sources. No

	Yes		
â.		1	

See attached.

- 5. Please provide a Project/Program Budget. Include all applicable costs and other funding sources available to support the proposal.
 - Project/Program Costs: A.

Example Costs (Note: Not exhaus	tive list of possible Cost categories.) \$26,913,468
Construction	<u>\$26,913,468</u>
Reconstruction	\$ 0.00
Design & Engineering	\$ <u>5,000,000.00</u>
Land Acquisition	<u>\$0.00</u>
Land Improvement	\$ <u>0.00</u>
Equipment	\$ <u>0.00</u>
Supplies	\$ <u>0.00</u>
Salaries	\$ <u>0.00</u>

Other (specify)	\$ <u>0.00</u>
Total Project Costs:	\$ <u>31,913,468</u>

B. Other Project Funding Sources:

Example Funding Sources (Note: Not an exhaustive list of possible Funding Sources.)

Total Amount Requested:	<u>\$14,247,468.00</u>
Total Other Funding	\$
Other (e.g., grants, etc.)	\$ <u>17,666,000.00</u>
Private Sources	\$
City/County	\$

Note: The total amount requested must equal the difference between the costs in 3A. and the other 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. See attached.

Applicant understands that the Triumph Gulf Coast, Inc. statute requires that the award contract must include provisions requiring a performance report on the contracted activities, must account for the proper use of funds provided under the contract, and must include provisions for recovery of awards in the event the award was based upon fraudulent information or the awardee is not meeting the performance requirements of the award.

Х	Yes			No
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Applicant understands that awardees must regularly report to Triumph Gulf Coast, Inc. the expenditure of funds and the status of the project or program on a schedule determined by Triumph Gulf Coast, Inc.



Applicant acknowledges that Applicant and any co-Applicants will make books and records and other financial data available to Triumph Gulf Coast, Inc. as necessary to measure and confirm performance metrics and deliverables.

X Yes No

Applicant acknowledges that Triumph Gulf Coast, Inc. reserves the right to request additional information from Applicant concerning the proposed project or program.

X Yes No

ADDENDUM FOR INFRASTRUCTURE PROPOSALS:

- 1. Program Requirements
 - A. Is the infrastructure owned by the public?
 - B. Is the infrastructure for public use or does it predominately benefit the public?
 X Yes No
 - C. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?
 Yes X No
 - D. 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 and future businesses. See attached.

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

- E. Provide a detailed description of, and quantitative evidence demonstrating how the proposed public infrastructure project will promote:
 - Economic recovery,
 - Economic Diversification,
 - Enhancement of the disproportionately affected counties,
 - Enhancement of a Targeted Industry.

See attached.

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

2. Additional Information

A.	Is this project	an expansion	of existing	infrastructure	project?
	X Yes	No No			

B. Provide the proposed beginning commencement date and number of days required to complete construction of the infrastructure project. The project can commence after funding is provided. The project construction is estimated to be completed in five years.

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

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

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

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

Walton County, City of Defuniak, City of Freeport

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

E. What permits are necessary for the infrastructure project?

Florida Department of Environmental Protection construction permit, Florida Department of Transportation right-of-way permit, and Walton County right-of-way permit.

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

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?

Permits should be received within 30-60 days of project, development, and environment (PDE) completion. The REO designation will expedite the process. Any necessary local permits will be prioritized.

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

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

See attached.

G. 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
It is currently in the public review and submittal phase with the DEO. It will be back to the DEO by July 31, 2018.

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

H. Does this project have a local match amount? If yes, please describe the entity providing the match and the amount.
 X Yes No

Walton County has committed \$5 Million from RESTORE Act funding (Pot 1) and \$12.666 Million from RESTORE Act funding (Pot 3), for a total match of \$17.666 Million.

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

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

ADDENDUM FOR WORKFORCE TRAINING PROPOSALS

1. Program Requirements

Will this proposal supports programs that prepare students for future occupations and careers at K-20 institutions that have campuses in the disproportionately affected counties? If yes, please identify where the campuses are located and provide details on how the proposed programs will prepare students for future occupations and at which K-20 institutions that programs will be provided. Yes No			
(If additional answer.)	space is needed, please attach a Word document with your entire		
	osed program (check all that apply): Increase students' technology skills and knowledge Encourage industry certifications Provide rigorous, alterative pathways for students to meet high school graduation requirements Strengthen career readiness initiatives Fund high-demand programs of emphasis at the bachelor's and master's level designated by the Board of Governors Encourage students with interest or aptitude for science, technology, engineering, mathematics, and medical disciplines to pursue postsecondary education at a state university or a Florida College System institution within the disproportionately affected counties (similar to or the same as talent retention programs created by the Chancellor of the State University System and the Commission on Education) n checked above, describe how the proposed program will achieve		

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

Will this proposal provide participants in the disproportionately affected counties with transferable, sustainable workforce skills but not confined to a single employer? If yes, please provide details.
 Yes No

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

D. Identify the disproportionately affected counties where the proposed programs will operate or provide participants with workforce skills.

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

- E. Provide a detailed description of, and quantitative evidence demonstrating how the proposed project or program will promote:
 - Economic recovery,
 - Economic Diversification,
 - Enhancement of the disproportionately affected counties,
 - Enhancement of a Targeted Industry.

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

2. Additional Information

A. Is this an expansion of an existing training program? Is yes, describe how the proposed program will enhance or improve the existing program and how the proposal program will supplements but not supplant existing funding sources.
 ☐ Yes
 ☐ No

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

B. Indicate how the training will be delivered (*e.g.*, classroom-based, computer based, other).

If in-person, identify the location(s) (e.g., city, campus, etc.) where the training will be available.

If computer-based, identify the targeted location(s) (e.g., city, county) where the training will be available.

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

C. Identify the number of anticipated enrolled students and completers.

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

D. Indicate the length of the program (e.g, quarters, semesters, weeks, months, etc.) including anticipated beginning and ending dates.

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

E. Describe the plan to support the sustainability of the proposed program.

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

F. Identify any certifications, degrees, etc. that will result form the completion of the program.

G. Does this project have a local match amount? If yes, please describe the entity providing the match and the amount.

Yes 🗌 No

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

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

ADDENDUM FOR AD VALOREM TAX RATE REDUCTION:

- 1. Program Requirements
 - A. Describe the property or transaction that will be supported by the ad valorem tax rate reduction.

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

B. Provide a detailed explanation of how the ad valorem tax rate reduction will connect to a broader economic recovery, diversification, enhancement of the disproportionately affected counties and/or enhancement of a targeted industry.

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

- C. Provide a detailed description of the quantitative evidence demonstrating how the proposed ad valorem tax reduction will promote:
 - Economic recovery,
 - Economic Diversification,
 - Enhancement of the disproportionately affected counties,
 - Enhancement of a Targeted Industry.

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

- 2. Additional Information
 - A. What is the location of the property or transaction that will be supported by the ad valorem tax rate reduction?

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

B. Detail the current status of the property or transaction that will be supported by the ad valorem tax rate reduction and provide a detailed description of when and how the ad valorem tax rate reduction will be implemented.

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

C. Does this proposed project have a local match amount? If yes, please describe the entity providing the match and the amount.

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

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

ADDENDUM FOR LOCAL MATCH REQUIREMENTS OF SECTION 288.0655, FLORIDA STATUTES

- 1. Program Requirements
 - A. Describe the local match requirements of Section 288.0655 and the underlying project, program or transaction that will be funded by the proposed award.

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

B. Provide a detailed explanation of how the local match requirements and the underlying project or program will connect to a broader economic recovery, diversification, enhancement of the disproportionately affected counties and/or enhancement of a targeted industry.

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

- C. Provide a detailed description of, and quantitative evidence demonstrating how the proposed local match requirements will promote:
 - Economic recovery,
 - Economic Diversification,
 - Enhancement of the disproportionately affected counties,
 - Enhancement of a Targeted Industry.

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

- 2. Additional Information
 - A. What is the location of the property or transaction that will be supported by the local match requirements?

B. Detail the current status of the property or transaction that will be supported by the local match requirement and provide a detailed description of when and how the local match requirement will be implemented.

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

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

ADDENDUM FOR LOCAL ACTION PLAN

- 1. Program Requirements
 - A. Describe how the proposed award will establish and maintain equipment and trained personnel for local action plans of response to respond to disasters.
 - B. Describe the type and amount of equipment and trained personnel that will be established or maintained by the proposed award.
 - C. Identify the specific local action plans (*e.g.*, Coastal Impacts Assistance Program) that will benefit from the proposed award.
 - D. Provide a detailed explanation of how the proposed award will connect to a broader economic recovery, diversification, enhancement of the disproportionately affected counties and/or enhancement of a targeted industry.

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

- E. Provide a detailed description of the quantitative evidence demonstrating how the proposed will promote:
 - Economic recovery,
 - Economic Diversification,
 - Enhancement of the disproportionately affected counties,
 - Enhancement of a Targeted Industry.

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

- 2. Additional Information
 - A. What is the location of the local action program that will be supported by the proposed award?

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

B. Detail the current status of the local action plans (*e.g.*, new plans, existing plans, etc.) that will be supported by the proposed award and provide a detailed description of when and how the proposed award will be implemented.

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

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

ADDENDUM FOR ADVERTISING/PROMOTION

1.	Program	Reau	irements
1.	1 10 grunn	ruqu	nemento

- А Is the applicant a tourism entity crated under s. 288.1226, Florida Statutes? Yes No
- Does the applicant advertise and promote tourism and Fresh From Florida? If B. yes, provide details on how it advertises and promotes tourism and Fresh From Florida. **Yes** 0

s		No
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(If additional space is needed, please attach a Word document with your entire answer.)

С. Does the proposed award promote workforce and infrastructure on behalf of the disproportionately affected counties? If yes, describe how workforce and infrastructure is promoted on behalf of the disproportionately affected counties. Yes □ No

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

D. Provide a detailed explanation of how the proposed award will connect to a economic recovery, diversification, enhancement broader of the disproportionately affected counties and/or enhancement of a targeted industry.

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

- E Provide a detailed description of the quantitative evidence demonstrating how the proposed will promote:
 - Economic recovery,
 - Economic Diversification,
 - Enhancement of the disproportionately affected counties,
 - Enhancement of a Targeted Industry.

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

- 2. Additional Information
 - A. Describe the advertising and promotion mediums and locations where the advertising and promotion will occur.

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

B. Detail the current status of the advertising and promotion (*e.g.*, new plans, existing plans, etc.) that will be supported by the proposed award and provide a detailed description of when and how the proposed award will be implemented.

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

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

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

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Name of Applicant: Walton County
Name and Title of Authorized Representative: Larry Jones, County Administator
Representative Signature:
Signature Date: 814 2018

10/13/2017 FINAL

Walton County US Highway 331 and US Highway 90 Corridor Utility Expansion

Applicant Information

Background of Applicant Individual/Entity/Organization:

Established in 1824, Walton County stretches from the Alabama border to the Gulf of Mexico. The area is world-renowned for its "New Urbanism" beach communities such as Seaside and Watercolor. Walton County provides a number of services to its citizens, including police and fire protection, emergency medical services, health and social services, and cultural and recreation programs. The purpose and responsibilities of Walton County are outlined in Florida Statute 125. Please see Walton County website: https://www.co.walton.fl.us

Identify any co-applicants, partners, or other entities or organizations that will have a role in the proposed project or program and such partners proposed roles.

Under a Cooperative Inter-Local Agreement, Walton County is collaborating with the City of Freeport and the City of DeFuniak Springs to facilitate the long-term economic development along the US Highway 331 (US 331) and US Highway 90 (US 90) corridors, including the expansion and improvement of the water and wastewater system along this corridor from Choctawhatchee Bay to DeFuniak Springs. Additionally, the Walton County Economic Development Alliance (EDA) is serving as a liaison between the County and the two cities. The EDA assists with business retention and expansion, community and small business development, and business recruitment to help increase the overall economic diversity of the county. (See attached Inter-Local Agreement)

Has the applicant in the past requested or applied for funds for all or part of the proposed project/program?

Yes. This proposed project is part of Walton County's larger economic development plan for US 331 and US 90 corridor development. To date, Walton County and the State of Florida invested approximately \$200 million in the US Highway 331 improvement infrastructure project, which has been a key factor in the economic development of the county. The county will soon complete a four-lane widening and bridge expansion project along the US 331 corridor. Developing and enhancing the water and wastewater availability is the next step in realizing the economic development potential along the US 331 and US 90 corridor in Walton County. According to the economic analysis of this project, the water and wastewater expansion project has the potential to create thousands jobs.

For the water and wastewater project specifically, the Walton County Board of County Commissioners (BOCC) has committed \$12.666 million through the Florida State Expenditure Plan (SEP), which was signed on May 17, 2018, by the Florida Gulf Consortium. The Florida

Governor approved the SEP and it has been submitted to the RESTORE Council for consideration. Additionally, the Walton County BOCC is committing \$5 million from its RESTORE Act (Pot 1) funding for this project.

In the past, Walton County also requested funding from the Florida Legislature in FY 2015-2016 and FY 2016-2017 to assist the municipalities of Freeport and DeFuniak Springs with water and wastewater upgrades. Walton County did not receive the requested funding.

The City of Freeport has applied for the following grants to use in the planning, design and construction of the proposed project.

2016

• Planning efforts, such as hydraulic modeling, for Phase 1 (City of Freeport service area). Phase 1 includes Segment 5, part of Segment 4 (from Sparkleberry Lane to Riverwalk Subdivision) and offsite upgrades to the Freeport's wastewater treatment facility. Northwest Florida Water Management District (NWFWMD) - \$50,000 grant

2017

• Phase 1 Project planning and modeling. Florida's State Revolving Fund Clean Water Program - \$185,000

The City of DeFuniak Springs has applied for and received the following grants and loans for water and wastewater projects. These water and wastewater projects lay the groundwork for connecting to the proposed water and wastewater infrastructure along US 331 and US 90.

1996-2016

 June 25, 1996 – June 25, 2016: State Revolving Fund Loan Agreement. Florida Department of Environmental Protection (FDEP), Bureau of Water Facilities Funding - \$421,000

2014-2016

- March 20, 2014-July 20, 2016: Water Main Replacement: NW Florida Water Management District grant \$473,750
- July 1, 2014-June 30, 2015: DeFuniak Springs Water Main Replacement Project. FDEP grant \$417,498.

2015

 Major Sewer Rehabilitation & Treatment Facility – Phase I FDEP, State Revolving Fund Program - \$1,824,705

2017

- April 25, 2017-April 25, 2019: Redeye and Widner Circle Waterline Loop: NW Florida Water Management District grant \$93,136
- Community Development Block Grant: Applied, pending award announcement. If awarded, it may include storm water ponds, sewer and water lines, or improvements to a sewage treatment plant.

Describe the financial status of the applicant and any co-applicants or partners:

In fiscal year 2017, Walton County's assets total was \$390,285,866. Walton County's primary government assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources (net position) by \$285,852,978 for fiscal year 2017 as compared to \$271,890,107 for fiscal year 2016. Unrestricted net position may be used to meet the County's ongoing obligations to citizens and creditors. Walton County's unrestricted net position at September 30, 2017, amounted to \$33,613,657, a decrease of \$9,039,466.

The Comprehensive Annual Financial Reports (CAFR) are found on Walton County website.

Walton County:

http://www.clerkofcourts.co.walton.fl.us/public records/docs/CAFR 2017.pdf

City of Freeport:

https://www.co.walton.fl.us/DocumentCenter/View/30115/Freeport-Audit---Sept-30-2016?bidId=

City of DeFuniak Springs:

https://www.co.walton.fl.us/DocumentCenter/View/30113/DeFuniak-Springs-Audit---Sept-30-2016?bidId

Walton County US Highway 331 and US Highway 90 Corridor Utility Expansion

Eligibility

2. Provide the title and a detailed description of the proposed project or program, including the location of the proposed project or program, a detailed description of, and quantitative evidence demonstrating how the proposed project or program will promote economic recovery, diversification, and enhancement of the disproportionately affected counties, a proposed timeline for the proposed project or program, and the disproportionately affected counties that will be impacted by the proposed project or program.

Project Description: The US 331 and US 90 Corridor Utility Expansion Project will provide access to water and wastewater services through the planning, design and permitting, and construction of potable water distribution and wastewater transmission along the US 331 (from the Choctawhatchee Bay to US Highway 90) and US 90 corridors. Currently the land adjacent to US 331 is mostly rural and undeveloped. Development is limited along the US 331 and US 90 corridor due to the lack of adequate water and wastewater infrastructure. In some cases, development is not possible due to cost prohibitive factors of providing on-site wastewater collection and treatment and/or minimum fire suppression demands. The water and wastewater expansion project will be the next step of Walton County's comprehensive plan to create a vibrant and sustainable economy for all of Walton County.

Walton County aims to foster the development of key industries, increase the income and prosperity of workers and families, ensure healthy communities and a vibrant quality of life, and preserve the natural beauty and resources in the Walton County area. Through public-private partnerships, Walton County intends to create the infrastructure needed to improve the diversity of economic drivers in the area by attracting new industries and job opportunities. Additionally, the development of environmentally sound infrastructure will have a positive effect on the quality of life in Walton County by improving the water quality of many natural resources including the Gulf of Mexico and the Choctawhatchee River and Bay. When existing septic systems are converted to wastewater services, it will reduce the risk of increased water quality issues during natural disasters such as floods and hurricanes.

US 331 is Walton County's primary travel and freight route as well as its only major evacuation route. It is the primary north-south arterial highway in Walton County that connects Alabama to the beaches of South Walton. Over the past several years, one of Walton County's priorities has been the widening of US 331 from a two-lane highway to a four-lane divided highway. As the new highway construction progresses, momentum and interest are building for economic development and growth along the US 331 corridor. Walton County has identified the US 331 Corridor as an emerging growth area and has been priming the area for economic development. In 2014, through Ordinance 2015-06, the Walton County Board of County Commissioners designated the US 331 Corridor as a Tax Increment Area to promote economic growth and development by providing the necessary infrastructure along US 331. The existing infrastructure along US 331 does not have the capacity to meet future growth or expansion.

Once water and wastewater utilities are available, it is expected that significant commercial and industrial development would happen quickly along the 23-mile stretch of the US 331 corridor.

US 90 is one of the primary west-east arterial highways in Walton County. Most of the parcels along this corridor will consist of commercial or industrial development. The US Commerce Department recently labeled a portion of the US 90 Corridor a Federal Opportunity Zone, which will provide tax incentives for commercial development in this region. Specifically, there is a potential mixed-use project site located centrally between Mossy Head and the City of DeFuniak Springs that needs water and wastewater services for development purposes. This project would extend water and wastewater services to the proposed site and provide opportunities for additional growth along the US 90 corridor.

The Walton County US 331 Economic Development Corridor Plan Working Group was created to develop the US 331 Economic Development Corridor Plan. The Working Group has conducted a study of the US 331 corridor to evaluate potential areas for development and develop viable scenarios towards a sustainable and diversified economy. These developments would create jobs and industry in Walton County that would attract other businesses, from the construction industry to lodging to restaurants and retail, into the county.

Without water and wastewater infrastructure, Walton County is losing potential economic development opportunities. According to local real estate businesses and the Freeport City Planner, one to two commercial clients per week explore potential opportunities to expand their businesses into Walton County along the US 331 corridor, but due to the lack of existing water and wastewater infrastructure the companies are unable to locate their business in the county. If water and wastewater infrastructure were in place, development in all commercial zones along US 331 and US 90 would be possible. As it stands, the economic analysis suggests that the County is missing out on billions of dollars in private sector investment due to the lack of water and wastewater infrastructure along the US 331 and US 90 corridors.

Location. This US 331 and US 90 Corridor Utility Expansion Project is located along US 331 (from the Choctawhatchee Bay to US 90) as well as along US 90 in Walton County. This project consists of utility upgrades and/or new construction of approximately 23 miles of water and wastewater infrastructure in ten defined segments. The project includes areas within the City of Freeport and the City of DeFuniak Springs, two municipal service franchise areas, municipal city limits as well as segments of unincorporated areas of Walton County.

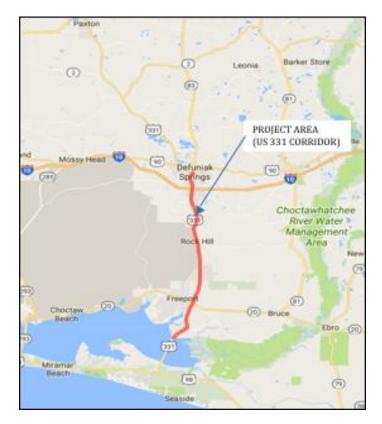


Figure 1. US 331 Corridor Project Area

Figure 2. US 90 Corridor Project Area



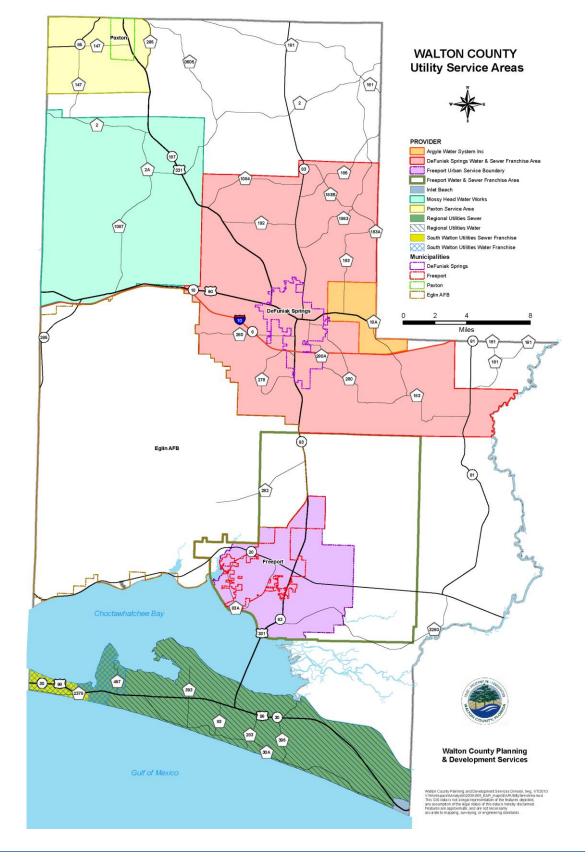


Figure 3. Walton County Utility Service Areas

The City of Freeport is located centrally in Walton County with its current utility franchise area extending along the US 331 Corridor from the Choctawhatchee Bay to just north of Wagon Wheel Road. Currently some areas within the franchise area have minimal water and wastewater. The existing infrastructure along US 331 does not have the capacity to meet future growth or expansion. The proposed improvements are needed to promote commercial development as well as allow existing and proposed residential neighborhoods located along the Choctawhatchee Bay to connect to City wastewater service and eliminate existing septic systems. The five-mile section of US 331 located north of the intersection with SR 20 is comprised of almost new construction for water and wastewater.

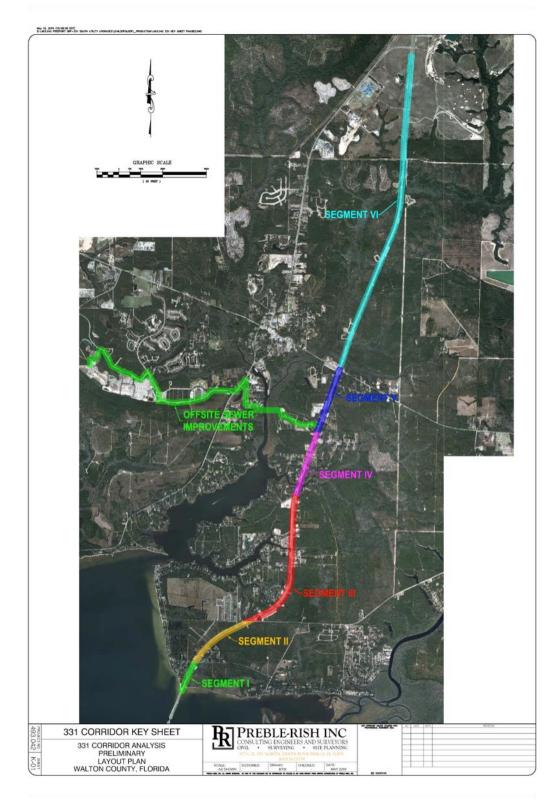
Freeport Area:

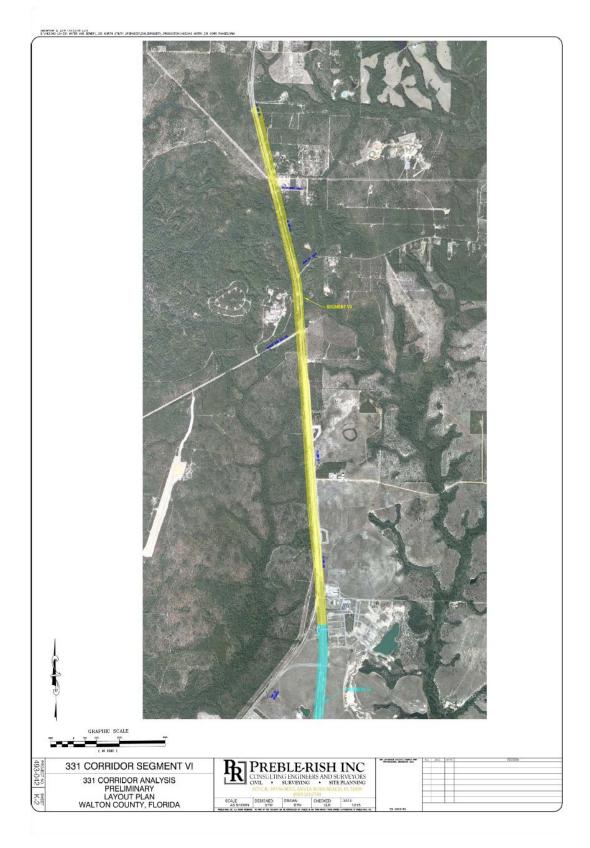
- Segment 1 from Choctawhatchee Bay to Jolly Bay Rd., with 2,040 footage
- Segment 2 from Jolly Bay Road to CR-3280, with 10,072 footage
- Segment 3 from CR 3280 to LaGrange Rd., with 9,842 footage
- Segment 4 from LaGrange Rd. to River-Walk Subdivision, with 4,510 footage
- Segment 5 from River-Walk Subdivision to State Rd. 20, with 4,575 footage
- Segment 6 from State Rd., 20 to Owl's Head, with 24,400 footage
- Segment 7 from Owl's Head to north of Wagon Wheel Rd., with 22,480 footage
- Offsite upgrades to the Freeport Wastewater treatment plant, with 22,863 footage

The Freeport new construction footage total is 100,783.

Figure 4. Phased Utility Improvements along US 331







Segment 7 - Owl's Head to north of Wagon Wheel Rd.

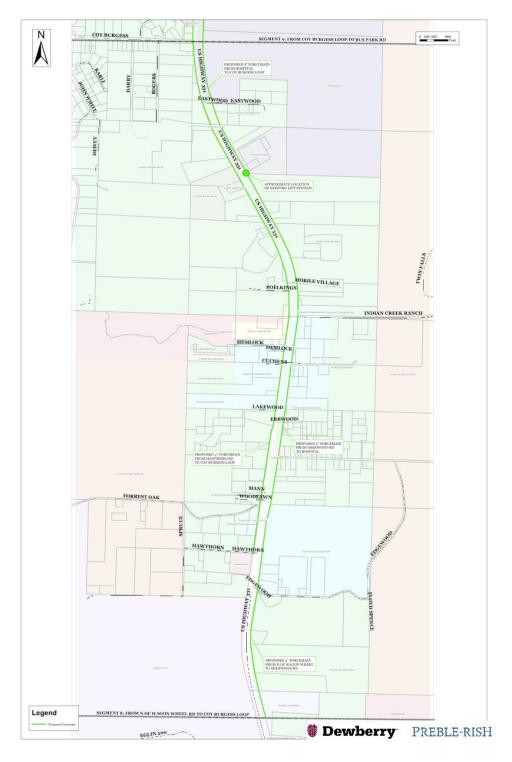
The City of DeFuniak Springs is located towards the northern part of Walton County with its current utility franchise area abutting the City of Freeport just north of Wagon Wheel Road and continues north along US 331. The proposed project area includes the section of US 331 located south of US 90 intersection. The City has water and wastewater infrastructure in place north of I-10 to meet current demands; however, utilities south of I-10 are limited and undersized for future growth and development. Based on the City's configuration and location of the wastewater treatment facility (WWTF) and potable water supply wells, upgrades and expansion are necessary throughout the corridor to allow for development south of I-10 along the US 331 corridor.

DeFuniak Springs Area:

- Segment 8 from north of Wagon Wheel Rd. to Coy Burgess Loop-South, with 21,906 footage
- Segment 9 from Coy Burgess Loop-South to Business Park Rd., with 10,241 footage
- Segment 10 Alternative 1 from Business Park rd. to US Hwy 90-Bruce Ave., DeFuniak Waste water Treatment Plant, with 15,350 footage

Figure 5. Maps of DeFuniak Springs Segments (Segments 8-10)

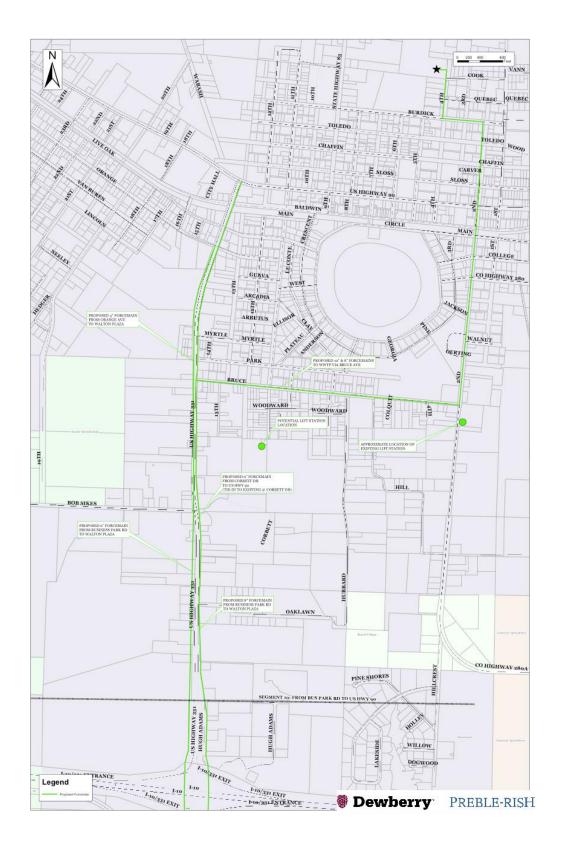




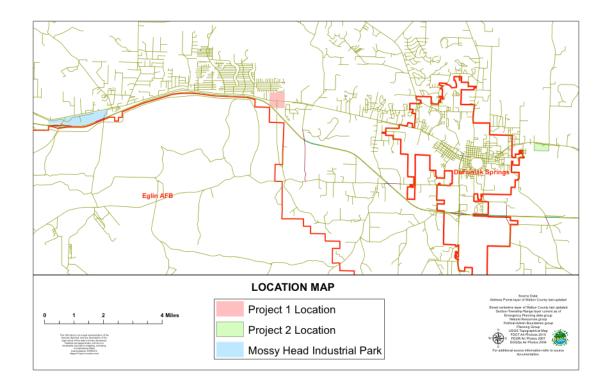
DeFuniak Springs - Segment 9



DeFuniak Springs - Segment 10



Potential Project Development Areas for US 90



The City of Defuniak has water and sewer available through most of the city of limits along Highway 90. Walton County is looking at two new potential locations for economic development east and west of the city limits. This project will include the expansion of the existing water/sewer where needed to provide the utility resources needed to further develop these areas.

In 2017, Florida Governor, Rick Scott signed an Executive Order (17-212), which designated all of Walton County north of the Choctawhatchee Bay as a Rural Area of Opportunity (RAO). The Walton County Board of County Commissioners also created a Taxing Incrementing Finance (TIF) district along portions of US Highway 331. In addition, the US Department of Commerce has designated a portion of the US 90 corridor an Opportunity Zone, which will provide federal tax incentives for businesses that are able to move into the region once the water and wastewater infrastructure is constructed.

a. Economic Recovery, Diversification and Enhancement Description

The expansion of the water and wastewater infrastructure along the US 331 and US 90 corridors is a critical facet in Walton County's broader plan for economic recovery, diversification and enhancement. In 2010, the Deepwater Horizon oil spill wreaked havoc along the Gulf coast of Florida. Walton County is one of the eight Northwest Florida counties disproportionately affected by the oil spill. Tourism tied to the beaches of South Walton has historically been the lifeblood of Walton County. This dependency became

increasingly apparent in the wake of the oil spill. The South Walton Tourist Development Council reports that annually more than 4 million visitors come to South Walton beaches spend over \$2.98 billion in direct spending with an estimated \$5 billion in indirect spending. In Walton County, twenty-five percent of employment is directly associated with the tourism industry, accounting for 22,000 tourism related jobs. As reported by the Haas Center for Business and Economic Development, the oil spill resulted in decreased tourism, which directly impacted economic drivers, including retail and construction, and dampened the local economy. Since the oil spill, Walton County has made it a priority to diversify the local economy and promote economic development.

Recovery, diversification and enhancement are dependent upon infrastructure. Upgrading and expanding water and wastewater infrastructure will be the next step in generating transformational growth and economic development along the US 331 and US 90 corridors. This project would provide potable water distribution and wastewater collection, treatment, and disposal for potential commercial, industrial, and residential developments. Without wastewater availability in these areas, development will be forced to utilize septic systems, which will severely limit the size and configuration of new development along this corridor as well as prohibit the development of any significant commercial and industrial facilities. The water and wastewater infrastructure will also reduce nutrient and bacterial loads to Choctawhatchee Bay by removing failing septic systems. This will foster the improvement of water quality, estuarine habitats, and fisheries.

According to local real estate businesses and the Freeport City Planner, one to two commercial clients per week explore potential opportunities to expand their businesses into Walton County along the US 331 corridor. However, due to the lack of existing water and wastewater infrastructure, the companies are unable to expand their businesses in the county. Given the rapid economic growth in certain areas of the Walton County where water and wastewater services were expanded, a recent economic analysis shows that the area south of SR 20 to the Choctawhatchee Bay along US 331 would be fully developed within the commercial zones if the critical water and wastewater infrastructure existed. This potentially represents \$150 million to \$300 million in development opportunity in this small portion of the project area.

The following developments showcase how the availability of water and wastewater infrastructure can move a development forward and bring economic growth and recovery to the region.

• Mossy Head Industrial Park

Mossy Head Industrial Park is a successful example of a coordinated effort to develop an economically sustainable area. In 2002, Walton County acquired 315 acres of land in the Mossy Head area in the northern part of the County to build the Mossy Head Industrial Park. The industrial park is in a prime location bordering Interstate 10 to the south and State Road 285 and US Highway 90 to the north. However, without proper water and wastewater infrastructure, the industrial park sat idle and did not attract any businesses.

Under the leadership of Senator Don Gaetz and House Speaker Will Weatherford, in 2014, the State of Florida approved \$7.3 million in appropriations for infrastructure costs at the Mossy Head Industrial Park including \$3 million for roadway infrastructure and associated stormwater management facilities and \$4.3 million for expansion of water and wastewater infrastructure, underground utilities, and a landscaped entrance area into the industrial park. Additionally, a 250,000-gallon per day wastewater treatment facility was constructed at the industrial park. This new facility allowed Walton County to connect the Mossy Head Industrial Park to the existing water and wastewater systems and serve Mossy Head Industrial Park, Mossy Head Elementary School, residential areas, and commercial facilities in the Mossy Head area. All this has enhanced the marketability of the industrial park, which has attracted and facilitated the economic development to the Mossy Head area.

Once water and wastewater services were provided, Love's Truck Stops became the first company to purchase and open a business at the Mossy Head Industrial Park in 2014. Mississippi-based Empire Trucks and Southern Tire moved to Mossy Head soon after, followed by a Frito-Lay distribution facility and a Sleep Inn. Then FedEx opened a 213,508 square foot distribution center in September 2016. Occupying 25 acres in the Mossy Head Industrial Park, the FedEx distribution facility employs around 300 people. FedEx's overall investment in Mossy Head is about \$20 million, which includes land, equipment and the \$11 million distribution facility. Currently eight businesses (including one under construction) and a Sheriff's sub-station anchor the Mossy Head Industrial Park. These businesses have generated over \$50 million in private infrastructure investment and employ over 400 people.

• Publix and Freeport Industrial Park

Since the City of Freeport is designated as a Rural Area of Opportunity (RAO), economic development was identified as critically important to Freeport's future. Adequate infrastructure is necessary for the economy to prosper with a strong tax base and new business and employment opportunities. By extending water and wastewater transmission lines along US 331, the planned residential, commercial and industrial developments will be able to proceed forward. As a result of new developments in the area, the City and the County anticipate an increase in population, property value (tax revenue), and retail and medical services. Currently, the City of Freeport Planning Department and the Walton County Planning Department have seen a significant increase in development discussions along the US 331 corridor related to the widening of the US 331 highway and the potential construction of water and wastewater infrastructure.

In the southern part of Walton County, Publix is the largest employer to come into Freeport with the expansion of US 331 and availability of water and wastewater infrastructure. Publix is the 7th largest employer in the county with 370 employees.¹ The Publix market and adjacent shops are valued at \$4.570 million. Additionally the development of the Freeport Industrial Park has attracted a variety of businesses in the past couple of years, including: Waste Management, ARAMARK (uniform supply), Clay Blizzard Trucking, Bad Byron's Butt Rub, DEFCON I (warehouses), Gulf Coast Insulation (garage door fabrication), Brody's (fire extinguishing items), South Alabama Brick (distribution), Hammer Building Supply (window and door distribution), and TRITON (warehouses). Each business has added between 10 to 20 jobs, with several businesses poised to expand their operations and bring in additional jobs. The value of infrastructure added to these properties range between \$250,000 and \$800,000. The Freeport Industrial Park sold its last parcel in June 2018 and is fully occupied. The City of Freeport and Walton County Economic Development Alliance are looking for additional lands to expand this popular commercial business site.

• Freeport Business Park

Walton County has recently purchased the Freeport Business Park in effort to provide more accessibility to many of the County's government resources including the Planning Department, Building Department, Tax Collector's Office, Sherriff's Office, and other constitutional offices. The Freeport Business Complex has historically housed several private business entities and through this purchase the County has identify a high demand for private business locations within the Freeport area.

Walton County is exploring the following opportunities for future potential private development as water and wastewater infrastructure becomes available.

• Wayne Farms Site

The Walton County EDA is evaluating a site location near US Highway 90 east of the City of DeFuniak Springs city limits. The Wayne Farm site is a 540-acre parcel that was a former poultry processing facility with a hatchery, feed mill, rendering plant, and waste treatment facility. The site was abandoned in 2004. The Walton County EDA is interested in this site for its potential industrial commercial usage. The site also includes access to a CSX rail spur that could be used for industrial use.

• Owl's Head Farm

Owl's Head Farms is a 1,400-acre parcel straddling US 331, just five miles north of SR 20. Plans include the creation of the Walton County Research & Education Institute as well as an innovative "agrihood" housing development.

¹ Walton County Florida 2017 Comprehensive Annual Report

• Veterans Lodge

Veterans Lodge is located near the intersection of Interstate 10 and US 331, is envisioned to provide extensive access to healthcare, work-force training/job integration, housing and mental rehabilitation for veterans.

• Defuniak Springs Airport Industrial Park

Businesses have communicated strong interest in moving into the DeFuniak Springs Airport Industrial Park, contingent upon improvements to site infrastructure. It will create new jobs for area residents in the following sectors:

- Aerospace and Defense
- Commercial Pilot and Aviation Support Services
- Flight Training
- Aircraft Repair Station
- Passenger Car Rental and Leasing

90% of jobs in Defense, Aerospace, Aviation, and Manufacturing trade industry sectors will pay above average County Wage.

• Eglin Air Force Base

As the largest installation in the Department of Defense, Eglin Air Force Base covers 724 square miles encompassing a fair amount of Walton County's land mass. The defense-related spending generates additional employment, wages, consumption, and investments throughout the county and continues to produce more spending as it circulates throughout the region's economy. The military installations in the county further generate employment by contracting with local businesses and national businesses that have facilities in the area. With water and wastewater infrastructure availability, future business and housing developments may help meet the demands and needs of the Eglin Air Force Base and create another opportunity for economic growth and business diversity in the county.

Housing Development

The population in Walton County is projected to increase by 21.56% from 2015 to 2025.² A May 2017 study conducted by the Market Graphics Research Group, estimates that there is going to be a significant increase in demand for housing in areas north of the Choctawhatchee Bay over the next twelve months. This housing

² Northwest Florida County Snapshots

demand will increase the need for infrastructure, especially water and wastewater improvements.

The expansion of water and wastewater infrastructure along US 331 and US 90 will contribute significantly towards the recovery, diversification, and enhancing the economy of Walton County and the surrounding counties.

b. Proposed Project Timelines

The water and wastewater infrastructure construction can be completed within a fiveyear period based on funding availability. The project will begin with the planning, design and permitting phase to determine how the segments will be designed and constructed. During this phase, planning considerations include the location of existing wastewater treatment facilities and potable water wells and necessary upgrades needed to provide transmission to these facilities. Once these improvements are constructed, additional segments will be developed to connect the Cities' utility systems with service along the entire US 331 corridor from the Choctawhatchee Bay to US 90.

Table 1. Proposed Project Timeline

Walton County anticipates that the proposed project will take between 3-5 years depending on availability of funds and other resources. The proposed project timeline is as follows:

- Conceptual engineering planning and financial cost estimates Complete
- Environmental assessment, surveying, design, and permitting 1 year
- Phase 1: Construction of US 331 segments from south of SR 20 to Choctawhatchee Bay 1.5 years
- Phase 2: Construction of US 331 segments from SR 20 to DeFuniak Springs line 1.5 years
- Phase 3: Construction of US 331 segments from DeFuniak Springs line t to US 90 and US 90 segments 1.5 years

c. Disproportionately Affected Counties:

- Walton County
- Okaloosa (via shared Choctawhatchee Bay Impact Areas)

3. Explain how proposed project or program is considered transformational and how it will affect the disproportionately affected counties in the next (10) years.

Developing and enhancing the water and wastewater availability along the US 331 and US 90 corridors is the next step in realizing the economic development potential for Walton County. Already Walton County and the State of Florida is working towards the completion of an approximate \$200 million highway construction project along US 331 spanning from South Walton County to the I-10 interchange in DeFuniak Springs. This highway construction enhancement will widen the two-lane highway into a four-lane highway as well as add lanes to the Clyde B. Wells Bridge at Choctawhatchee Bay. It will make available 23 miles and thousands of acres to business development opportunities along one of the most heavily traversed thoroughfares in the Panhandle. The water and wastewater infrastructure project combined with the highway construction project will have a transformational impact on

Walton County's ability to enhance and attract economic development along this critical corridor. Without the water and wastewater infrastructure in place, further development along the US 331 and US 90 corridors would not be advantageous for investors at this time.

As mentioned earlier, without water and wastewater infrastructure, Walton County is losing potential economic development opportunities worth billions of dollars. According to local real estate businesses, one to two commercial clients per week recognize the economic opportunities in Walton County and consider expanding their business along the US 331 or US 90 Corridors. Unfortunately, all of the potential investors have decided not to build due to the lack of existing water and wastewater infrastructure.

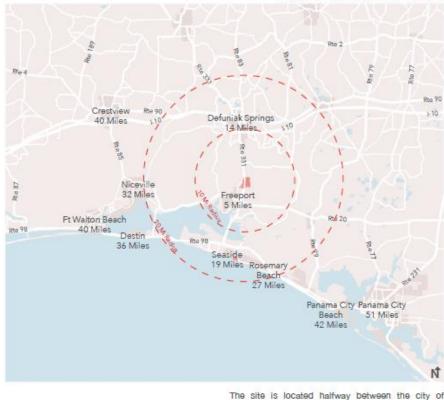
Similarly, the Mossy Head Industrial Park sat idle for years until water and wastewater services were provided. Once water and wastewater services were available at the Mossy Head Industrial Park, businesses started to occupy the site and bring jobs and investment to the area.

With the widening of US 331 and expansion of water and wastewater infrastructure, the US 331 and US 90 corridor is poised for economic development. According to an economic analysis performed for this project, the water and wastewater expansion project is estimated to potentially create thousands of net new jobs. Specifically, 7,258 to 9,515 jobs are projected to be above average wage jobs and of those jobs, 2,257 to 3,142 jobs are estimated to be 150% above average wage. The net new private sector investment for this project is anticipated to reach \$4.5 billion over ten years in Walton County.

Currently, Walton County is developing partnerships at two potential economic activity centers, 1) Owl's Head Farms anchoring Freeport to the north and 2) Veterans Lodge, anchoring DeFuniak Springs to the south. These developments are poised to spur commercial, industrial, and residential growth and will provide a foundation for future developments along the US 331 and US 90 corridors.

Owl's Head Farms. Once water and wastewater services are made available, Owl's Head Farms will be a transformational economic activity center. Owl's Head Farms is a 1,400-acre parcel straddling US 331. It is located in a Rural Area of Opportunity (RAO) within the city limits of Freeport, just five miles north of Highway 20. The RAO designation of the area will expedite permitting and facilitate the development of projects. The Owl's Head Farms developer is committed to improving the economic sustainability and diversity of Walton County and the region beyond the physical boundaries of the development. Plans include the creation of the Walton County Research & Education Institute (the Institute) as well as an innovative "agrihood" housing development. An agrihood community usually has housing built around repurposed land or existing farmland. The presence of green spaces, such as a community garden, can provide locally grown food and generate employment opportunities.

Figure 6. Owl's Head Farm location in relation to other areas



The site is located halfway between the city of Defuniak Springs and the DPZ planned resort of Seaside. It straddles Highway 331, which connects I-10 in the north to Highway 98 in the south.

STRATEGIC IMPORTANCE OF THE SITE

The Institute will be created under a public-private partnership between Walton County, the developer, private industry and regional education partners, including the University of Florida, Northwest Florida State College and the Emerald Coast Technical College. The Institute will host innovative research and educational programs related to agriculture, aquaculture, environmental research, logistics, allied health and transportation, specifically autonomous vehicles. The first phase will include a 9,000 square foot, state-of-the-art multipurpose facility. The facility will offer two classrooms, a fully equipped laboratory, office space and meeting space. It will also include greenhouses, an indoor arena/livestock area and a commissary kitchen/food distribution center to support the programing and economic development objectives.

The Institute will provide Walton County and others with educational and vocational opportunities resulting in sustainable careers and entrepreneurial enterprises within Florida's Northwest region. The Institute will also seek industry partners to co-exist at Owl's Head Farms, making it an economic destination point. One potential industry partner, Stone Clinical Laboratories, has proposed to move its corporate headquarters to Owl's Head Farms. With its relocation, the organization would provide approximately 43 jobs in the first year with a possibility of 120 jobs over a three-year period. The salaries would range from \$75K to \$100K.

Veterans Lodge. Another economic activity center, Veterans Lodge, is anchored in DeFuniak Springs. The 1,400 acre development, located near the intersection of Interstate 10 and US 331, is envisioned to provide extensive access to healthcare, work-force training/job integration, housing and mental rehabilitation for veterans. The Flagship Lodge will be located on a 400+ acre tract in close proximity to military bases, medical facilities and educational institutions in DeFuniak Springs.

Veterans Lodge is a subsidiary of Veterans Holding, Inc., a 501(c)3, and is committed to honoring and empowering veterans. Their goal is to ensure that all veterans get the best treatment and rehabilitation possible and to provide a healthy environment where veterans and their families can come to rehabilitate through predictive health, innovative education, and transformational research. Veterans Lodge plans to provide the following services:

- Patient Rehabilitation
- Post-secondary education
- Job training for specific skills requested by affiliated employers
- Cutting edge research and development for frontal head injury and post-traumatic stress disorder (PTSD)
- Lessening the burden on the government through private institutions temporary (up to 6 months) housing
- Long-term wellness care holistic family therapy

Veterans Lodge has the potential to bring high wage jobs and spur the economic development in Walton County's largest city, DeFuniak Springs. Veterans Lodge expects to create substantial construction jobs as well as jobs in rehabilitation, memory care, and educational and technical services.

These are just two of the projects currently being developed that will benefit from the implementation of the water and wastewater infrastructure.

In addition to providing necessary infrastructure for manufacturing and technology industries and housing, Walton County is planning to use the development of the US 331 and US 90 corridors to address the economic disparity that exists between South Walton and the remainder of the county north of Choctawhatchee Bay. The latest U.S Census Reports define Walton County as the 6th fastest growing county in the United States. The County's population grew from 65,440 to 68,376 between 2016 and 2017 to U.S. Census data released March 2017, representing a 4.5% increase of 2,936 new citizens. However, the economic and income disparity between the North and South areas of Walton County ranks 24th in the nation, according to the Economic Policy Institute (EPI) with the top 1% averaging \$1,829,740 a year, while the bottom 99% making \$40,090.

The Florida Department of Health 2016 Community Health Needs Assessment states that businesses are too far in relationship to where people live. The US Department of Agriculture

(USDA) has identified Tract 12131950400 in Walton County, Florida along the northern portion of US 331 as a food desert.³ This tract includes low-access income and low-access food. To qualify as a "low-access community," at least 500 people and/or at least 33 percent of the census tract's population must reside more than one mile from a supermarket or large grocery store (for rural census tracts, the distance is more than 10 miles). This project in conjunction with the highway expansion would expand access for residents in the northern end of the county and create opportunities for more businesses to operate in areas currently not suitable for construction.

4. Describe data or information available to demonstrate the viability of the proposed project and/or program.

Walton County is the sixth fastest growing county in the nation. This exemplifies the need for the county to do all it can to provide the needed infrastructure to support the growing populations that will utilize the US 331 and US 90 corridors daily. Walton County has established a Tax Increment Financing District to promote economic development and has developed a US 331 Economic Development Corridor Plan to help ensure development is done in a manner that meets the long-term needs of the County.

The project's viability is further strengthened by the State's designation of the area that encompasses the US 331 and US 90 Corridors as a Rural Area of Opportunity. This designation provides the county the ability to do fast track permitting, obtain a match-grant waiver, and create greater access to additional grant/appropriations funding.

The US Department of Commerce has designated a portion of the project an Opportunity Zone, which will provide businesses with federal tax incentives to expand their businesses into the portions of the county that are currently unable to be commercially developed due the lack of water and wastewater infrastructure.

In addition, the US Department of Agriculture has designated portions of the county within the US 331 and US 90 corridors as Strike Force areas. This designation will provide the county with expedited access and assistance in securing federal funding that can be used to provide services and public facilities for the growing population in the region spurred by the construction of water and wastewater infrastructure.

Financially, the construction will occur within existing Florida Department of Transportation and Walton County right-of-ways, so no additional right-of-way acquisition monies will be expended. Walton County has committed \$5 million from RESTORE Act (Pot 1) and \$12.666 million from RESTORE Act (Pot 3) for a total match of \$17.666 million, committing over half of the needed construction funding. Additionally, Walton County has worked with US Treasury and with its lending institution, SunTrust Bank, to modify the existing half-cent sales

³ <u>http://americannutritionassociation.org/newsletter/usda-defines-food-deserts</u> <u>https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/</u>

tax documents to provide immediate bridge loan funding. The bridge loan option provides the county a way to advance monies for the proposed project should RESTORE Act (Pot 3) funding take several years to become available.

According to the economic analysis of this project, the water and wastewater expansion project has the potential to create thousands jobs. Specifically, 7,258 to 9,515 jobs are projected to be above average wage jobs and of those jobs, 2,257 to 3,142 jobs are estimated to be above county average wage index. The net new private sector investment for this project is anticipated to reach \$4.5 billion over ten years in Walton County. The US 331 and US 90 corridor utility expansion project will bring significant investment into Walton County and create jobs.

5. Describe how the impacts to the disproportionately affected counties will be measured long-term.

The long-term impact of water and wastewater expansion project along the US 331 and US 90 corridor may be measured using the metrics such as property values, jobs created, and increased water billing.

6. Describe how the proposed project or program is sustainable. (Note: Sustainability means how the project or program will remain financially viable and continue to perform in the long-term after Triumph Gulf Coast, Inc., funding.)

The project will be operated and maintained by the City of Freeport and City of DeFuniak Springs. Walton County does not have franchise operations or collect any fees for this project, but the county is supporting the Cities of Freeport and DeFuniak Springs. Ongoing ownership, operations, and management of the franchise municipalities will be supported by user, impact, and planning fees.

7. Describe how the deliverables for the proposed project/program will be measured.

The infrastructure project will be completed with a combination of Triumph funding and \$17.666 million in committed RESTORE Act funding. This project will make available thousands of acres to economic opportunity along the US 331 and US 90 corridor. Performance measures may include annual budgets, profits and losses, audited operations/compliance reporting, increased users/fees, building permits, and municipal and county-based ad valorem taxes within the defined corridor beyond the base year statistics.

Walton County US Highway 331 and US Highway 90 Corridor Utility Expansion

Priorities

2. Please explain how the proposed project meets the priorities identified above.

• Leverage or further enhance key regional assets, including educational institutions, research facilities, and military bases.

This project will transform and enhance regional assets including educational and research facilities. The availability of water and wastewater infrastructure will allow for the development of the Walton County Research & Education Institute at Owl's Head Farms. The Institute is a collaborative partnership between the University of Florida, Northwest Florida State College and the Emerald Coast Technical College. Walton County is partnering with public and private sector stakeholders to advance the strategic economic activity centers and diversify job creation.

The new infrastructure will also open opportunities for the county and its partner cities to pursue businesses that provide support to Eglin Air Force base, which borders a portion of the US 331 Corridor.

• Partner with local governments to provide funds, infrastructure, land, or other assistance for the project

Walton County is collaborating with the City of Freeport and the City of DeFuniak Springs under a Cooperative Inter-Local Agreement. The county and the cities are providing match funding for the project.

• Benefit the environment, in addition to the economy

The Florida Department of Environmental Protection has identified portions of the Choctawhatchee Bay as impaired for bacteria, nutrients, and nutrient response variable under Section 303(d) of the federal Clean Water Act. The water quality along the Choctawhatchee Bay is of major concern due to the possibility that septic tanks or systems fail or overflow during major rain events and cause contamination. The proposed project will provide sewer infrastructure allowing for these failing septic systems to hook up to the sewer system and preempt the installation of new septic tanks and individual water wells from spreading throughout the area. When existing septic systems are converted to wastewater service, it will reduce the risk of increased water quality issues during natural disasters such as floods and hurricanes. This will allow for the restoration of natural resources, ecosystems, fisheries, marine and wildlife habitats, as well as promote seafood harvesting.

• Provide outcome measures

The impact of water and wastewater expansion project will be measured by jobs created and investments made by industry.

• Are recommended by the board of county commissioners of the county in which the project or program will be located.

The Walton County Board of County Commissioners (BOCC) approved the project on November 7, 2017. The Walton County BOCC has demonstrated their support for this project as a legislative and Triumph priority for Walton County. Walton County does not have franchise operations or collect any fees for this project, but the county is supporting the Cities of Freeport and DeFuniak Springs. The BOCC has demonstrated clear commitment to this endeavor by committing RESTORE funds and exploring all other potential funding options as needed.

3. Please explain how the proposed project or program meets the discretionary priorities identified by the Board.

• Are considered transformational for the future of the Northwest Florida region.

This project is one facet of Walton County's comprehensive plan to create a vibrant, diversified, and sustainable economy for all of Walton County and the surrounding Northwest Florida region. By building water and wastewater infrastructure, this project will drive economic activity to the area with potential commercial, educational, and research developments.

• May be consummated quickly and efficiently.

The project construction will be completed in a five-year time period. Fast track permitting will expedite the process.

• Promote net-new jobs in the private sector with an income above regional average household income.

According to the economic analysis of this project, the water and wastewater expansion project has the potential to create thousands jobs. Specifically, 7,258 to 9,515 jobs are projected to be above average wage jobs and of those jobs, 2,257 to 3,142 jobs are estimated to be above the county wage index.

• Align with Northwest Florida FORWARD, the regional strategic initiative for Northwest Florida economic transformation.

The project aligns with Goal 3 of the Northwest Florida Forward: A Regional Strategy for Economic Transformation plan, which is to ensure that Northwest Florida's economic infrastructure is state of the art and connects communities in every part of the region. The project, combined with the highway expansion, provides water and wastewater infrastructure that is a critical piece to spurring economic development along a major travel corridor.

• Create net-new jobs in targeted industries to include: aerospace and defense, financial services/shared services, water transportation, artificial intelligence, cybersecurity, information technology, manufacturing, and robotics.

The Northwest Florida Snapshots mentions growth in the target industries of artificial intelligence, cybersecurity, information technology, manufacturing, and robotics. Pending development, Walton County will target these industries.

• Promote industry cluster impact for unique targeted industries.

By creating economic activity centers or other developments, Walton County provides beneficial business opportunities for targeted industries.

• Create net-new jobs with wages above national average wage (e.g., similar to EFI QTI program, measured on graduated scale).

According to the economic analysis of this project, the water and wastewater expansion project is estimated to potentially create thousands of jobs. Specifically, 7,258 to 9,515 jobs are projected to be above average wage jobs and of those jobs, 2,257 to 3,142 jobs are estimated to be 150% above average wage.

• Are located in Rural Area of Opportunity as defined by the State of Florida (DEO).

The US 331 and US 90 corridor water and wastewater infrastructure are within a Rural Area of Opportunity.

• Provide a wider regional impact versus solely local impact.

Development along the US 331 and US 90 corridors will impact the region because it makes available 23 miles and thousands of acres of land for development. US 331 is Walton County's primary travel and freight route as well as its only major evacuation route. It is the primary north-south arterial highway in Walton County that connects Alabama with the beaches of South Walton. US 90 is one of the primary west-east arterial highways in Walton County. With development, businesses will be attracted to the area and bring economic development. An example of this is the Owl's Head Farm project, which brings together multiple universities and businesses for its educational institute. This would attract students and businesses from across the region.

• Align with other similar programs across the regions for greater regional impact, and not be duplicative of other existing projects or programs.

Walton County is partnering with City of Freeport and City of DeFuniak Springs to ensure coordination. The Walton County EDA has done a US 331 and US 90 corridor study of potential development in the area.

• Enhance research and innovative technologies in the region.

Pending development, the economic activity centers will enhance research and innovative technologies in the region. The Walton County Research & Education Institute at Owl's Head Farm is set up to be an incubator for innovative research and technologies. The Institute will host innovative research and educational programs related to agriculture, aquaculture, environmental research, logistics, allied health and transportation, specifically autonomous vehicles.

• Enhance a targeted industry cluster or create a Center of Excellence unique to Northwest Florida.

The economic activity centers pending development upon availability of water and wastewater services will create a unique center of excellence.

• Create a unique asset in the region that can be leveraged for regional growth of targeted industries.

The availability of water and wastewater services along US 331 and US 90 will spur development that supports economic growth and diversity throughout the region. The Mossy Head Industrial Park attracted businesses and brought in investment once infrastructure was available. Owl's Head Farm and Veterans Lodge are being developed to do the same and will provide an unique asset by bringing together multiple stakeholders to invest in the region.

• Demonstrate long-term financial sustainability following Triumph Gulf Coast, Inc. funding.

Ongoing ownership, operations, and management of the franchise municipalities will be supported by user, impact, and planning fees.

• Leverage funding from other government and private entity sources.

The BOCC has demonstrated clear commitment to this project by committing its RESTORE Act funds and financial lending through SunTrust Bank to bring \$17.666 million in match funds to this project.

• Provide local investment and spending.

With the addition of water and wastewater services, businesses can develop along the US 331 and US 90 corridor and bring in investment and spending. According to the economic analysis, net new private sector investment is anticipated to reach \$4.5 billion over 10 years in Walton County.

 Are supported by more than one governmental entity and/or private sector companies, in particular proposed projects or programs supported by more than one county in the region.

Walton County and the Cities of Freeport and DeFuniak Springs are collaborating under a Inter-Local Agreement to ensure coordination of the project.

• Provide clear performance metrics over duration of project or program.

The project will use performance metrics such as property values, jobs created, and increased water billing.

• Include deliverables-based payment system dependent upon achievement of interim performance metrics.

Walton County plans to use the completion of construction phases as a deliverable metric.

• Provide capacity building support for regional economic growth.

The US 331 Economic Development Corridor Plan Working Group was established to develop the US 331 Economic Development Corridor Plan. The purpose of this planning effort is to make land use and infrastructure related recommendations and determine strategies for future economic development. The Working Group gathers input from county citizens and stakeholders to develop these strategies for the US 331 corridor.

• Are environmentally conscious and business focused.

The project will remove septic tanks that are currently impairing the Choctawhatchee Bay area, as well as preempt the installation of thousands of septic tanks and individual water wells from spreading throughout the area. With the expansion of water and wastewater infrastructure, new businesses will be able to invest along the US 331 corridor.

• Include Applicant and selected partners/vendors located in Northwest Florida

Walton County is partnering with the Cities of Freeport and DeFuniak Springs. The project will include partners located in Northwest Florida. With Owl's Head Farm, a public-private partnership has been established between Walton County, the developer, private industry and regional education partners, including the University of Florida, Northwest Florida State College, and the Emerald Coast Technical College.

6. Proof of Recommendation from the County

- Letter from Commissioner Jones
- Minutes from 11/7/2018 Walton County BCC Meeting

Walton County US Highway 331 and US Highway 90 Corridor Utility Expansion

Approvals and Authority

- 2. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the entity and Triumph Gulf Coast:
- a. Provide the schedule of upcoming meetings for the group for a period of at least six months.

Regular Walton County Board of County Commissioners meetings occur on the 2nd and 4th Tuesdays of each month. Currently scheduled meetings are as follows:

- August 14, 2018
- August 28, 2018
- September 11, 2018
- September 25, 2018
- October 9, 2018
- October 23, 2018
- November 13, 2018

- November 27, 2018
- December 11, 2018
- December 17, 2018
- January 8, 2019
- January 22, 2019
- February 12, 2019
- February 26, 2019
- b. State whether that group can hold special meetings, and if so, upon how many days' notice.

Yes, with 5 days notice.

3. Describe the timeline for the proposed project or program if an approved, including milestones that will be achieved following an award through completion of the proposed project or program.

Table 2. Proposed Project Timeline

Walton County anticipates that the proposed project will take between 3-5 years depending on availability of funds and other resources. The proposed project timeline is as follows:

- Conceptual engineering planning and financial cost estimates Complete
- Environmental assessment, surveying, design, and permitting 1 year
- Phase 1: Construction of US 331 segments from south of SR 20 to Choctawhatchee Bay 1.5 years
- Phase 2: Construction of US 331 segments from SR 20 to DeFuniak Springs line 1.5 years
- Phase 3: Construction of US 331 segments from DeFuniak Springs line to US 90 and US 90 segments 1.5 years

4. Signature Authority Letter

Walton County US Highway 331 and US Highway 90 Corridor Utility Expansion

Funding and Budget

2. What percentage of total program or project costs does the requested award from Triumph Gulf Coast, Inc. represent? (Please note that an award of funding will be defined monetary amount and will not be based on percentage of projected project costs.)

\$14,247,468 represents 45% of the total projected cost of \$31,913,468 for the US 331 and US 90 Corridor Utility Expansion Project.

3. Please describe the types and numbers of job(s) expected from the proposed project or program and the expected average wage.

The goal of the US 331 and US 90 corridor utility expansion project is to provide high quality and affordable potable water to meet the existing and projected demands of Walton County customers and businesses. According to the economic analysis of this project, the water and wastewater expansion project has the potential to create thousands jobs. Specifically, 7,258 to 9,515 jobs are projected to be above average wage jobs and of those jobs, 2,257 to 3,142 jobs are estimated to be 150% above average wage. The net new private sector investment for this project is anticipated to reach \$4.5 billion over ten years in Walton County. The US 331 and US 90 corridor utility expansion project will bring significant investment into Walton County and create jobs.

Specifically, one of the industry partners, Stone Clinical Laboratories, at Owl's Head Farm economic activity center is projected to create 43 jobs with an increase to 120 jobs by the fifth year. The salary range is expected to be between \$75K and \$100K per year. The County anticipates an additional 10 jobs from the academic, research, and agriculture based components with salary ranges between \$25K and \$100K. Veterans Lodge on the northern side of Walton County has projected 25 clinical allied health positions between \$25K and \$100K upon completion of their project.

The US 331 and US 90 corridor utility expansion project provides the following benefits, which showcases how it will promote economic recovery, diversification and enhancement.

Economic Analysis Summary Findings⁴

The economic analysis is based on the "middle" scenario, which is built on an average of the job and private sector investment projections produced in the near term (low) and far term (high) model output runs.

⁴ CNG Economic Analysis: Analysis of Economic Impacts of the Proposed Walton County U.S. 331 and U.S. 90 Water-Wastewater Infrastructure Investment Project (2018)

All scenarios are based on:

- a. "bottom-up" data and assumptions (real estate surveys of acreage impacted by US 331 and US 90 water/wastewater expansion),
- b. "top-down" data and assumptions (applying Matrix Design Group 331 Corridor Economic Development Planning Working Group July 2018 estimates of newly available acreage and types of lots incorporated – Commercial, Light Industrial or Heavy Industrial), and
- c. "inside-out" REMI-multiplier based quantitative projections and assessments (based on multipliers employed in Haas Center, University of West Florida-Pensacola REMI model runs executed for Walton County).

Accordingly, this analysis is based on three-layers of economic analysis. In the middle scenario, the evidence suggests on an average of the bottom-up and top-down analyses that the following newly available commercial, non-residential, job-producing acreage will be available, due to the planned U.S. 331 and U.S. 90 water/wastewater expansion project:

- General Commercial: 508 acres additional
- Light Industrial: 29 acres additional
- Heavy Industrial: 541 acres additional

Based on the assumptions employed by the CNG economic model, the above quantity and type of new acreage can further generate – over 10 years, starting 3 years after the start of the project – a "net new jobs" count as summarized in Table 3.

Table 3: Medium-Term Approach: Number and Type of Estimated Net New Jobs Over 10 Years Based on CNG Acreage and Floor Area Ratio (FRA) Development Assumptions

Job Type	Estimated Over 10 Years
Below Average Wage	15,047
Above Average Wage	9,515
>150% Above Average Wage (these are part of Above Average Wage jobs)	3,142

REMI-Multiplier Based Analysis of Near Term Economic Impacts

Then, employing only the above average "net new jobs" estimate, the medium-term economic impact results are further extended using a scaled REMI model based on the Haas Center REMI multipliers. This shows the multiplier effects of the above average wage 9,515 net new jobs working through Walton County, employing assumptions suited to Northwestern Florida economic growth factors. The results are run over 10-years, with the starting year being three (3) years after the project begins.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10 year average
Base jobs	9,515	9,515	9,515	9,515	9,515	9,515	9,515	9,515	9,515	9,515	9,515
Add'l jobs	3,521	3,920	4,070	3,973	3,773	3,520	3,290	3,080	2,895	2,748	3,479
	estimates below are \$ millions						totals				
Value Add	827	874	893	902	900	894	890	886	887	890	8,844
Output	1,687	1,763	1,808	1,828	1,833	1,828	1,830	1,834	1,841	1,857	18,110
Income	518	579	649	707	757	803	849	893	941	989	7,684

Table 4: Medium-Term Approach: Showing REMI-Multiplier Effect of 9,515 Above AverageWage Net New Jobs

In brief, the 10-year estimated net new job growth impact is significant, showing on average an annual 3,479 additional net new jobs created above and beyond the constant number of 9,515 above average wage jobs based on CNG floor plan area, acreage type and jobs per sq. foot assumptions given water-wastewater infrastructure expansion.

The base jobs are assumed based on the bottom-up and top-down analysis to be aboveaverage wage manufacturing or research or warehousing jobs that result directly from the facilities built, enabled by the infrastructure improvements along US 331 and US 90. The additional jobs result from an economic multiplier effect, as the economy expands to support higher-wage workers.

The 10-year estimated total economic multiplier-produced, private sector dollar investment impact is very significant as well, and shows a total of:

- Value Add: \$8,844M
- Output: \$18,110M
- Income: \$7,684M

Value Add is the Gross Domestic Product impact of the investment. Output is the increase in revenue for the new facilities, whether it is from sales within Walton County or elsewhere. Income is the increase in personal income that results from the investment, mostly due the paychecks in the new jobs.

A more detailed projection regarding the type of net new jobs to be created over 10 years is feasible. Employing assumptions detailed below, the following estimates the number and type of net new jobs that are plausible under the medium-term economic impact approach, assuming that only 9,515 net new average annual jobs are above average wage (i.e., sum of rows 2-5 in Table 5 below), and that the remaining jobs are lower wage jobs (i.e., row 1).

Lower wage jobs in general commercial property (below average wage)	15,047
Professional jobs in general commercial property (150% above average wage)	885
Management jobs in general commercial property (above average wage)	1,770
Manufacturing jobs in industrial property (above average wage)	2,744
Transportation and warehousing jobs in industrial property (above average wage)	2,744
Management and professional jobs in industrial property (150% above average	
wage)	1,372
TOTAL	24,561

Table 5: Medium-Term Approach: Types of Net New Jobs Estimated Over 10 Years Using CNGAssumptions

In conclusion, the US 331 and US 90 corridor utility expansion project would be able to demonstrate the following performance benchmarks:

- a. Net new private sector investment re-invested in Walton County is anticipated to reach \$4,527.5M over 10 years, assuming 25% of increased Output of \$18,110M (increase in revenue for the new facilities created).
- b. Estimate of net new above average wage jobs created range from 7,258 to 9,515.
- c. Estimate of 150% above average wage jobs created range from 2,257 to 3,142.

Employing a \$12.144 million Triumph contribution, the following are conservative estimates for the "cost per FTE job":

- a. \$1,673 per new above average wage job created (\$12.144M/7,258 low estimate)
- b. \$5,381 per >150% above average wage job created (\$12.144M/2,257 low estimate)

4. Does the potential award supplement but not supplant existing funding sources? If yes, describe how the potential award supplements existing funding sources.

Yes. Even though Walton County is not the utilities or franchise holder, the Walton BOCC has demonstrated clear commitment to this project by committing its RESTORE Act funds and exploring all potential funding options as needed. It does not have franchise operations or collect any fees for this project, but the county is supporting the City of Freeport and City of DeFuniak Springs.

5. Please provide a Project/Program Budget. Include all applicable costs and other funding sources available to support the proposal.

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

Developing and enhancing the water and wastewater availability along the US 331 and US 90 corridor is the next step in realizing the economic development potential in Walton County. The projected cost for the water and wastewater infrastructure is \$31,913,468.

Walton County is requesting \$14,247,468 in Triumph funding. Walton County has committed \$5 million from its RESTORE Act funding (Pot 1) and \$12.666 million from its RESTORE Act funding (Pot 3), for a total match of \$17.666 million. The proposed project costs for the water and wastewater construction is presented in Table 6 below.

Table 6. Proposed Project Cost Estimate				
Phase	Subtotal			
Segment 1 (From Choctawhatchee Bay to Jolly Bay Rd)	\$259,498.24			
Segment 2 (From Jolly Bay Rd to CR 3280)	\$1,302,482.07			
Segment 3 (From CR 3280 to LaGrange Rd)	\$2,658,122.80			
Segment 4 (From LaGrange Rd to Riverwalk Subdivision)	\$1,926,549.12			
Segment 5 (From Riverwalk Subdivision to SR 20)	\$1,342,133.65			
Segment 6 (From SR 20 to Owl's Head)	\$3,640,693.10			
Segment 7 (From Owl's Head to N. of Wagon Wheel Rd)	\$1,783,685.29			
Construction Subtotal	\$12,913,164.27			
Non-Construction Subtotal (includes engineering, hydraulic modeling, CEI, surveying, environmental & geotechnical studies and wetland delineation)	\$2,582,632.85			
City of Freeport Utility Service Area Total	\$15,495,797.12			
Segment 8 (From N. of Wagon Wheel Rd to Coy Burgess Loop S.)	\$2,329,428.83			
Segment 9 (From Coy Burgess Loop S. to Business Park Rd)	\$1,928,774.54			
Segment 10 Alt 1 (From Business Park Rd to US 90 to Bruce Ave to WWTF)	\$5,888,303.17			
Water Offsite Upgrades (Alt 2) (New Potable Water Tank and Well)	\$1,782,000.00			
Hwy 90 expansion (east-west)	\$2,103,463			
Construction Subtotal	\$14,031,969.50			
Non-Construction Subtotal (includes engineering, hydraulic modeling, CEI, surveying, environmental & geotechnical studies and wetland delineation)	\$2,385,701.31			
City of DeFuniak Springs Utility Service Area Total	\$16,417,670.80			
TOTAL PROJECT COST	\$31,913,467.97			

Walton County US Highway 331 and US Highway 90 Corridor Utility Expansion

ADDENDUM FOR INFRASTRUCTURE PROPOSALS:

1. Program Requirements

d. 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 and future businesses.

Growth within Walton County is occurring at an exceptional rate, well above the state average, and anticipated to continue well into the future. Walton County with an estimated population of 65,301 in 2017, is projected to grow by upwards of 47% by the year 2045, to as much 138,500 residents. Most growth is occurring in South Walton County driven by the desire for coastal living. The impacts of this demand are evident in the traffic congestion along 30A and the cost of housing beyond the reach of the general workforce. With South Walton County predominantly built out – approximately one-third designated conservation and large-scale development such as the Bay-Walton Sector Plan projected to accommodate approximately 38,200 permanent residents at build-out, the only growth vector for Walton County is north.

Planning for and incentivizing economic development and growth along the US 331 corridor is the surest means to an answer. While roadway and utility improvements provide the infrastructure to support development, enabling public policies and regulations that provide the flexibility to nurture and attract forward-thinking and creative development solutions will provide the environment favorable and necessary to make them thrive. New ideas such as commerce and innovation districts provide dense enclaves that merge the innovation and employment potential of research-oriented anchor institutions, high-growth firms, and tech and creative start-ups in well-designed, amenity-rich mixed-use residential and commercial environments. Innovation districts fuel local economies by building on the intrinsic qualities of place: proximity, density, authenticity, and vibrant places.

Well-planned and desirable developments have the potential to act as catalysts and inspiration for follow-on development. This is evident by looking at the mixed-use masterplanned communities of South Walton County. Developments that leverage economic development programs such as Opportunity Zones can be used to spur economic development and job creation, and serve as regional economic development catalysts. Partnerships can create synergies leading to other economic development opportunities in related fields or with investors sharing similar supply chains.

The US 331 Economic Corridor Plan provides a framework to realize the economic development potential of the US 331 corridor while maintaining its multifunctional role.

The Plan explores alternate potential build-out scenarios supported by economic development and land use policy, regulatory, and administrative recommendations to transform the corridor into an economic engine for Walton County into the future. Coupled with the assessment of economic conditions, programs, and economic development incentives, the Plan can be used to focus and unify economic development efforts to achieve the vision for the US 331 corridor.

The development of the water and wastewater infrastructure along the US 331 and US 90 corridors is vital to the economic stimulus of this area. Walton County will soon complete a four-lane widening and bridge expansion project along the US 331 corridor. The highway improvement infrastructure project has been a key factor in the economic development of the county. Developing and enhancing the water and wastewater availability along the corridor is the next step in realizing the economic development potential in Walton County. This infrastructure enhancement will open 23 miles and thousands of acres to business development opportunities along one of the most heavily traversed thoroughfares in the Panhandle. These developments would create jobs and industry in Walton County as well as attract other businesses into the county, such as construction, lodging, restaurants and retail.

With the availability of water and wastewater infrastructure, projects such as Veterans Lodge and Owl's Head Farms, can be developed and will provide economic development opportunities for Walton County and the region as a whole.

- e. Provide a detailed description of, and quantitative evidence demonstrating how the proposed public infrastructure project will promote:
 - Economic recovery,
 - Economic Diversification,
 - Enhancement of the disproportionately affected counties,
 - Enhancement of a Targeted Industry.

Three scenarios are presented here. All three scenarios focus on identifying real-world high-paying net new jobs due to U.S. 331 and U.S. 90 water/wastewater expansion. As such this report focuses on the central consideration of Triumph when evaluating grant applications. All three approaches are combined to form one model and that model is made available in a Workbook.

Across all three scenarios, additional jobs resulting from the Haas Center economic multiplier effect are included through a REMI-based analysis. This addresses the scale-up needed, as the economy expands to support high-wage workers. Value Add is the Gross Domestic Product impact of the investment. Output is the increase in revenue for the new facilities, whether it is from sales within Walton County or elsewhere. Income is the increase in personal income that results from the investment, mostly due the paychecks in the new jobs.

All critical assumptions can be easily changed so that the user can generate updated final results in near real-time. The idea is that this quantitative, dynamic approach is maximally useful for both the U.S. 331 and U.S. 90 water/wastewater project and future economic development project proposals and grant applications.

This analysis *does not include* new jobs that may be created from the multiplier effects of construction costs due to the U.S. 331 and U.S. 90 water/wastewater expansion project. As noted in the Okaloosa's Final Grant Award benchmarks regarding Triumph Inc. definitions and requirements for success:

"Jobs are not considered Net New Jobs if they are (a) moved from other workplaces in Florida, unless the relocated positions are back-filled with net new-to-Florida full-time-equivalent jobs paying at least the wage of the transferred position(s); or (b) temporary construction jobs involved with the construction of the Project, or temporary or seasonal jobs associated with cyclical business activities or to substitute for permanent employees on a leave of absence." (Source: Grant Award Agreement-Okaloosa County, p. 14.)

The most critical assumptions are outlined in the section below.

2A. Near-Term Approach to Economic Impacts

Base Jobs in the near-term are manufacturing or research or warehousing jobs that result directly from estimates from on-the-ground surveys of the facilities built, or that can be built, enabled by the infrastructure improvements along US 331. The key sources employed for the "bottom-up" jobs, land- or industry-based estimates of total expected acreages available to produce base jobs include the following:

- Original documents that detail the developable commercial properties (2 acres or more) along the Hwy 331 Corridor, covering the West side of 331 Hwy and East side of Hwy 331. This shows the number of potential tracts, the acreage amounts, Tax ID Numbers (which should link to Walton County Property Appraiser's site), assessed values and comments on the sites. [Source: Paris Transmittal 07232018_Commercial Acreage for Development on 331_North and South_Both Sides.]
- City of Freeport Future Land Use Map and Future Development Scoresheet. As stated by Ms. Latilda Hughes-Neel:

"[it] shows vacant parcels as a crosshatch layer. In addition to the vacant lands, there is a hand-drawn legend in the lower left-hand corner of the map which shows potential phasing lines of the 331 sewer/water project. Also you will see areas of the map designated "A", "B" and "C". These areas correspond to existing vested development areas and proposed future development which has not yet occurred. The second page is a table which corresponds to Areas "A", "B" and "C".

column is vested development which is under construction. The third column is future development which has not been submitted to the City for development approval. I have held numerous meetings with the proponents of the future development proposals. They are waiting on sewer/water availability to begin the development process. The table also includes preliminary numbers pertaining to job generation."

[Source: Latilda Hughes-Neel-City of Freeport-Future Land Use Map and Future Development Scoresheet_07192018]

- Expert Statement 1: "One to two commercial people come in every week looking for a commercial site, in the \$4-5M to \$20M building cost site range -- but all decide NO, when learning about lack of water-sewer." Albert Paris & Sherry L. Neson-Paris Palmetto Propertyies & Reality, LLC, July 18, 2018.
- Expert Statement 2: "If water and sewer were in place, South of 20 to the Bay along 331 would be full development in all commercial zones. ... just that area represents a \$150 \$300M development opportunity. \$250M will go into that area with water-sewer." Albert Paris & Sherry L. Neson-Paris Palmetto Propertyies & Reality, LLC, July 18, 2018.

2B. Near-Term Economic Impact Results

In the near-term model, the evidence suggests the following newly available commercial, nonresidential job-producing acreage due to the planned U.S. 331 and U.S. 90 water/wastewater expansion project:

- General Commercial: 374 acres additional
- Light Industrial: 22 acres additional
- Heavy Industrial: 399 acres additional

Based on the critical assumptions outlined below, the above quantity and type of new acreage can generate – over 10 years, starting 5 years after the start of the project – a "net new jobs" count as outlined in Table 1.

Table 1: Near-Term Approach: Number and Type of Estimated Net New Jobs Over 10 YearsBased on CNG Acreage and Floor Area Ratio (FRA) Development Assumptions

Job Type	Estimated Over 10 Years		
Below Average Wage	11,086		
Above Average Wage	7,010		
>150% Above Average Wage (part of above average wage cohort)	2,315		

REMI-Based Analysis of Near Term Economic Impacts

Employing only the above average "net new jobs" count as identified in Table 1 above, the near-term economic impact results are further extended using a scaled REMI model. This shows the multiplier effects of the above average wage 7,010 net new jobs working through Walton County employing assumptions suited to Northwestern Florida economic growth factors. The results are run over 10-years, with the starting year being three (3) years after the project begins.

Table 2: Near-Term Approach: Showing REMI-Multiplier Effect of 7,010 Above Average WageNet New Jobs

	Year	2	3	4	5	6	7	8	9	10	10 year
	1										average
Base jobs	7,010	7,010	7,010	7,010	7,010	7,010	7,010	7,010	7,010	7,010	7,010
Add'l jobs	2,594	2,888	2,998	2,927	2,780	2,593	2,424	2,270	2,133	2,025	2,563
				E	stimates	s below a	are \$ mil	lions			
Value Add	609	644	658	665	663	659	656	653	653	656	6,516
Output	1,243	1,299	1,332	1,347	1,351	1,347	1,348	1,351	1,356	1,368	13,343
Income	381	426	478	521	558	591	625	658	693	729	5,661

The base jobs are above-average wage manufacturing or research or warehousing jobs that result directly from the facilities built, enabled by the infrastructure improvements along US331 and US 90. The additional jobs result from an economic multiplier effect, as the economy expands to support higher-wage workers.

In brief, the 10-year estimated total economic multiplier and private sector dollar investment impact is very significant, showing a total:

- Value Add: \$6,516M
- Output: \$13,343M
- Income: \$5,661M

Value Add is the Gross Domestic Product impact of the investment. Output is the increase in revenue for the new facilities, whether it is from sales within Walton County or elsewhere. Income is the increase in personal income that results from the investment, mostly due the paychecks in the new jobs.

A more detailed projection regarding the type of net new jobs to be created over 10 years is quite feasible. Employing assumptions regarding job distributions detailed below (which can easily be changed), the following estimates the type of net new jobs that are highly plausible under the Near Term economic impact approach.

Table 3: Near-Term Approach: Types of Net New Jobs Estimated Over 10 Years Using CNGAssumptions

Lower wage jobs in general commercial property (below average wage)	11,086
Professional jobs in general commercial property (>150% above average wage)	652
Management jobs in general commercial property (above average wage)	1,304
Manufacturing jobs in industrial property (above average wage)	2,022
Transportation and warehousing jobs in industrial property (above average wage)	2,022
Management and professional jobs in industrial property (>150% above average wage)	1,011
TOTAL	18,097

2C. Far-Term Approach to Economic Impacts

The far term analysis is based on the overall scenario planning in the latest *US 331 Economic Development Corridor Plan*, and specifically Scenario 3b in Section 4.0 of the Plan (Corridor Development Build-Out), in particular, Table 7 (p. 55). This draws on the forecast increase in land utilization for general commercial, light industry, and heavy industry, which are the categories with the strongest impact on an increase in high-paying jobs.

The following information provides context and is sourced directly from the core document: Matrix Design Group's, Draft Report to Walton County Commissioners, *U.S. 331 Economic Development Corridor Plan*, Ch. 4.0 Corridor Development Build-Out Plan, pp. 47-57, with Scenario-Based Build-Out Analytic Tables (Working Copy-July 20, 2018 version):

"Scenario 3 features the development potential using the proposed Zoning Districts per Walton County's Land Development Code update that is in the adoption process."

"The four alternatives in this scenario only include land within the US Highway 331 Corridor Study Area and within the two Activity Centers as illustrated on Figure 4. It should be noted that only the Activity Centers within the US Highway 331 Corridor Study Area are included in this scenario. Portions of the Study Area that are not within an Activity Center, and vice versa are not included in the analysis."

"There are two primary differences between the Land Use Districts and Zoning Districts—the Industrial District and density bonuses. Walton County's Land Development Code update consolidates the Industrial Land Use District with the Heavy Industrial Zoning District. This adds 10% FAR to the 667 acres of industrial land within the Study Area, providing additional Heavy Industrial floor area. The proposed Land Development Code update also requires density bonuses to be within a planned unit development of at least 100 acres. This limitation reduces the potential to take advantage of density bonuses within the Study Area. For example, the Urban Residential Zoning District only contains six acres within the Study Area, which does not meet the 100-acre planned unit development requirement and as a result would not be eligible for a density bonus. The General Commercial Zoning District contains two areas eligible for a density bonus with more than more than 100 contiguous acres for planned unit development. Furthermore, the Rural Village Zoning District is not eligible for density bonuses, per this update."

"As stated previously, this scenario analyzes the full development potential in four different alternatives. The four alternatives are as follows:

- SCENARIO 3a: The full potential of development without complete urban infrastructure.
- SCENARIO 3b: The full potential of development with complete urban infrastructure.
- SCENARIO 3c: The full potential of development with complete urban infrastructure, and the establishment of two Special Planning Areas (SPAs) to allow density bonuses to be applicable to any eligible Zoning District regardless of the 100-acre minimum requirement.
- SCENARIO 3d: The full potential of development with complete urban infrastructure, plus a 25% density and non-residential intensity increase for residential and commercial Zoning Districts in the Activity Center North."

[Source: U.S. 331 Economic Development Corridor Plan, Ch. 4.0 Corridor Development Build-Out Plan, pp. 47-57, July 2018 Working Copy.]

Economic Analysis Based on Scenario 3b

This analysis selected Scenario 3b because it covers the "full potential of development with complete urban infrastructure" for land within the US Highway 331 Corridor Study Area and within the two Activity Centers as illustrated.

As further explained in the U.S. 331 Economic Development Corridor Plan:

"Scenario 3b analyzes the effects extending urban infrastructure, including central sewer, would have on the Study Area using the proposed Zoning Districts in Walton County's Land Development Code update. Similar to Scenario 2, this allows the residential properties to maximize the number of dwelling units per acre according to the existing Land Development Code, and acquire density bonuses upon meeting the necessary requirements."

"Increased densities will foster more dense and vibrant communities, creating a wider housing variety and options (i.e. single-family, townhouses, apartments, condos). Additionally, the availability of acquiring density bonuses will encourage the development of affordable / workforce housing units for low-income families. Both Urban Residential and General Commercial Land Use Districts may develop up to 10 and 17 dwelling units per acre, respectively, if 20% of the housing units are designated as affordable. However, density bonuses are only permitted within a Planned Unit Development (PUD) of 100 acres or more."

"The only two Zoning Districts eligible for density bonuses are Urban Residential and General Commercial. The Study Area only contains a total of 6 acres of Urban Residential, and a total of 285 acres of the General Commercial Zoning District eligible for a density bonus, limiting the total possible number of residential units within this Zoning District to 3,876."

"Table 7 shows the breakdown of proposed Zoning Districts and their complete buildout potential according to the Land Development Code update for Scenario 3b. An assumption for this scenario is the distribution of residential development and nonresidential development within zoning districts that allow both types of development. To be conservative, the ratio of residential to nonresidential development was estimated 0.95/0.5. In total, this scenario can produce a total of 9,130 dwelling units, and 65,853,433 square feet of nonresidential floor space."

[Source: U.S. 331 Economic Development Corridor Plan, Ch. 4.0 Corridor Development Build-Out Plan, pp. 47-57, July 2018 Working Copy.]

Table 4A: Far-Term Approach: 331 Corridor Economic Development Plan SummaryBreakdown of Proposed Zoning Districts and Their Complete Build-Out Potential According tothe Land Development Code: Update for Scenario 3b.

Table 7. Scenario 3b Build-Out Analysis								
Proposed Zoning District	Total Acreage	%	Maximum Residential Density	Density Bonus	Maximum FAR	Total Dwelling Units	Total SF of Nonresidential	
Neighborhood Commercial	2	0%	4.00	NA	0.65	7	51,229	
General Commercial	642	4%	0.00	17.00	1.00	3,876****	22,361,169	
Light Industrial	37	0%	NA	NA	0.50	-	647,884	
Heavy Industrial	684	4%	NA	NA	0.70	-	16,681,873	
Institutional	37	0%	NA	NA	2.00	-	2,599,794	
Public Facilities	878	5%	NA	NA	0.60	-	18,354,408	
Totals	16,661					9,130	65,853,433	

Notes: Assumes 20% reduction of total acreage for future rights-of-way and open space for non-agricultural uses; Density bonuses are only applicable for planned unit developments of 100 acres or greater.

*Assumes 5% of land area is developed as nonresidential

**175 contiguous acres of land for a PUD applicable for the Density Bonus

***110 contiguous acres of land for a PUD applicable for the Density Bonus

****285 contiguous acres of land for a PUD applicable for the Density Bonus

Source: Source: Matrix Design Group, Draft Report to Walton County Commissioners, "U.S. 331 Economic Development Corridor Plan," Ch. 4.0 Corridor Development Build-Out Plan, Table 7: Scenario 3b Build-Out Analysis, p. 55 (Working Copy-July 20, 2018 version).

2D. Far-Term Economic Impact Results

In the far-term model, the evidence suggests the following newly available commercial, nonresidential job-producing acreage due to the planned U.S. 331 and U.S. 90 water/wastewater expansion project:

- General Commercial: 642 acres additional
- Light Industrial: 37 acres additional
- Heavy Industrial: 684 acres additional

Based on the assumptions outlined below, the above quantity and type of new acreage can generate – over 10 years, starting 3 years after the start of the project – a "net new jobs" count as summarized in Table 4.

Table 4B: Far-Term Approach: Number and Type of Estimated Net New Jobs Over 10 YearsBased on CNG Acreage and Floor Area Ratio (FRA) Development Assumptions

Јор Туре	Estimated Over 10 Years
Below Average Wage	19,007
Above Average Wage	12,019
>150% Above Average Wage (% of /part of Above Average Wage)	2,851

REMI-Based Analysis of Near Term Economic Impacts

Employing only the above average "net new jobs" counted in Table 4, the far-term economic impact results are further extended using a scaled REMI model. This shows the multiplier effects of the above average wage net new jobs working through Walton County, employing assumptions suited to Northwestern Florida economic growth factors. The results are run over 10-years, with the starting year being three (3) years after the project begins.

Table 5: Far-Term Approach: Showing REMI-Multiplier Effect of 12,019 Above Average WageNet New Jobs

	Year	2	3	4	5	6	7	8	9	10	10 year
	1										average
Base jobs	12,019	12,019	12,019	12,019	12,019	12,019	12,019	12,019	12,019	12,019	12,019
Add'l jobs	4,447	4,952	5,141	5,018	4,766	4,446	4,156	3,891	3,657	3,471	4,395
					estimate	s below a	re \$ millio	ns			
Value Add	1,045	1,103	1,129	1,140	1,137	1,129	1,124	1,120	1,120	1,124	11,171
Output	2,131	2,227	2,284	2,309	2,316	2,309	2,312	2,317	2,325	2,346	22,876
Income	654	731	820	894	957	1,014	1,072	1,128	1,188	1,249	9,706

The base jobs are above-average wage manufacturing or research or warehousing jobs that result directly from the facilities built, enabled by the infrastructure improvements along US331 and US 90. The additional jobs result from an economic multiplier effect, as the economy expands to support higher-wage workers.

In brief, the 10-year estimated total economic multiplier-produced, private sector dollar investment impact is very significant, showing a total of:

•	Value Add:	\$11,171M

- Output: \$22,876M
- Income: \$9,706M

Value Add is the Gross Domestic Product impact of the investment. Output is the increase in revenue for the new facilities, whether it is from sales within Walton County or elsewhere. Income is the increase in personal income that results from the investment, mostly due the paychecks in the new jobs.

A more detailed projection regarding the type of net new jobs to be created over 10 years is quite feasible. Employing assumptions regarding job distributions detailed below (which can easily be changed), the following estimates the type of net new jobs that are highly plausible under the far-term economic impact approach.

Table 6: Far-Term Approach: Types of Net New Jobs Estimated Over 10 Years Using CNGAssumptions

Lower wage jobs in general commercial property (below	
average wage)	19,007
Professional jobs in general commercial property (>150%	
above average wage)	1,118
Management jobs in general commercial property (above	
average wage)	2,236
Manufacturing jobs in industrial property (above average	
wage)	3,466
Transportation and warehousing jobs in industrial property	
(above average wage)	3,466
Management and professional jobs in industrial property	
(>150% above average wage)	1,733
TOTAL	31,026

2E. Medium-Term Economic Impact Approach

The medium term analysis is built on an average of the job projections from the near term and far term analyses. Given the manner in which it was produced, working from both "bottom-up" and "top-down" quantitative assessments, this analysis provides an extremely plausible and defensible position for the Triumph Board's consideration.

2F. Medium-Term Economic Impact Results

In the middle scenario, the evidence suggests the following newly available commercial, non-residential, job-producing acreage due to the planned U.S. 331 and U.S. 90 water/wastewater expansion project:

- General Commercial: 508 acres additional
- Light Industrial: 29 acres additional
- Heavy Industrial: 541 acres additional

Based on the assumptions employed by the CNG economic model (see below), the above quantity and type of new acreage can generate – over 10 years, starting 3 years after the start of the project – a "net new jobs" count as summarized in Table 7.

Table 7: Medium-Term Approach: Number and Type of Estimated Net New Jobs Over 10Years Based on CNG Acreage and Floor Area Ratio (FRA) Development Assumptions

Job Type	Estimated Over 10 Years
Below Average Wage	15,047
Above Average Wage	9,515
>150% Above Average Wage (these are part of Above Average Wage jobs)	3,142

REMI-Multiplier Based Analysis of Near Term Economic Impacts

Employing only the above average "net new jobs" estimate, the medium-term economic impact results are further extended using a scaled REMI model based on the Haas Center REMI multipliers. This shows the multiplier effects of the above average wage 9,515 net new jobs working through Walton County, employing assumptions suited to Northwestern Florida economic growth factors. The results are run over 10-years, with the starting year being three (3) years after the project begins.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10 year average
Base jobs	9,515	9,515	9,515	9,515	9,515	9,515	9,515	9,515	9,515	9,515	9,515
Add'l jobs	3,521	3,920	4,070	3,973	3,773	3,520	3,290	3,080	2,895	2,748	3,479
				esti	mates bel	ow are \$ m	illions				totals
Value Add	827	874	893	902	900	894	890	886	887	890	8,844
Output	1,687	1,763	1,808	1,828	1,833	1,828	1,830	1,834	1,841	1,857	18,110
Income	518	579	649	707	757	803	849	893	941	989	7,684

Table 8: Medium-Term Approach: Showing REMI-Multiplier Effect of 9,515 Above AverageWage Net New Jobs

The base jobs are assumed based on the bottom-up and top-down analysis to be aboveaverage wage manufacturing or research or warehousing jobs that result directly from the facilities built, enabled by the infrastructure improvements along US331 and US 90. The additional jobs result from an economic multiplier effect, as the economy expands to support higher-wage workers.

In brief, the 10-year estimated total economic multiplier-produced, private sector dollar investment impact is very significant as well, and shows a total of:

- Value Add: \$8,844M
- Output: \$18,110M
- Income: \$7,684M

Value Add is the Gross Domestic Product impact of the investment. Output is the increase in revenue for the new facilities, whether it is from sales within Walton County or elsewhere. Income is the increase in personal income that results from the investment, mostly due the paychecks in the new jobs.

A more detailed projection regarding the type of net new jobs to be created over 10 years is feasible. Employing assumptions detailed below (which can easily be changed), the following estimates the number and type of net new jobs that are plausible under the medium-term economic impact approach, assuming that ONLY 9,515 net new average annual jobs are above average wage (i.e., sum of rows 2-5 in Table 9 below), and that the remaining jobs are lower wage jobs (i.e., row 1).

 Table 9: Medium-Term Approach: Types of Net New Jobs Estimated Over 10 Years Using CNG

 Assumptions

Lower wage jobs in general commercial property (below average wage)	15,047
Professional jobs in general commercial property (>150% above average	
wage)	885
Management jobs in general commercial property (above average wage)	1,770
Manufacturing jobs in industrial property (above average wage)	2,744
Transportation and warehousing jobs in industrial property (above average	
wage)	2,744
Management and professional jobs in industrial property (>150% above	
average wage)	1,372
TOTAL	24,561

3.0 Key Assumptions

The following are the key assumptions employed in the report. The assumptions can be changed to produce new economic impact results in near real-time. Also included are references to related evidence for discussion.

- 1. Positive impact of construction costs is ignored. This is for all the reasons that Triumph explains.
- 2. These results are not REMI model runs, but are scaled from the REMI runs performed for Walton County by the Haas Center at the University of West Florida. If the data is rerun through REMI by the Haas Center, the numbers will not change significantly.
- 3. Year 1 is nominally 2021 per the Haas Center analysis. For a different year of initial industrial full operation, there will be a variation due to inflation, but it will be insignificant compared to inflation uncertainties in the out years.
- 4. Job counts in the long term scenario are based on Scenario 3b construction forecasts in floorplan area, using an estimate of one job per 2000 square feet for light and heavy industrial land and one job per 1000 square feet for general commercial land.
- 5. Job counts in the near term scenario are based on acreage from real estate requests. Allocation of non-residential acreage to general commercial, light industrial, and heavy industrial uses the same percentage allocation as Scenario 3b, which is essentially the same land. The conversion of acres to floor-plans, based on floor area ratio (FAR, or intensity of development by sq. ft. area), to jobs is the same as in Scenario 3b, and

therefore matches the far-term scenario, but with less acreage developed.

- 6. In the General Commercial land use category, the jobs are assumed to be 85% low wage jobs, 10% management jobs that are above the average wage in the county, and 5% professional jobs that are more than 150% above the average wage for the county.
- 7. In the Light Industrial and Heavy Industrial categories, 80% of the jobs are assumed to be similar to transportation, warehousing and manufacturing jobs that are above the average wage in the county, and 20% of the jobs are assumed to be management and professional jobs that are more than 150% above the average wage for the county.
- 8. The economic impact tables ignore jobs that are below the average wage for the county (i.e., lower wage jobs in general commercial property).

The following address density of development assumptions, based on the Floor Area Ratio (FAR)(assigned by the emerging 331 Corridor Economic Development Plan), the number of net new jobs anticipated per acre available, and the manner in which each acre is categorized.

• FARs assigned by the new 331 Corridor Development Plan (Source: Matrix Design Group, Draft Report to Walton County Commissioners, "U.S. 331 Economic Development Corridor Plan," Working Copy-July 20, 2018 version, pp. 28-29 and p. 54-55.)

FARs (maximum intensity of development based on the developed Floor Area Ratio (FAR)), assigned by the 331 Corridor Development Plan provide the following constraints:

0	General Commercial FAR	=	100%
			= 00/

- Light Industrial FAR = 50%
- Heavy Industrial FAR = 70%
- In terms of jobs per sq. feet, based on the best available evidence from all sources, we assume:

0	General Commercial	=	2 jobs per 2,000 sq. ft. of FAR
0	Light Industrial	=	1 job per 2,000 sq. ft. of FAR
0	Heavy Industrial	=	1 job per 2,000 sq. ft. of FAR

- In terms of jobs per acre, taking into account type of acreage (Commercial vs. Light Industrial vs. Heavy Industrial), and the associated FAR and jobs per sq. feet (per above) the following constraints are employed (all numbers are rounded):
 - General Commercial Acreage = 35 jobs per acre
 - Light Industrial Acreage
 - = 9 jobs per acre
 - Heavy Industrial Acreage = 12 jobs per acre

The following information addresses key information received regarding the estimated distribution of new jobs and average wages in Walton County:

- <u>Planned Future Development in City of Freeport</u>: "Approximately 40% of total commercial and light industrial Vested and Planned Future Development in City of Freeport will be above average wage jobs." [Source: Latilda Hughes-Neel Transmittal 07192018_City of Freeport, Email transmittal.]
- <u>Distribution Facilities</u>: "The mean for a proposed 200+ job facility came in at \$40,100. Enterprise Florida has Walton County at average wage of \$34,900. Not all wages would be above \$34,900, but just that one instance gives us a picture from an independent source." [Source: Transmittal-Bill Imfeld Email-Okaloosa CareerSource-Distribution Industry Wages-07302018 and CNG analyst.]

CNG analyst addition: The above data-point, along with average annual wage statistics transmitted by same source in re: wage percentiles for Distribution Occupations (also included in this transmittal), suggests that at least 10% of Distribution jobs in Walton County will pay above average wages.

- <u>Mossy Head Walton Project X</u>: Jobs will pay \$40,000 and above, for those jobs within the 90% percentile and above. At least 10% of jobs of Walton Project X (Distribution) can be assumed to be paid at Above Average County Wage. [Source: Transmittal-Bill Imfeld Email-Okaloosa CareerSource-Distribution Industry Wages-07302018.]
- <u>Defuniak Springs Airport Industrial Park</u>: The following data-points are culled from the "Florida Job Growth Grant Fund Public Infrastructure: Public Infrastructure Grant Proposal", For Defuniak Springs Airport Industrial Park Site Development and Access Road Improvements: Prepared By: Airport Director Ryan Adams, C.M. July 2018.

A) 90% of Jobs in Defense, Aerospace, Aviation, and Manufacturing trade industry sectors will pay above average County Wage.

B) Businesses that have communicated the strongest interest in moving into the DeFuniak Springs Airport Industrial Park, contingent upon improvements to site infrastructure, will create new jobs for area residents in the following sectors: [Source: Attachment 1-A]

- Aerospace and Defense
- Commercial Pilot and Aviation Support Services
- Flight Training
- Aircraft Repair Station
- Passenger Car Rental and Leasing

C) Florida Occupational Employment Statistics on average median wages for jobs in the above reference occupational sectors are as indicated below [Source: Attachment 1-A] (Reference: 2017 Florida OES Data):

- Aircraft Maintenance- \$26.69 per hour
- Professional Pilot- \$142,000 annually
- Avionics Technicians- \$28.04 per hour
- Sales and Related Workers- 16.69
- Aerospace Engineer- \$51.88 per hour
- Painter-Aircraft- \$18.52 per hour

D) Businesses that have communicated to moving into the DeFuniak Springs Airport Industrial Park, contingent upon improvements to site infrastructure, will create new jobs [Source: MOUs attached.]:

Company: ONVOI, LLC Date Information Last Received: 8/1/18 Below Average Jobs: Average Jobs: Above Average Jobs: 30

Company: Corvidae Aerospace, LLC Date Information Last Received: 8/1/18 Below Average Jobs: Average Jobs: Above Average Jobs: 54 (\$100k)

2. Additional Information

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

The US Highway 331 and US Highway 90 corridors are centrally located in Walton County. US Highway 331 represents the major thoroughfare of north and southbound arterial traffic flows and logistics for the County. US Highway 90 is one of the primary west-east arterial highways in Walton County. This project consists of utility upgrades and/or new construction of approximately 23 miles of water and wastewater infrastructure in ten defined segments along US 331. The project incorporates two municipal services franchise areas, municipal city limits and segments of unincorporated areas of Walton County.

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

Walton County is currently establishing new Future Land Use Categories and Zoning Districts as part of Walton County's Comprehensive Plan and Land Development Code update process. These new Future Land Use Categories and Zoning Districts will create a planning framework that provides flexibility to respond to changes in land use demand over time. As proposed, the Future Land Use Categories will become broader and encompass a range of Zoning Districts.

Walton County US Highway 331 and US Highway 90 Corridor Utility Expansion

Attachments

- Attachment A: Cooperative Inter-Local Agreement between Walton County, the City of Freeport, and the City of DeFuniak Springs
- Attachment B: Proof of County Recommendation
- Attachment C: Larry Jones Signature Authority
- Attachment D: DRAFT US 331 Economic Development Corridor Plan
- Attachment E: CNG Economic Analysis: Analysis of Economic Impacts of the Proposed Walton County U.S. 331 and U.S. 90 Water-Wastewater Infrastructure Investment Project (2018)
- Attachment F: Letter of Support

Attachment A: Cooperative Inter-Local Agreement between Walton County, the City of Freeport, and the City of DeFuniak Springs

INTERLOCAL AGREEMENT

THIS AGREEMENT is made and entered into this 31st day of January, 2017 by and between THE CITY OF DEFUNIAK SPRINGS, FLORIDA, a municipality of the State of Florida, hereinafter referred to as "DeFuniak Springs", THE CITY OF FREEPORT, FLORIDA, a municipality of the State of Florida, hereinafter referred to as "Freeport", and WALTON COUNTY, FLORIDA, a political subdivision of the State of Florida, hereinafter referred to as "the County".

WHEREAS, the County, DeFuniak Springs, and Freeport have met jointly and discussed the matters subject to this agreement, and reconvened at regular board meetings for the purposes of adopting this agreement; and

WHEREAS, U.S. Highway 331 is the major north-south corridor through Walton County, and directly connects the cities listed as parties hereto; and

WHEREAS, the current infrastructure improvement project that consists of widening U.S. Highway 331 to four lanes, and making related improvements is nearing completion; and

WHEREAS, growth, development, and redevelopment along this corridor is primed to occur and is crucial to the future of the parties hereto; and

WHEREAS, to facilitate growth, development, and redevelopment it is necessary to have an adequate water and sewer system in place along the U.S. Highway 331 corridor from the Choctawhatchee Bay to DeFuniak Springs current facilities providing these services to that service area; and

WHEREAS, the water and sewer systems of Freeport and DeFuniak serve this corridor and the surrounding area, and are in need of improvement and expansion to accommodate the anticipated growth, development, and redevelopment;

NOW, THEREFORE, acting pursuant to the authority granted in Section 163.01, Florida Statues, the County, DeFuniak Springs, and Freeport agree as follows:

 The expansion and improvement of the water and sewer system along the U.S. Highway 331 corridor from the Choctawhatchee Bay to DeFuniak Springs is the paramount concern and capital improvement project for Walton County and each individual governmental entity.

> Inst. #20170003937 Bk: 3032 Pg: 4310 Page 1 of 3 Recorded: 2/7/2017 2:42 PM elex Alford Clerk of Courts, Walton County, Florida treputy Clerk KELLEY

- The pursuit of funding and available financing options for such a project is the top priority for all of the parties hereto.
- 3. To effectuate these intents the parties hereto agree to partner and work cooperatively in intent, communication, staffing, resource allocation, and in all ways and means necessary to bring this goal to fruition.
- 4. It is contemplated that an entity will need to be created to effectuate these goals, and that the parties hereto would amend or supplement this agreement to create such an entity in full form and concept at the time such creation is necessary.
- 5. Until such time as that entity is formally created, the Walton County Economic Development Alliance, as a local agency of which all three parties hereto are stakeholders, financial contributors, and holders of board seats, shall act as a liaison between the parties hereto and on the parties collective behalf to all needed entities and persons in pursuit of these common goals.
- The Chairman of the Board of County Commissioners, along with the Mayors of the respective Cities, or their designees, shall be the representatives of their respective entities.
- 7. This agreement shall be construed in accordance with the applicable laws of the state of Florida. If any provision of this agreement violated any statute or rule of the state of Florida, it is considered modified to confirm to that stature or rule of law.
- Upon execution of this agreement and any subsequent amendments hereto shall be filed with the Clerk of the Circuit County of Walton County, Florida in accordance with Section 163.01, Florida Statures.

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IN WITNESS WHEREOF, the parties hereto have executed the Agreement as of the day and year first written above.

111111 **CITY OF DEFUNIAK SPRINGS, FLORID** ATTEST: By: City Clerk Loretta Mayor Robert "Bob" Campbell Date: **CITY OF FREEPORT, FLORIDA** ATTEST: By: Mayor Russ Barley City Clerk Rebecca Podraza Date: 2 - 2 - 2017 **BOARD OF COUNTY COMMISSIONERS** WALTON COUNTY, FLORIDA By: Chair Cecilia Jones ord. Clerk Date: 2-2-2017 A APPROVED AS TO FORM: CERTIFIED A TRUE COPY 20 Walton County Legal Services LEX ALFORD ALIETS & ROLLER ORIDA

Attachment B: Proof of County Recommendation

NOVEMBER 7, 2017 – REGULAR MEETING

The Board of County Commissioners, Walton County, Florida, held a Regular Meeting on October 10, 2017 at 4:00 p.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

The following board members were present: Commissioner Cecilia Jones, Chairwoman; Vice-Chairman; Commissioner Tony Anderson; Commissioner Sara Comander; and Commissioner Melanie Nipper. Mr. Larry Jones, County Administrator; Attorney Sidney Noyes, County Attorney; and Mr. Alex Alford, Walton County Clerk of Court and County Comptroller; were also present. Commissioner W. N. (Bill) Chapman was not present for the Regular Meeting.

Chairwoman Jones called the meeting to order.

Motion by Commissioner Anderson, second by Commissioner Comander, to approve the

agenda with the revisions as follows. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye,

Nipper Aye.

- 1. Addition: Consent Agenda-Request to approve and authorize the Chairwoman to sign the Florida Department of Agriculture and Consumer Services State Financial Assistance Agreement for Mosquito Control
- 2. Deletion: Consent Agenda 12-Request to approve and authorize the Chairwoman to sign Change Order No. 3 for Contract No. 017-006 30A South Parking Improvements with Gulf Coast Utility Contractors, LLC; crediting the project cost \$102,000.92 and increasing the contract duration 45 days
- 3. Deletion: Consent Agenda Item 4-Request to approve and authorize the Chairwoman to sign the attached 30A Mobility Letter expressing BCC commitment to addressing Walton County transportation issues
- 4. Deletion: County Attorney-Request to approve and authorize the Chairwoman to sign the Freeport Interlocal Agreement for Brandon Oaks Septic/Sewer

There were no public comments regarding items on the agenda.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve the

Consent Agenda as follows. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper

Aye.

1. Approve the Expenditure and Approval List (EAL) excluding the Waste Management expenditures

		Total		WM
General Fund	\$	387,785.03		
County Transportation	\$	441,161.38		
SHIP	\$	3,875.00		
Fine & Forfeiture	\$	14,079.18		
Section 8 Housing	\$	147,189.84		
Tourist Dev. Council	\$	1,225,600.54	\$	-
N.W. Mosquito				
Control	\$	626.78		
Recreation Plat Fee	\$	1,469.01		
Solid Waste Enterprise	\$	17,840.88	\$	-
Preservation	\$	12,059.50		
Sidewalk Fund	\$	343.00		
Bldg Dept/Enterp.				
Fund	\$	9,482.28		
Debt Service Fund	\$	2,500.00		
Capital Projects Fund	\$	1,170.00		
Increment Tax Funding	\$	3,779.28		
Totals	<u>\$</u>	2,268,961.70	\$	<u> </u>
Grand Total (less WM)			<u>\$</u>	2,268,961.70

- 2. Approve Minutes of the October 24, 2017 Regular Meeting
- Request to surplus list of equipment as requested by the Clerk's Office (CC #'s: 1173; 1393; 1452; 1459; 1140; 1171; 1172; 1252; 1261; 1346; 1347; 1006; 1135; 1265; and 1335)
- 4. Request to approve an authorize the Chairwoman to sign the attached 30A Mobility Letter expressing BCC commitment to addressing Walton County transportation issues
- 5. Request to surplus BCC 3058 Norstar Telephone System from the Public Defender and BCC 4930 Norstar 8 Line Phone system from the State Attorney
- 6. Request to approve a **resolution (2017-96)** amending the FY 2018 Budget to roll forward revenues and expenditures for grants, encumbrances, and projects not completed by fiscal year end from the FY 2017 budget into FY 2018

- 7. Request to approve and authorize the Chairwoman to sign the Community Planning Technical Assistance Grant Agreement with the Florida Department of Economic Opportunity and accept the Scope of Work included within the agreement
- 8. Request to approve and authorize the Chairwoman to sign the FY 2017-2018 Discretionary Funding Agreement with Main Street DeFuniak, Inc.
- Request to approve and authorize the Chairwoman to sign Amendment No. 1 to FWC Grant Agreement No. 15156 for the installation of artificial reefs within sixteen (16) Walton County permitted Artificial Reef sites funded by Natural Resource Damage Assessment (NRDA) funds
- Request to approve and authorize the Chairwoman to sign the FWC Grant Agreement No. 17020 for the installation of pre-fabricated artificial reef modules at the Topsail Hill Nearshore permitted reef site
- Request to approve and authorize the Chairwoman to sign Change Order No. 1 to Contract No. 107-028 for C.R. 30A Phase 4 (Camp Creek to U.S. 98 E) with C.W. Roberts decreasing the contract amount by \$19,293.27
- 12. Request to approve and authorize the Chairwoman to sign Change Order No. 3 for Contract 017-006 30A South Parking Improvements with Gulf Coast Utility Contractors, LLC; crediting the project cost \$102,000.92 and increasing the contract duration 45 days
- Request to approve and authorize the Chairwoman to sign the Exercise of First Option to Renew Contract No. 015-029 for Beach Safety Services with South Walton Fire District
- 14. Request to approve and authorize the Chairwoman to sign an agreement with Southern Self Storage as requested by TDC
- 15. <u>Request to approve and authorize the Chairwoman to sign the Florida Department of</u> <u>Agriculture and Consumer Services State Financial Assistance Agreement for</u> <u>Mosquito Control</u>
- 16. Request to approve and authorize the Chairwoman to sign TDC Task Order No. 17-011 with Polyengineering, Inc. for design, permit, construction and administration services for a new Regional Beach Access (RBA) to be built in Miramar Beach in an amount not to exceed \$103,129.00
- 17. Request to approve and authorize the Chairwoman to sign Task Order 17-18 Engineering Services for Seagrove Stormwater Drainage Improvements Phase III with Atkins in the amount of \$77,384.50
- 18. Request to approve the purchase of a new laptop for the Assistant County Attorney in an amount not to exceed \$1,500.00

Motion by Commissioner Comander, second by Commissioner Anderson, to approve the Waste Management expenditures. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye. (There were no Waste Management expenditures.)

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve to close both lanes of C.R. 30A from Seagrove Plaza to Downtown Seaside on November 25, 2017 from 4:00 p.m. to 5:15 p.m. for the Annual South Walton Holiday Parade as requested by Mr. Kevin Boyle, Seaside Arts and Entertainment Corp. and presented by Mr. Larry Jones, County Administrator. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye. Discussion was held regarding event issues, road closure policies, event scheduling, and the need to close both lanes.

Motion by Commissioner Comander, second by Commissioner Nipper, to reschedule the December 26, 2017 Regular Meeting to December 19, 2017 due to the Christmas Holidays as requested by Mr. Jones. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Mr. Jones requested the board review the Commissioner Board and Committee Assignment and to be prepared to approve the appointments at the next board meeting which will be held on November 28, 2017.

Mr. Jones briefly reviewed the 2017 and 2018 State and Federal Legislative Priorities. He requested approval of the 2018 State and Federal Legislative Priorities. He questioned if any projects needed to be added or removed from the list. A brief discussion was held regarding how the franchise agreement with DeFuniak Springs would be affected with the water/sewer project. Mr. Jones recommended communicating with Ms. Kelly Horton, lobbyist for the county, that the water and sewer along U.S. 331 was top priority and the others are strongly supported.

4

Chairwoman Jones asked that a resolution be sent to Ms. Horton asking for legislative updates on the Safe Water for Walton project.

Motion by Commissioner Comander, second by Commissioner Nipper, to approve the 21017-2018 State and Federal Legislative Priorities as presented. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Motion by Commissioner Comander, second by Commissioner Anderson, to appoint Mr. Billy Williams, Local RESTORE Coordinator, as a Walton County Alternate to officially represent the County at future Gulf Consortium Board of Director meetings as requested by Mr. Jones. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Mr. Jones briefly discussed the November 1, 2017 Local Triumph Committee meeting and the list of pre-screening funding requests and requested approval of the list. He reported the projects were ranked A, B, C, or D and discussed the ranking process which was based on the following criteria: meets State statute, meets Statute priorities, and considered a transformational project. He requested to approve to move the A and B projects forward through the pre-screening process. He stated staff would continue to work with the other projects to prepare them to move forward.

Chairwoman Jones questioned if the projects needed to be prioritized and stated she wished to put the U.S. 331 water and sewer project as the top project. Mr. Jones stated prioritization would not be needed at this time.

Commissioner Comander expressed concern with one of the projects and does not support moving it forward.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve the A and B projects to proceed through the pre-screening process.

5

Commissioner Anderson stated this is a time sensitive item and said there is no guarantee that money will be received for the projects, but a list is needed for submission. Discussion was held regarding the pre-screening application process.

Mr. Billy Williams, RESTORE Act Coordinator, stated the board will be able to prioritize the list and that this is just a pre-screening process. The State Triumph Board will review the projects and make their determination on whether the projects meet the criteria. Mr. Jones stated it is an evolving process and that new projects can still be presented. Commissioner Anderson questioned what would happen if the list was not approved. Mr. Williams stated the projects would not go through the pre-screening process. Discussion was held regarding the absolute funding and the competitive funding sources.

Mr. Bob Hudson noted the Destin Fishing Co-op (Project 15) had no documents submitted with the application and asked how it could have been assessed. Mr. Jones stated it was a request submitted by an Okaloosa County Commissioner. Mr. Williams stated it was submitted by the local advisory board as a county-to-county request. Discussion continued on the greater chance of approval joint projects would have. Mr. Hudson voiced concern with the transparency of the process and stated that there may be conflicts of interest with the Local Triumph Committee members.

Ms. Suzanne Harris questioned which Okaloosa Commissioner submitted the Destin Fishing Co-op project. Mr. Jones stated Commissioner Kelly Windes.

Ms. Bonnie McQuiston commended all the project submissions and questioned if all projects would have a chance for funding. Mr. Jones replied they would.

Ayes 3, Nays 1. Jones Aye, Anderson Aye, Comander Nay, Nipper Aye.

The board recognized the Local Triumph Committee members present.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve the final design of the new transfer station and approve staff to move forward with the Invitation to Bid (ITB) process for the construction of the new transfer station at the Landfill as presented by Mr. Jones. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Motion by Commissioner Comander, second by Commissioner Nipper, to advertise a Request for Qualifications (RFQ) for consulting services for a grant writer consultant as presented by Mr. Jones. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye. Mr. Jones stated that specialty grant writing skills will be needed in the RESTORE and Triumph process.

Motion by Commissioner Anderson, second by Commissioner Nipper, to advertise a Request for Proposals (RFP) for artificial reef construction and deployment services for the Topsail Hill Nearshore site associated with FWC Grant No. 17020 as presented by Mr. Jones. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Motion by Commissioner Nipper, second by Commissioner Comander, to advertise for two (2) vacant positions on the Coastal Dune Lakes Advisory Board (1-On Lake and 1-North of Bay) as presented by Mr. Jones. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Mr. Jay Tusa, TDC Executive Director, presented TDC updates. He stated TDT Bed Tax Collection was up 2.3% in September with an 8.7% increase year over year. He reported there was a 1.5% increase in occupancy and room rates with more than 22,000 jobs being created by tourism. Mr. Tusa said 3.8 million tourists spent approximately \$2.5 Billion in Walton County for a \$3.7 Billion total economic impact. Visitors pay over 65% of all taxes. He said 45% of the TDC budget is beach operations. Mr. Tusa thanked the TDC Staff for their hard work. Mr. Robert Raymond questioned if the occupancy numbers were broken down to indicate the differences between tourist season and shoulder season. Mr. Tusa replied they were not, but would get that information.

Mr. Tusa requested a meeting be held to discuss changes to the beach ordinance. Attorney Noyes stated the draft ordinance would be presented at the November 28, 2017 Regular Meeting and that a Public Hearing to consider the ordinance would be scheduled at that time. Mr. Tusa stated parking solutions also needed to be discussed. Discussion was held to determine the appropriate time to hold the Special Meeting to discuss the ordinance and the parking issue. The board concurred to hold a Special Meeting at 3:00 p.m. on December 12, 2017 at the Walton County Courthouse Annex in Santa Rosa Beach, FL to consider the amendments to the Beach Activities Ordinance. The parking issues will be discussed during the Regular Meeting to be held the same day.

Motion by Commissioner Comander, second by Commissioner Anderson, to approve and authorize the Chairwoman to sign the closing documents with Waffle House, Inc. for property in the Mossy Head Industrial Park (MHIP) (Parcel No.: 28-3N-21-37000-006-0040) as presented by Attorney Noyes. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Motion by Commissioner Comander, second by Commissioner Nipper, to set a January 9, 2018 Public Hearing for the board to consider the Airboat Curfew Ordinance as requested by Attorney Noyes. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye. A brief discussion was held regarding the restrictions which could be placed on airboats. Attorney Noyes will meet individually with the commissioners to discuss the draft ordinance.

Commissioners Anderson and Nipper had no items to present.

8

Commissioner Comander voiced concern with the intersection at C.R. 393 and C.R. 30A and stated a plan for the intersection was needed. Commissioner Anderson recommended that Commissioner Comander contact Mr. Chance Powell, Public Works, to discuss the plan they have created.

Attorney Noyes introduced Attorney Heather Christman, Assistant County Attorney.

Chairwoman Jones discussed the ribbon cutting for the sports complex, reported on the lighting at the Boys and Girls Club, and announced the ribbon cutting for Safe Connections.

Commissioner Comander commended Public Works staff on the beautiful job they have done cleaning up the property at the U.S. 331 Bridge.

Ms. Lisa Boushy asked for clarification on the presentation of the beach activities ordinance. Attorney Noyes announced she would present a draft of the ordinance at the November 28, 2017 Regular Meeting and that a Public Hearing would be held on December 12th at 3:00 p.m.

Ms. Suzanne Harris voiced concern regarding recent requests for ex parte communications and commented the forms had not been completed properly.

Mr. Bob Hudson questioned if the Local Triumph Committee members were advised of the Sunshine Law. Chairwoman Jones stated the committee was briefed at the beginning of the meeting. Attorney Noyes stated an in depth training has been scheduled. Mr. Hudson requested copies of the project score sheets.

Ms. Coy Bowman questioned why the Brandon Oaks issue was pulled from the agenda and if sewage was still leaking into the bay. Attorney Noyes stated the item would be on the November 28th agenda and stated there were some issues that needed to be addressed prior to presentation. Mr. Jones recommended Ms. Bowman contact the Health Department regarding the sewage discharge. Discussion continued on the inability for the county to pump out the tanks due to their location on private property.

Mr. Red Foreman addressed actions taken at a recent community meeting and voiced concern with the recent political ads in the DeFuniak Herald.

Mr. Ethanial Foreman expressed his gratitude to Chairwoman Jones for the positive impact she made on him as a child.

The meeting briefly recessed at 5:03 p.m. and reconvened at 5:20 p.m.

Motion by Commissioner Anderson, second by Commissioner Nipper, to accept the resignation of Mr. George Abert from the Planning Commission effective November 15, 2017 as presented by Mr. Mac Carpenter, Planning and Development Director. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye. Chairwoman Jones questioned if this was an At-Large seat. Mr. Carpenter stated he was unsure of the position, but would research the issue.

Commissioner Jones stated that Mr. Abert's seat on the RESTORE Committee will also need to be filled.

Motion by Commissioner Comander, second by Commissioner Anderson, to accept the resignation of Mr. Scott Rosenheim as District 4 member of the Zoning Board of Adjustments and appoint Mr. Daryl Burgis to the vacated seat as requested by Mr. Carpenter. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Motion by Commissioner Nipper, second by Commissioner Anderson, to appoint Ms. Latilda Hughes-Neel to the Affordable Housing Advisory Committee as requested by Mr. Carpenter. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Mr. Carpenter stated that there are three other vacant positions to be filled and will be presented at a later date to be filled.

Mr. Carpenter presented an update on the tree protection ordinance and Senate Bill 574. The Senate Bill being presented would preempt local government regulation of tree maintenance, mitigation, manicuring, etc. It would even regulate silviculture on residential lots. Commissioner Nipper recommended moving forward with the ordinance as a back-up to the potential State action. Commissioner Anderson recommended waiting to see what action the State takes. Discussion was held on continuing to hold the workshops, waiting to determine the State's action, and what regulations are contained within the bill which would preempt any local regulations on trees. Mr. Carpenter announced that a third public workshop has already been scheduled.

Ms. Leigh Moore questioned when the ordinance would be finalized. Mr. Carpenter replied January, 2018. Ms. Moore recommended the board adopt a tree preservation ordinance on the off chance the State includes a "grandfathered" clause which would apply to existing ordinances.

Motion by Commissioner Anderson, second by Commissioner Nipper, to adopt a Planning Fee **Resolution (2017-99)** adding an Outsourced Stormwater Review Fee for temporary outsourcing of lot of record single family stormwater reviews as presented by Mr. Carpenter.

Commissioner Anderson questioned if this procedure had been successful. Mr. Carpenter stated that it had.

Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Motion by Commissioner Anderson, second by Commissioner Comander, to approve to propose an amendment to the Land Development Code to amend single family stormwater regulations to provide for relief for certain hardship circumstances related to de minimus impacts, and for some administrative relief when site constraints prevent achievement of the full design requirements as requested by Mr. Carpenter. The proposed rules will be brought back as an amendment to the Land Development Code.

11

Ms. Lisa Boushy asked if this applied only to residential. Mr. Carpenter stated it was strictly single-family residences.

Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Mr. Carpenter presented Chapter 13 Plant List Ordinance, an ordinance amending the Land Development Code (LDC) to allow for additional native landscaping materials in the U.S. Highway 98/U.S. 331 Scenic Corridor. The list of plants being added is attached to the ordinance.

There was no public comment.

Motion by Commissioner Nipper, second by Commissioner Comander, to adopt Ordinance 2017-22 amending LDC Chapter 13 Plant List. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Mr. Carpenter presented Heron Crossing SSA (2017-007), a Small Scale Amendment application submitted by Dunlap & Shipman, PA on behalf of Cole, Inc., requesting to change the land use from Residential Preservation to Neighborhood Infill on approximately 1.02 +/- acres. The project is located on C. R. 30A in Heron's Crossing (Parcel No.: 32-2S-20-33255-000-0140). The Staff Report was submitted for the record.

Ms. Melissa Ward, Dunlap & Shipman representing the applicant, briefly discussed the history of the request and the requirements of the Residential Preservation and Neighborhood Infill.

Ms. Lisa Boushy voiced concern with the change from Residential Preservation and spoke in opposition to increasing density.

Ms. Coy Bowman voiced opposition to over development.

Ms. Ward stated the applicant is not asking for variances or setbacks. The development is townhomes and the applicant is requesting townhome setbacks.

Chairwoman Jones stepped down as chair to second the following motion. Commissioner Anderson assumed the Chair position.

Motion by Commissioner Anderson, second by Commissioner Jones, to adopt **Ordinance 2017-23** approving Heron Crossing SSA. Ayes 3, Nays 1. Jones Aye, Anderson Aye, Comander Nay, Nipper Aye.

Commissioner Jones resumed the Chair position.

The Quasi-Judicial Hearing was called to order and Attorney Noyes administered the oath to those intending to speak. There were no objections to the advertisements. Attorney Noyes instructed the Board to submit any Ex Parte communications to the clerk.

Mr. Carpenter presented Heron's Crossing Phase II a Major Development Order application submitted by O'Connell & Associates Consulting engineers on behalf of Cole, Inc. requesting approval to develop an 8 unit multi-family residential development on 1.02+/- acres with a future land use of Neighborhood Infill. The project is located west of C.R. 30A (Parcel No.: 32-2S-20-33255-000-0140). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)

Mr. Neal O'Connell, applicant representative, briefly discussed the project and the project's stormwater plan.

There was no public comment.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve by Final Order Heron's Crossing Phase II with conditions as stated in the Staff Report. Ayes 3, Nays 1. Jones Aye, Anderson Aye, Comander Nay, Nipper Aye. (Exhibits: Staff Report-1) Mr. Carpenter presented Atchison Warehouses, a Major Development Order application submitted by Baker Engineers, LLC on behalf of Chris Atchison, requesting approval to construct three 7,500 square foot warehouses consisting of ten storage units each on 2.41 acres with a future land use of Industrial. The project is located ten miles west on U.S. Highway 20 in Trout Branch Industrial Park on Trout Branch Drive Lot 10 (Parcel No.: 19-1S-20-32200-000-0100). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)

Ms. Michelle Baker, Baker Engineers, briefly discussed the project.

Mr. John King questioned why the project had to be processed as a Major Development order and questioned if the county has considered all the owners as part of the maintenance entity. He reported two owners have not been notified of a maintenance agreement. Attorney Noyes stated she would research the issue. Mr. Carpenter said staff's main concern regarding the development was the ownership entity was never created which is the reason for the lack of development since the county's last inspection. The remaining owners agreed to create the entity which should have received the original dedication. The entity on the plat will be responsible for maintaining the common areas with regards to the details of the covenants and restrictions. Mr. Carpenter stated this was a private agreement between the parties. Mr. King asked if each owner would have to come back before the board even if the project is over 5,000 square feet. Mr. Carpenter said county policy requires anything over 5,000 square feet must go through the Major Development Order process. A brief discussion was held regarding Proportionate Fair Share fees.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve by Final Order Atchison Warehouses with conditions as stated in the Staff Report. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye. (Exhibits: Staff Report 1) Mr. Carpenter presented Lot 4 South Walton Commerce Park, a Major Development Order application submitted by Choctaw Engineering, Inc., on behalf of Smoky Hill Capital Group, LLC, requesting approval to develop a 12,000 square foot and a 7,500 square foot warehouse building on +/- 1.8 acres with a future land use of Business Park. The project is located on Serenoa Road in the South Walton Commerce Park (Parcel No.: 05-3S-18-16010-000-0040). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. (Exhibit 1: Staff Report)

Mr. Mark Siner, Choctaw Engineering, spoke briefly about the project.

There was no public comment.

Motion by Commissioner Nipper, second by Commissioner Anderson, to approve by Final Order Lot 4 South Walton Commerce Park with conditions as stated in the Staff Report. Ayes 4, Navs 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye. (Exhibits: Staff Report 1)

Mr. Carpenter presented Palms at Inlet Beach, a Major Development Order application submitted by O'Connell & Associates Consulting Engineers on behalf of Hallmark Investment Properties, LTD, requesting approval to construct six (6) residential lots on 1.11 +/- acres with a future land use of Neighborhood Infill and an Inlet Beach Neighborhood Plan designation of Residential 8 units/acre. The project is located on the north side of Walton Magnolia Lane, east of South Walton Lakeshore Drive and west of Magnolia Dunes Drive (Parcel No.: 36-3S-18-16100-000-2390). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report.

(Exhibit 1: Staff Report)

Mr. Neal O'Connell, O'Connell & Associates, briefly reviewed the project. He reported a community meeting was held with the Inlet Beach Neighborhood Association to discuss

community goals, wants, and needs. The residents requested the project owner consider a height limitation to 40 feet. The owner agreed to the reduction.

Commissioner Nipper questioned if there were any changes to the Inlet Beach Neighborhood Plan. Mr. O'Connell said there were no changes.

There was no public comment.

Motion by Commissioner Anderson, second by Commissioner Nipper, to approve by Final Order Palms at Inlet Beach with conditions as stated in the Staff Report. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye. (Exhibits: Staff Report 1)

Motion by Commissioner Nipper, second by Commissioner Anderson, to adjourn the meeting. Ayes 4, Nays 0. Jones Aye, Anderson Aye, Comander Aye, Nipper Aye.

Cully Ona Approved: Cecilia Jones, Chairwoman Attest: Alex Alford, Clerk of Courts and County Comptroller

16

Local TRIUMPH Committee Project Pre-Applications

Project	Name	Category	Project	Name	Category	Project	Name	Category
1	331 Water & Sewer Project	А	13	Westwood Ranch	В	25	Withdrawn	
2	Owl's Head	А	14	LECOM	А	26	Tango Tango	D
3	Walton County Broadband	А	15	Destin Fisherman's Co-op	А	27	Sunshine Shuttle	В
4	Walton County School Board K-12	А	16	Stone Clinical	А	28	Waterside	D
5	Walton County Sheriff - Jail Project	А	17	Crown Clinic	В	29	Kevco Properties	D
6	Walton County Sheriff - Security Project	А	18	Louis Louis	D	30	Seaside Institute 1	D
7	NWF State College Sim City	А	19	Beach Street Transportation	D	31	Seaside Institute 2	D
8	Regional Utilities	А	20	Electric 98	D	32	Amy Stoles	D
9	ARC	А	21	Victory Lighthouse	D	33	Compass Rose Academy	D
10	Veteran's Lodge	А	22	Arca Global	D	34	Anita Powell	D
11	Alaqua	A	23	Withdrawn		35	William Bridell - Light Rail	С
12	Biophilia	A	24	Withdrawn		36	Walton Wifi (Non-County)	C

Attachment C: Larry Jones Signature Authority

WALTON COUNTY, FLORIDA Board of County Commissioners

WN "Bill" Chapman, District 1, Chair Cecilia Jones, District 2 Melanie Nipper, District 3 Sara Comander, District 4 Tony Anderson, District 5, Vice-Chair



P.O. Box 1355 DeFuniak Springs, FL 32435 Phone: (850) 892-8155 Fax: (850) 892-8454 <u>www.co.walton.fl.us</u>

August 14, 2018

To Whom It May Concern:

The Board of County Commissioners, Walton County, Florida, has authorized Walton County Administrator, Larry D. Jones, to sign all documents associated with TRIUMPH funding on behalf of Walton County, Florida.

Should you have any questions, please feel free to contact me.

Sincerely,

WN "Bill" Chapman, Chairman

WN "Bill" Chapman, Chairman Walton County Board of County Commissioners

Attachment D: DRAFT US 331 Economic Development Corridor Plan

Document Disclosure: The attached Plan is in draft form. A final plan will be provided once executed and adopted by the Walton County BCC. Should any major changes to the final plan be made that require additional analysis, amendments to the TRIUMPH Application: Walton County US Highway 331 and US Highway 90 Corridor Utility Expansion will be provided.

DRAFT









Walton County Board of County Commissioners

2018



ECONOMIC DEVELOPMENT CORRIDOR PLAN

This US 331 Economic Development Corridor Plan was prepared for:



Board of County Commissioners

Chairman, William "Bill" Chapman, Commissioner Vice-Chair, Tony Anderson, Commissioner Cecilia Jones, Commissioner Melanie Nipper, Commissioner Sara Comander, Commissioner



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The Project Team would like to thank the US 331 Economic Development Corridor Plan Working Group and members of the public who participated in the development of the Plan.

Special thanks to Kristen Shell for her guidance and assistance with the preparation of this Plan.

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Contents

Executive Summary
1.0 Introduction
2.0 The Study Area
3.0 Existing and Potential Infrastructure
4.0 Corridor Development Build-out
5.0 Corridor Capacity Preservation
6.0 Economic Conditions
7.0 Economic Development Goals
8.0 Potential Funding Plan
Appendix



With the widening and bridge improvements along the US 331 Corridor as well as the potential for central sewer expansion, additional development demands can be expected along the corridor. The intent of this project is to begin planning for anticipated development and economic growth in a proactive rather than reactive way.



Executive Summary



The US 331 Economic Corridor Plan represents an extraordinary opportunity to proactively shape development along the US 331 corridor and the future of South Central Walton County. As the only route in Walton County connecting the south with the north, the corridor is vital not only for the daily movement of goods and people, but for the safe evacuation of Walton County residents during extreme weather events. As Walton County continues to grow, the corridor will be a driver for economic growth that must continue to serve a multifunctional role.

EXECUTIVE SUMMARY



Executive Summary

Growth within Walton County is occurring at an exceptional rate, well above the state average, and anticipated to continue well into the future. Based on US Census data for 2017, Walton County was the fastest growing county in Florida and sixth fastest growing county in the nation. Walton County with an estimated population of 65,301 in 2017, is projected to grow by upwards of 47% by the year 2045, to as much 138,500 residents. Most growth is occurring in South Walton County driven by the desire for coastal living. The impacts of this demand are evident in the traffic congestion along 30A and the cost of housing beyond the reach of the general workforce. With South Walton County predominantly built out – approximately one-third designated conservation and large-scale development such as the Bay-Walton Sector Plan projected to accommodate approximately 38,200 permanent residents at build-out, the only growth vector for Walton County is north.

So what will economic development look like?

Planning for and incentivizing economic development and growth along the US 331 corridor is the surest means to an answer. While roadway and utility improvements provide the infrastructure to support development, enabling public policies and regulations that provide the flexibility to nurture and attract forward-thinking and creative development solutions will provide the environment favorable and necessary to make them thrive. New ideas such as commerce and innovation districts provide dense enclaves that merge the innovation and employment potential of research-oriented anchor institutions, high-growth firms, and tech and creative start-ups in well-designed, amenity-rich mixed-use residential and commercial environments. Innovation districts fuel local economies by building on the intrinsic qualities of place: proximity, density, authenticity, and vibrant places.

Well-planned and desirable developments have the potential to act as catalysts and inspiration for follow-on development. This is evident by looking no further than the mixed use master-planned communities of South Walton County. Developments that leverage economic development programs such as Opportunity Zones can be used to spur economic development and job creation, and serve as regional economic development catalysts. Partnerships can create synergies leading to other economic development opportunities in related fields or with investors sharing similar supply chains.

US

The US 331 Economic Corridor Plan provides a framework to realize the economic development potential of the US 331 corridor while maintaining its multifunctional role. The Plan explores alternate potential build-out scenarios supported by economic development and land use policy, regulatory, and administrative recommendations to transform the corridor into an economic engine for Walton County into the future. Coupled with the assessment of economic conditions, programs, and economic development incentives, the Plan can be used to focus and unify economic development efforts to achieve the vision for the US 331 corridor.

How will economic development happen?

Economic development will occur over time as private developers and businesses are attracted to the assets and opportunities the US 331 Corridor has to offer. To incentivize development within the US 331 corridor, specific recommendations are provided that the county can implement to guide and facilitate economic development consistent with the vision for the future of US 331. These recommendations include: adopting Comprehensive Plan goals and objectives to guide land use, transportation, infrastructure, and incentivize economic development; and establishing Activity Centers as Special Planning Areas to facilitate development through increased densities, intensities, and density bonuses.

A summary of the recommendations is provided below.



Create a Corridor Economic Development Master Mixed Use Future Land Use Category to provide flexibility to accommodate development opportunities without the need for Comprehensive Plan amendments.

Provide a wide range of housing opportunities that encourage a range of housing sizes and costs, support telecommuting, and are available to residents of all needs and backgrounds.

EXECUTIVE SUMMARY





Preserve US 331 traffic flow and as a major evacuation route through the thoughtful planning of access management and service roads, roadway shoulders to accommodate additional lanes and critical fuel sites for sufficient fuel supply.

Create a well-connected multimodal transportation system throughout Walton County that promotes bike route to regional bikeway connections including across Clyde B Wells Bridge, ensures new developments provide safe and efficient sidewalks, and considers pedestrian bridges across US 331 as traffic increases with development.

Infrastructure



Create a thriving mixed-use corridor with central sewer, potable water and fiber optic internet infrastructure to meet 21st Century needs.

Economic Development



Attract and retain a robust and diverse business environment consistent with the overall corridor vision that targets highwage and innovative industries, incentivizes new and relocated businesses, and creates an identify and brand theme for Activity Centers.

Provide incentives such as expedited permit approvals, reduction or elimination of fees, infrastructure assistance, etc. for new and relocating businesses that meet the vision of the Study Area.

Maintain and protect Eglin AFB as a major employment generator through close coordination, support and attraction of defense industries and families proximate to Eglin AFB, and development of educational information to promote Eglin AFB's regional importance.



ECONOMIC DEVELOPMENT CORRIDOR PLAN





1.0 Introduction



A sone of the primary accessways from the tourist and employment areas near the coast in South Walton County, and with the planned infrastructure improvements, the US 331 Corridor is poised for growth.



2010

18,804,594

+8.9%



1.0 Introduction



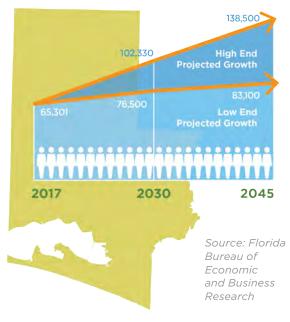
Source: Florida Bureau of Economic and Business Research

Walton County has grown rapidly over the past several years, well above the statewide average. Between 2012 and 2016, it was the fourth fastest growing county in the State of Florida, behind only Sumter, St. Johns, and Osceola counties; and one of the top 20 fastest growing counties nationwide. This trend is expected to continue well into the future. According to the Florida Bureau of Economic and Business Research, Walton County is projected to grow by between 21 and 47% by the year 2045, to as much 138,500 residents.

Most of this growth to date, over 60% since 2012, has

occurred in South Walton County. As such, this area is quickly nearing its maximum buildout capacity, particularly since approximately one third of South Walton County is designated as

conservation land making it unavailable for future development. Due to this high demand of residents desiring to live near or along the Gulf of Mexico and the limited supply of available land for new development, the cost of living in South Walton County is almost double the countywide average measured as housing costs for both owner and rental costs as a



percentage of household income. In 2016, 33 percent of owner households were paying more than 30 percent of their monthly income on housing and 49% of renters were paying more than 30 percent of their monthly income on housing. In 2016, the number of housing units in South Walton County was estimated at 29,297 with only 9,923 permanently occupied, suggesting that the majority (66 percent) of housing units are second home investment properties.



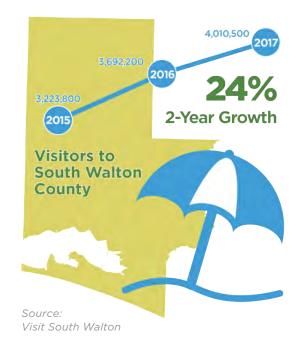


Source: State of the cities Data System, US Department of Housing and Urban Development Another indicator of the cost of living is the number of new housing starts. Between 2010 and 2017, a total of 8,603 new residential units were constructed in throughout Walton County. Of these new units, 7,500 (87 percent) were singlefamily dwellings and 1,103 (13 percent) were multi-family units. Multi-family units are generally more affordable and provide a more economical alternative for the workforce to single family housing units.

The higher cost of living and reduced housing options add further strain on the cost of living in South Walton County for permanent residents as the number of available units is diminished and lower cost housing options must be sought elsewhere. This will also drive development and growth to areas in the county outside of South Walton County. Areas such as the US 331 corridor will be a prime receiver to accommodate new development making planning for the US 331 corridor that more important.

In addition to growth from an influx of new residents, Walton County is also attracting increased tourism, largely due to its scenic beaches and coastal communities. According to Visit South Walton, tourism within the county increased by nearly 25% in just two years since 2015, exceeding four million visitors in 2017. This has created approximately 22,000 new jobs and contributed over \$4.4 billion to Walton County's economy.

Although these are generally good signs for a healthy, robust economy, it also means many working families may not be able to afford the increasing cost of living associated with the population and tourism growth in South Walton County. According to 2015 On the Map data from the US Census, over 50% of the employment in South Walton County is within the Accommodation and Food Services Industry; Arts, Entertainment, and Recreation Industry; and Retail Trade Industry, which is prevalent in most tourism-based economies. These industries generally provide lower wage jobs compared to other industries.



1.0 INTRODUCTION



As South Walton County nears its maximum buildout and the cost of living continues to rise, North Walton County will begin to experience greater development pressure as an affordable alternative for many residents and businesses. The US 331 Corridor is the only access across the Choctawhatchee Bay that connects North and South Walton, and is designated as a primary emergency evacuation route out of the County. This corridor is also well-connected to the region through linkages with US 98, Interstate 10, and parts northward into Alabama.

Construction was recently completed along the US 331 Corridor to improve the bridge crossing the Choctawhatchee Bay and to widen the roadway to four lanes throughout the County, which will support enhanced evacuation times during emergency events. New central sewer and water infrastructure expansion is also planned for the near future, which will foster new development opportunities along the corridor north of the Choctawhatchee Bay. Placemaking is a process, accessible to anyone, that allows peoples' creativity to emerge. When it is open and inclusive, this process can be extraordinarily effective in making people feel attached to the places where they live. That, in turn, makes people more likely to get involved, and to build shared wealth in their communities. Placemaking, in other words, is a vital part of economic development.

Cynthia Nikitin, Senior Vice President *Project for Public Spaces*

The purpose of this project is to begin proactively planning for anticipated economic growth and development along the US 331 Corridor following the completion of the infrastructure enhancements.

Walton County as Birthplace of New Urbanism

Walton County, and particularly South Walton County, is unique for its master planned communities designed on principles of New Urbanism. South Walton County can be considered the birthplace of New Urbanism, the origins of which date back to the masterplanned community of Seaside, completed in 1985. New Urbanism has influenced the development of other South Walton County master-planned communities such as Rosemary Beach, Alys Beach and WaterColor, as well as communities throughout the country.

As an urban design movement, New Urbanism promotes environmentally-friendly places by creating walkable neighborhoods containing a wide range of housing and job types. These neighborhoods, typically follow a radiating or grid street pattern anchored by a town center commercial hub. Influenced by urban design practices prominent up until the advent of the automobile prior to World War II, New Urbanism communities comprise a mix of uses and residential types connected by accessible pedestrian walkways and open spaces.





New Urbanist principles in practice at Rosemary Beach

New Urbanism is predicated on neighborhoods that are diverse in use and population, communities designed for pedestrian and transit as well as the car, environments shaped by physically-defined and universally accessible public spaces and community institutions, and places framed by architecture and landscape design that celebrate local history, climate, ecology, and building practices.

New Urbanism was the foundation of the 1994 South Walton Conservation and Development Trust Plan, developed to provide a sustainable blueprint for future development of South Walton County. Incorporated in the 1996 Walton County Comprehensive Plan, the legacy of the 1994 Trust Plan has endured in South Walton County, evidenced through development patterns visible today. The goals of the Trust Plan are as relevant as when conceived and can be applied to create a sustainable future for the US 331 Corridor.

Goals of the 1994 South Walton Conservation and Development Trust Plan:

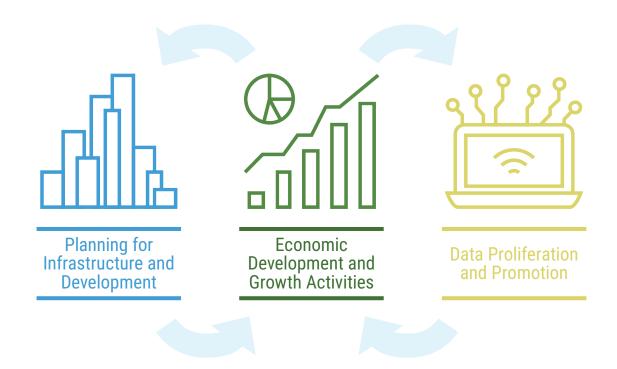
- To promote and foster employment opportunities and economic diversity
- To maintain the highest quality natural and historic environments
- To create a sense of community with a strong visual image
- To provide a balanced transportation system to meet mobility needs
- To provide for effective community facilities, services and transportation facilities
- To manage and direct the character, location and timing of new development

1.0 INTRODUCTION



1.1 Planning for Economic Development

There are three components necessary for ensuring progressive, viable and desirable economic development: planning for infrastructure and development, data proliferation and promotion, and economic development and growth activities. These three components are interrelated, though emphasis may be different at short-term and long-term stages. Differences may exist between short term focus economic development activities and long-term plans such as Future Land Use maps. However, data proliferation and promotion and long-term planning are highly compatible activities, if not one and the same.



First, it's important to conceptualize economic development vs. economic growth. "Economic growth is about bigger-more jobs, larger tax base and more investment in the regional economy. Economic development is about better-better jobs, higher household incomes, more innovation, widely shared benefits, and an improved regional economic structure." (Emil Malizia, PhD, FAICP) The intent of this report is to focus on ways to achieve both economic development and economic growth while understanding the differences between them.



1.2 Regional Economic Development

It is often said that economies are regional, but land use decisions are local. Unique development strategies formulated at the regional level have to be implemented by local

Economic growth is about bigger. Economic development is about better.

APA Economic Development Task Force Report, 2015 governments who are in direct competition with each other. It is important to understand the role of the study area in the larger economic system (its economic base), find its unique features, and begin to identify innovative ways to promote economic growth and development within Walton County. The most critical resource in the emerging knowledge economy is human capital; talent will largely determine regional competitiveness. With new technologies and global competition, there is a great need to attend to workforce development.

The region's economic base can be viewed as a mix of skills and occupations as well as a mix of traded and non-traded industries. One way to think of these two dimensions of the regional economy is that industries determine what places make (produced goods and services) whereas occupations determine what places do (activities of workers).

1.3 Working Group

The US 331 Economic Development Corridor Plan Working Group (the Working Group) was established in February 2018 to guide development of the US 331 Economic Development Corridor Plan (the Plan) and was comprised of the following stakeholders:

- Mac Carpenter, AICP Walton County Planning and Development Services Director
- Kristen Shell, AICP Walton County Planning and Development Services Manager
- Chance Powell, P.E. Walton County Public Works
- Cliff Knaurer P.E. Dewberry
- Latilda Hughes-Neel, AICP, City of Freeport Planning Director
- Kelly Shultz, AICP, CPM, City of DeFuniak Springs Planning Director

- Jay Tusa, Walton County Tourist Development (Invited)
- Billy Williams, Walton County Restore Act Coordinator
- Bill Imfield, Walton County Economic Development
- Northwest Florida Regional Planning
 Council
- Florida Department of Transportation
- Eglin AFB Community Planner
- Matt Paresko, Nokuse Executive Director (Invited)
- Major Landowners

1.0 INTRODUCTION



Meetings were conducted with the Working Group on March 27, 2018, and April 24, 2018. During first Working Group meeting, the project was introduced and members discussed meeting goals, ongoing and future infrastructure projects along the US 331 corridor, and land use vision for the corridor. The second Working Group meeting was conducted as a joint meeting with the public to discuss input received on the project from the Planning Commission Workshop conducted on April 16, 2018, and first Public Workshop conducted on April 17, 2018.

1.4 Public Participation

The US 331 Economic Development Corridor Plan considered public input in the development of the plan. From the beginning, Walton County committed to an open and transparent planning process in which citizen comments and ideas were actively solicited. Through the interactive public engagement opportunities, the planning team listened and learned from citizens, and business and property owners, about the variety of issues, ideas, and concerns regarding development of the US 331 corridor. Public feedback was instrumental in the development of the US 331 Economic Development Corridor Plan enabling continuous communication among development team and the public throughout the planning process.

Three public workshops were conducted during the US 331 Economic Development Corridor Plan development. The details of each meeting are included in the Appendix.

- Public Workshop #1 April 17, 2018. This first Public Workshop was held at the Freeport Community Center at 5:30 PM, to introduce the 331 Economic Development Corridor Plan to the community, present initial findings from the Working Group and seek input from the public on the project Introduction to the Project and Planning Process
- Public Workshop #2 April 24, 2018. The second public workshop was conducted at the Freeport Community Center at 5:30 PM, as a joint Working Group Meeting and Public Workshop to discuss input received on the project from the Planning Commission Workshop conducted on April 16, 2018, and first Public Workshop conducted on April 17, 2018.
- **Public Workshop #3** TBD. The third public workshop was conducted at the Freeport Community Center at 5:30 PM to present the Draft 331 Economic Corridor Plan to the community and obtain any input before adoption of the Plan and incorporation of the recommendations in the Comprehensive Plan.



Four public hearings were conducted before the Walton County Planning Commission on April 16, 2018, June 14, 2018, August 9, 2018, and August 30, 2018. The first Planning Commission hearing focused on introducing the US 331 Economic Development Corridor Plan project to the Planning Commission and to obtain their initial input and feedback on the project. The second Planning Commission hearing focused on the recommended Comprehensive Plan amendments in support of the economic development of the US 331 Corridor per the Plan, with a recommendation to transmit the Plan recommendations to the Board of County Commissioners. The third Planning Commission hearing focused on a review of the input from State and Federal agencies on the Comprehensive Plan amendments and the final draft of the US 331 Economic Development Corridor Plan. The fourth Planning Commission hearing focused on a recommendation to the Board of County Commissioners to adopt the 331 Economic Development Corridor Plan and the recommendations into the Comprehensive Plan.

Two workshops were conducted with the Walton County Board of County Commissioners on May 24, 2018, and June 12, 2018. The first workshop with the Walton County Board of County Commissioners introduced the US 331 Economic Development Corridor Plan and provided an opportunity for initial input from the Commissioners. The second Board of County Commissioners Workshop was conducted for the Commissioners to review the Comprehensive Plan recommendations from the US 331 Economic Development Corridor Plan.

A public hearing was conducted before the Walton County Board of County Commissioners on June 25, 2018. This public hearing was conducted for approval to transmit the proposed Comprehensive Plan text amendments to the applicable State and Federal agencies for review. These proposed amendments would incorporate the recommendations of the U.S. 331 Economic Development Corridor Plan into the County's Comprehensive Plan and authorize staff to begin implementation of the Plan's recommendations.

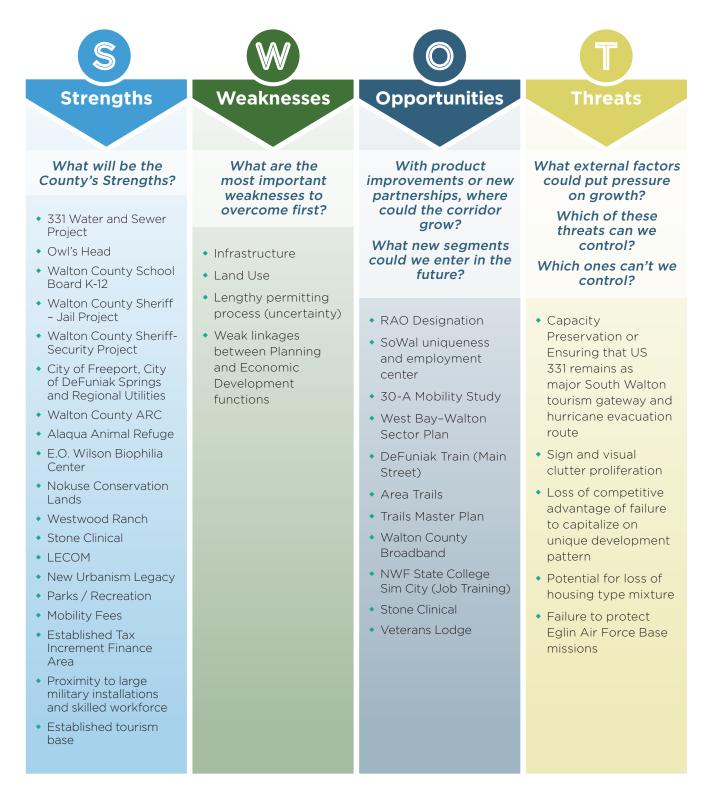
A final public hearing was conducted before the Walton County Board of County Commissioners on _____, 2018. This hearing was conducted to adopt the 331 Economic Development Corridor Plan and the policy recommendations into the Comprehensive Plan and begin implementation of other actions to implement the Corridor Plan.

1.0 INTRODUCTION



1.5 SWOT Analysis

The following analysis assesses the current environment along the corridor in terms of strengths and weaknesses (internal) and opportunities and threats (external).





ECONOMIC DEVELOPMENT CORRIDOR PLAN



2.0 The Study Area



2.0 The Study Area

The US 331 Corridor was identified by Walton County as an emerging growth area but needing assistance to revitalize. In 2014, through Ordinance 2015-06, the Walton County Board of County Commissioners designated the US 331 Corridor a Tax Increment Area to promote economic growth and development by providing the necessary infrastructure along US 331. To incentivize development, the Board of County Commissioners created a dedicated funding source for the development and construction of water and wastewater facilities and other capital improvements along the US 331 Corridor.

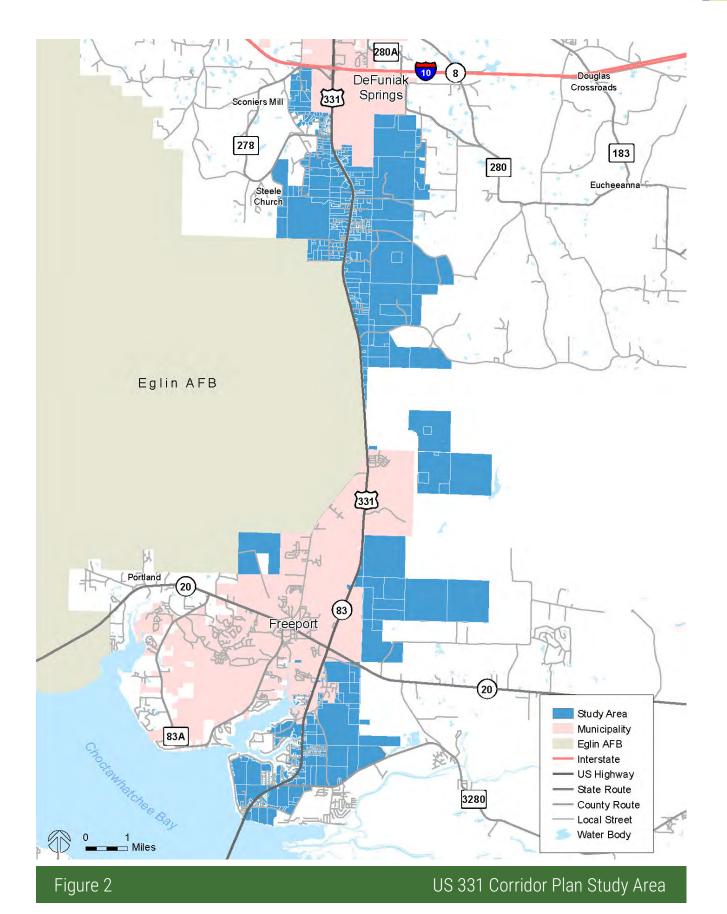
The Working Group designated the Study Area for the Plan as the currently adopted Tax Increment Area established by Ordinance 2015-06 with modifications to eliminate those lands which would not be appropriate for development or are outside the County's authority:

- Conservation lands
- Eglin AFB
- The cities of Freeport and DeFuniak Springs

Figure 2 depicts the Study Area for the Plan with parcels in the Study Area in blue.

2.0 THE STUDY AREA

US



2.1 Existing Land Uses

The US 331 Economic Development Plan Corridor Study Area is generally rural consisting of mostly agricultural and low-density residential uses. Over 60 percent of the land is currently agricultural, and an additional 18 percent is undeveloped vacant land. There are a few small commercial and institutional uses at the southern intersection of US 331 and County Road 278 (Coy Burgess Loop), as well as the Healthmark Regional Medical Center and Okaloosa Heart & Vascular Center located approximately one-half mile south of this intersection. Immediately west and abutting the US 331 Corridor Study Area is Eglin Air Force Base (AFB). To the east of the US 331 Corridor and the City of Freeport is the Lafayette Creek Wildlife Management Area (WMA). Though both Eglin AFB and the WMA are outside the US 331 Economic Development Corridor Study Area, they comprise large portions of land proximate to US 331.

Utility and industrial uses are the next two largest existing land uses by area, covering 7 percent and 3 percent of the Study Area respectively. There is a large utility site east of US 331 and the City of Freeport and south of the Lafayette Creek Wildlife Management Area owned by Regional Utilities, a franchised operator of water and wastewater utilities in Walton County. The predominant industrial use is a heavy manufacturing site east of US 331 north of Rock Hill Road, with a few small industrial operations along US 331 near the southern border of DeFuniak Springs.

The portion of the Study Area between the City of Freeport and Choctawhatchee Bay consists largely of low-density residential land uses, including some residential subdivisions and waterfront properties along the Bay. Table 1 lists the existing land uses by acreage and percentage within the Study Area. Figure 3 illustrates the existing land uses within the Study Area.

Land Use	Acreage (ac)	Percentage	
Agriculture	11,527.6	61.8%	
Residential (RES-A)	7.7	0.0%	
Single Family Residential	1,091.2	5.9%	
Multifamily Residential	104.2	0.6%	
Commercial	30.5	0.2%	
Industrial	573.7	3.1%	
Institutional	499.3	2.7%	
Utilities	1,365.5	7.3%	
Public Facilities	10.7	O.1%	
Conservation	69.9	0.4%	
Vacant	3,362.8	18.0%	

Table 1. Existing Land Uses within the Study Area

2.0 THE STUDY AREA



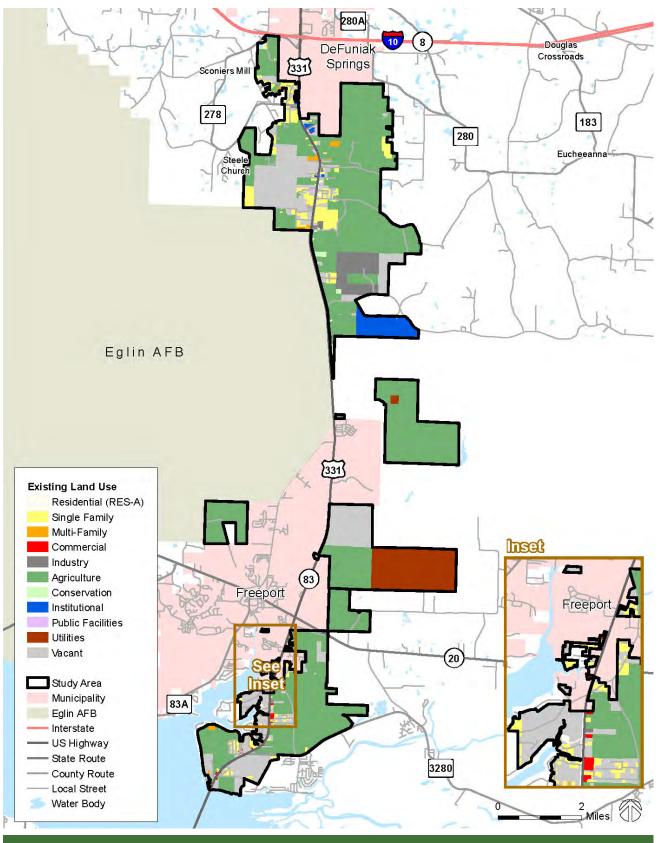


Figure 3

US 331 Corridor Existing Land Use

2.2 Future Land Use

A community's comprehensive plan establishes land use policies to manage growth and development as envisioned by the community themselves. These polices are integrated in specific future land uses categories, and depicted geographically on a Future Land Use Map (FLUM). Each future land use category is associated with certain anticipated development expectations, such as the type and intensity of development. Understanding the vision for future development within the US 331 Corridor Study Area will help inform future build-out conditions.

According to the FLUM illustrated in Figure 4, the Study Area contains 8 of the 13 total future land use categories in Walton County's Comprehensive Plan:

- Large Scale Agriculture
- General Agriculture
- Estate Residential
- Rural Residential

- Residential
- Commercial
- Industrial and Extractive Uses
- Public Facilities and Institutional

The majority of the Study Area (36 percent) is designated as Estate Residential, which is a low-density residential category intended as a transitional buffer between urbanized areas and agricultural uses. The next two dominant future land use categories are General Agriculture and Large Scale Agriculture, which comprise 23% and 15% of the Study Area respectively. These low density and agricultural uses are indicative of the current lack of complete urban infrastructure such as central water and sewer.

The remaining residential future land use categories—Rural Residential and Residential comprise 13% of the Study Area. However, the Residential future land use category only covers six acres, or less than one percent of the total land area. The Rural Residential future land use category supports up to two dwelling units per acre, which is suitable for a low-density residential subdivision. This future land use category is mostly located south of the City of Freeport, near the Choctawhatchee Bay, as well as a growing residential development surrounding the Windswept Dunes Gulf Club east of the City of Freeport.

The nonresidential and nonagricultural future land use categories that comprise the remaining 12% of the Study Area, include Public Facilities and Institutional (5%), Industrial and Extractive Uses (4%), and Commercial (3%). The Public Facilities and Institutional future land use category is primarily located east of the City of Freeport, as well as the a few small areas south of the City of DeFuniak Springs, such as Healthmark Regional Medical Center. Generally, institutional uses have the potential for high-wage job creation. However, the large portion of this future land use category is designated as utility in the Existing Land Use Map, which does not foster high employment growth. The Industrial and Extractive Uses future land use category is generally located in the northern portion of the Study Area, close to the City of DeFuniak Springs. This future land use category supports development that has potential to create a high-density of employment along the US 331

2.0 THE STUDY AREA



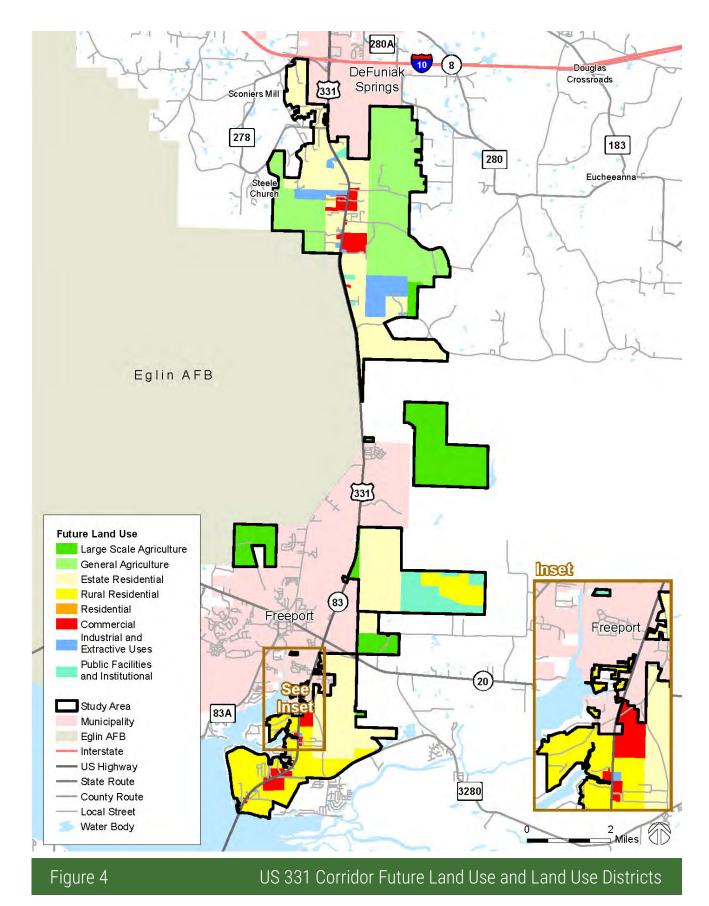
Corridor. The Commercial future land use category is dispersed along the US 331 Corridor, but has not fully developed due to the limited population density that is typically required to support such uses.

Table 2 describes each of the listed future land use categories according to Walton County's Comprehensive Plan and within the Study Area. Figure 4 features the future land use categories within the Study Area as they appear on the FLUM.

Future Land Use	Study Area Acres	Percent	Maximum Dwelling Units per Acre (du/a)	Density Bonus	Maximum Intensity (Floor Area Ratio of FAR)	Zoning Districts
Large Scale Agriculture	2,911	15%	1 du / 40 a	NA	30%	Large Scale Agriculture (LSA)
General Agriculture	4,373	23%	1 du / 10 a	NA	30%	General Agriculture (GA)
Estate Residential	6,929	36%	1 du / 5 a	NA	30%	Estate Residential (ER)
Rural Residential	2,486	13%	2 du/a	NA	60%	Rural Residential (RR) Rural Low Density (RLD) Rural Village (RV)
Residential	6	0%	8 du/a	Up to 10 du/a	50%	Urban Residential (UR) Residential Preservation (RP) Low Density Residential (LDR 1/0.5) Neighborhood Infill (NI)
Commercial	644	3%	17 du/a	Up to 8 du/a	100%*	General Commercial (GC) Neighborhood Commercial (NC) Business Park (BP)
Industrial and Extractive Uses	721	4%	NA	NA	Extractive Uses: NA Industrial Uses: 70%	Extractive Uses (EU) Light Industrial (LI) Heavy Industrial (HI)
Public Facilities and Institutional	922	5%	NA	NA	Public Facilities: 60% Institutional: 200%	Public Facilities (PF) Institutional (INST)

Table 2. Future Land Use Categories within the Study Area





2.0 THE STUDY AREA



2.3 Zoning Districts

Walton County's Land Development Code (LDC) implements many of the goals and policies adopted in the Comprehensive Plan, particularly relating to development. The LDC establishes zoning districts, which closely relate to the future land use categories, are regulatory development standards for all new construction within the County that relate to specific properties, as represented on Walton County's Zoning Map. Zoning districts also specify permitted uses, which has implications on potential revenue generation for the property. Understanding the extent of permitted development and uses within the Study Area will inform the economic development potential of the 331 Corridor.

According to the Zoning Map illustrated in Figure 5, the Study Area contains 11 of the 36 total zoning districts in Walton County's LDC:

- Large Scale Agriculture
- General Agriculture
- Estate Residential
- Rural Village
- Urban Residential
- Neighborhood Commercial

- General Commercial
- Light Industrial
- Heavy Industrial
- Public Facilities
- Institutional

Similar to the future land use categories, the majority of the Study Area is comprised of Estate Residential (36%), General Agriculture (23%), and Large Scale Agriculture (15%), which only permit low density agricultural uses indicative of the current lack of complete urban infrastructure such as central water and sewer.

The Rural Village zoning district is the next largest in terms of land area, comprising 13% of the US 331 Corridor Study Area. This district is mostly located south of the City of Freeport, near the Choctawhatchee Bay, as well as a growing residential development surrounding the Windswept Dunes Gulf Club east of the City of Freeport. However, this zoning district only permits up to two dwelling units per acre, which is still relatively low, as well as agricultural and silvicultural uses. The Urban Residential zoning district supports up to four dwelling units per acre, or up to 10 dwelling units per acre upon meeting the requirements for the density bonus, but only covers six acres, or less than one percent of the Study Area.

The remaining 12% of the US 331 Corridor Study Area includes six zoning districts: Public Facilities (5%), Heavy Industrial (4%), General Commercial (3%), Institutional (<1%), Light Industrial (<1%), and Neighborhood Commercial (<1%). The locations of these zoning districts are relative to their respective future land use category. The General Commercial zoning district supports the widest variety of uses, including multifamily residential uses up to 17 dwelling units per acre, and is eligible for a density bonus up to 10 dwelling units per acre. However, residential uses are only permitted as a secondary use to a primary commercial use.

Table 3 describes each of the listed zoning districts according to Walton County's Land Development Code and within the Study Area. Figure 5 features the zoning districts within the Study Area as they appear on the Zoning Map.

Zoning District	Study Area Acres	Percent	Maximum Dwelling Units per Acre (du/a)	Density Bonus	Maximum Intensity (Floor Area Ratio of FAR)	Permitted Uses
Large Scale Agriculture (LSA)	2,911	15%	1 du / 40 a	NA	25%	Agriculture and silviculture activities and supporting community uses
General Agriculture (GA)	4,373	23%	1 du / 10 a	NA	25%	Agriculture and silviculture activities and supporting commercial uses
Estate Residential (ER)	6,929	36%	1 du / 5 a	NA	25%	Agriculture and silviculture activities and supporting commercial uses; single-family homes; civic uses
Rural Village (RV)	2,486	13%	2 du/a	NA	50%	Agriculture and silviculture activities; single-family homes
Urban Residential (UR)	6	0%	4 du/a	Up to 10 du/a	60%	Single-family homes
Neighborhood Commercial (NC)	2	0%	4 du/a	NA	65%	Retail shops and services; restaurants; professional offices; live-work residential units
General Commercial (GC)	642	3%	17 du/a	Up to 10 du/a	100%	Retail shops and services; shopping centers; restaurants; lodging; vehicle sales and repair; entertainment; civic uses; multifamily residential
Light Industrial (LI)	37	0%	1 du per development	NA	50%	Repair shops; outdoor entertainment; warehousing; manufacturing; research and development; and civic uses
Heavy Industrial (HI)	684	4%	NA	NA	70%	Vehicular repair shops; warehousing; manufacturing; research and development; salvage yards; landfills and recycling centers; hazardous waste collection; storage yards; and extraction activities

Table 3. Zoning Districts within the Study Area

US

2.0 THE STUDY AREA



Zoning District	Study Area Acres	Percent	Maximum Dwelling Units per Acre (du/a)	Density Bonus	Maximum Intensity (Floor Area Ratio of FAR)	Permitted Uses
Public Facilities (PF)	884	5%	NA	NA	60%	Civic uses; outdoor recreation
Institutional (INST)	37	0%	NA	NA	200%	Civic uses

Table 3. Zoning Districts within the Study Area

2.4 North and South Corridor Development Areas

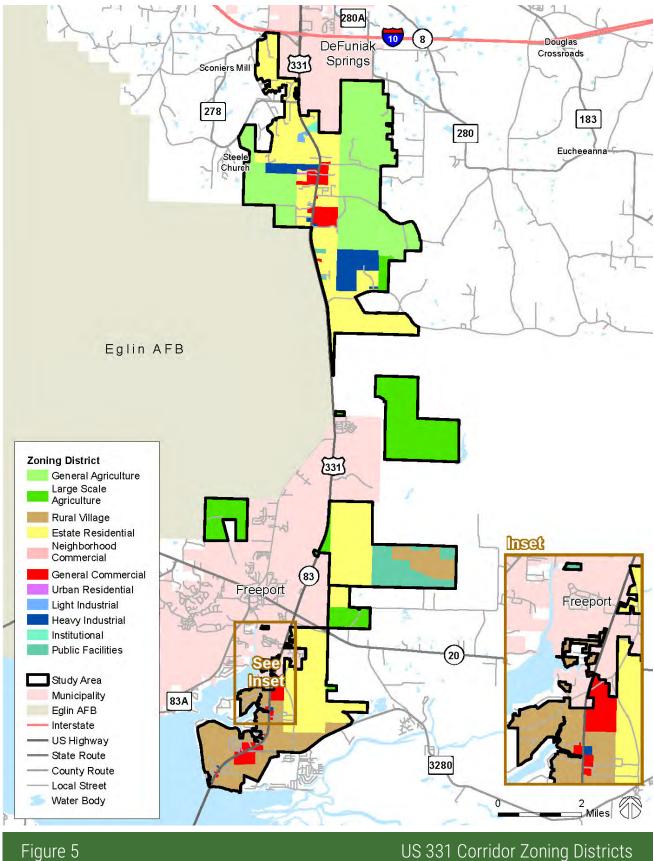
The US 331 Economic Development Corridor Study Area is generally disaggregated into two development areas: one north of the City of Freeport and south of the City of DeFuniak Springs, and one between the Choctawatchee Bay and the City of Freeport. These areas are identified as the North Activity Center and South Activity Center. However, there are approximately 2,300 acres that are not located within either activity center, and are generally located greater than a mile away from the US 331 Corridor. In total, the Study Area encompasses over 19,000 acres, or nearly 30 square miles, stretching from the Choctawhatchee Bay northward to Interstate 10 (I-10) at the southern city limits of DeFuniak Springs.

North Corridor Development Area

The North Corridor Development Area is located between the City of Freeport and the City of DeFuniak Springs. This area is nearly entirely within the Eglin AFB impact area as identified in the Eglin Air Force Base (AFB) Joint Land Use Study (JLUS), completed in 2009 (See Figure 5). These impact areas include the Impulse Area Critical Approach 1 area, and Military Training Route 2, which are defined below as part of the Tri-County Small Area Studies.

The Tri-County Small Area Studies (SAS) report was completed in 2012 to implement the findings of the Eglin AFB JLUS. The Tri-County SAS proposed specific tools for jurisdictions surrounding Eglin AFB, including Walton County, to foster compatible development and balance growth with regard to the military installation's mission. Recommendations specific to Walton County include Comprehensive Plan and Land





US 331 Corridor Zoning Districts

2.0 THE STUDY AREA



Development Code amendments, such as incorporating the Military Influence Overlay District (MIOD) on the Future Land Use Map. The MIOD is comprised of several subzones, of which the North Activity Center is within three:

- **Impulse Area Subzone**. The Impulse Area Subzone is a one-mile distance surrounding Eglin AFB, which is more susceptible to increased noise levels generated from military training activities.
- **Critical Approach 1 Subzone.** The Critical Approach 1 Subzone is the area beneath the approach and departure corridor from a runway or drop zone, where aircraft fly at low altitudes.
- MTR 2 Subzone. The MTR 2 Subzone includes the Federal Aviation Administration (FAA) designated MTR for Slow Speed Low Altitude Training Routes (SRs), Low Level Training Area (LLTAs), and the Cruise Missile Corridor. These areas include protected airspace between 500 and 4,000 feet above mean sea level.

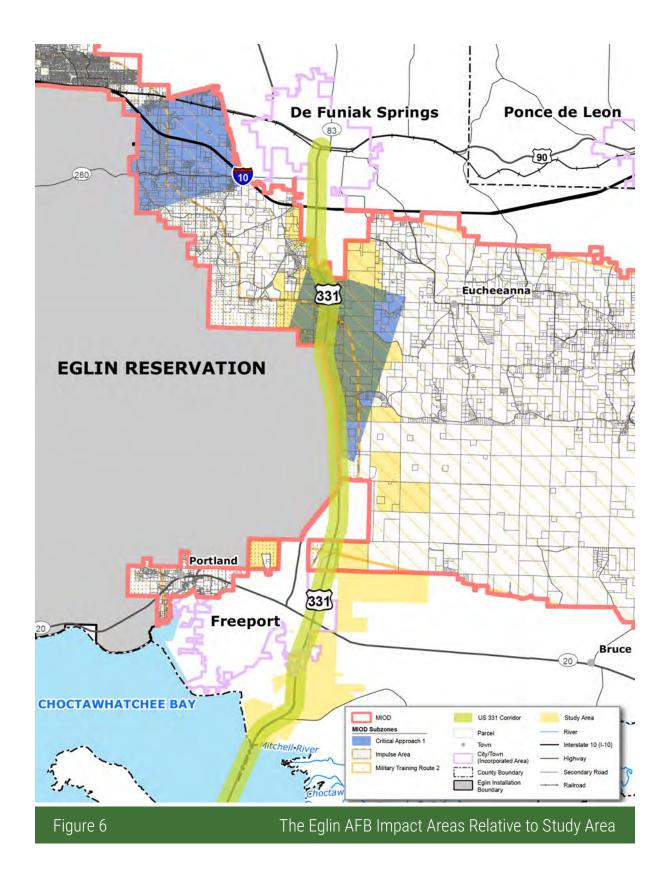
Each subzone has a different set of compatibility standards for Eglin AFB. The Tri-County SAS identifies which land uses and densities that are compatible, compatible with conditions, and incompatible for each subarea. Generally, densities greater than one dwelling unit per five acres, retail trade and retail services, and entertainment destinations are considered either compatible with conditions or incompatible within the Impulse Area and Critical Approach 1 Subzones. Within the MTR 2 Subzone, densities greater than two dwelling units per acre are considered incompatible, while most other uses are considered compatible. Additionally, intensities of nonresidential development are limited to a Floor Area Ratio (FAR) of 0.56 for all subzones.

Although these standards have not yet been adopted by Walton County, they should be considered for planning future development.

South Corridor Development Area

The South Corridor Development Area is located east of the City of Freeport and north of the Choctawhatchee Bay. Only a small portion within the Study Area and the South Activity Center is within the MIOD Impulse Area Subzone and MTR 2 Subzone identified in the Tri-County SAS. The major influence on this Activity Center is the growing City of Freeport. The City of Freeport is one of Florida's fastest-growing communities in terms of percent population change. Between 2010 and 2016, Freeport experienced a population increase of over 30%. As the city continues to experience growth, the unincorporated area of Walton County within the South Activity Center will likely experience related growth.







3.0 Existing and Potential Infrastructure



conomic development and infrastructure are intrinsically linked. The presence of public utilities drives new private investment opportunities, improves sustainability, and increases the standard of living to create a more livable and desirable place. These assets position Walton County as a competitive and attractive location for new businesses and jobs.



3.0 Existing And Potential Infrastructure

3.1 Transportation

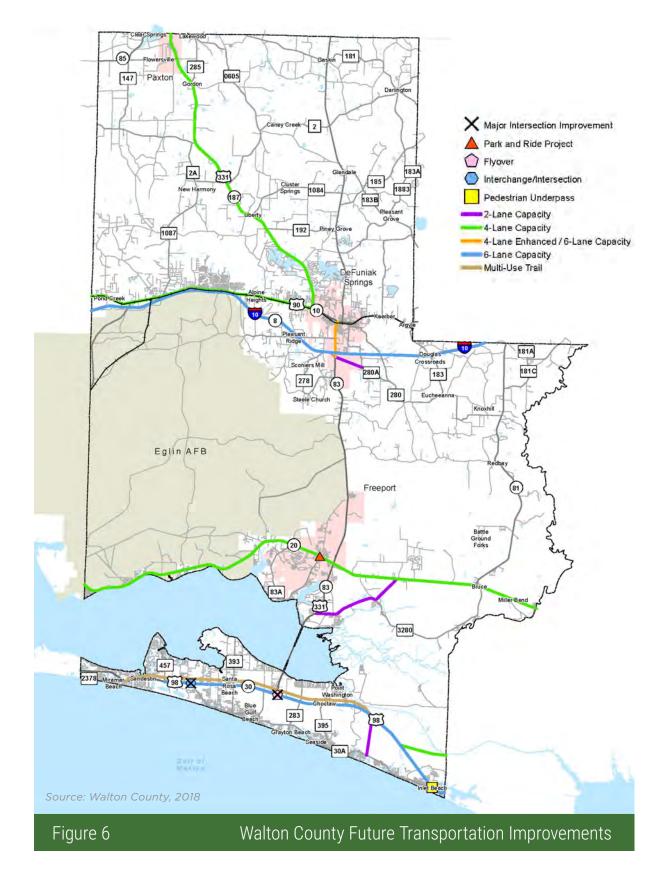
The Florida Department of Transportation (FDOT) recently completed construction along the US 331 Corridor for the 12-mile stretch between US 98 and Interstate 10. This construction included widening the US 331 Corridor from a two-lane undivided highway to a four-lane divided highway.

Walton County initiated the road widening for two reasons: increase economic development opportunities, and facilitate evacuation times. Enhancing this roadway from two to four lanes makes the US 331 Corridor more attractive for manufacturing and distribution companies that rely on a high-quality transportation network to distribute goods and services. Also, as the only north-south corridor through the County, widening US 331 supports a greater number of vehicles to evacuate north out of Walton County during emergency events, such as hurricanes.

In addition to widening the US 331 Corridor, Figure 6 illustrates other future transportation improvements planned within the County over the next several years. As this map shows, Interstate 10 is planned to be widened to support capacity for six lanes across the County. Interstate 10 is one of the major transportation routes connecting Walton County to the region, including Tallahassee, and across the country.

Another major road planned to be widened across the County is State Route 20, which intersects US 331 in the South Corridor Development Area. State Route 20 is designated as the City of Freeport's Main Street, and connects the South Corridor Development Area to Niceville across Eglin AFB. When complete, this roadway will support capacity for four lanes of traffic.

Walton County is planning two new roadways connecting to the US 331 Corridor within and near the Study Area. In the South Corridor Development Area, a two-lane capacity corridor is planned to connect US 331 where it intersects Black Creek Road, to State Route 20 near the E. O. Wilson Biophilia Center. In south DeFuniak Springs, near the North Corridor Development Area, a new two-lane capacity roadway is planned to connect Coy Burgess Road at US 331 to Ingram Road at County Route 280A.





3.2 Water Utility Infrastructure

Walton County has 11 utility service providers that provide potable water and sanitary sewer infrastructure as illustrated by Figure 7. The Study Area is within three utility franchise areas—the Freeport Urban Service Boundary, Freeport Water and Sewer Franchise Area, as well as the DeFuniak Springs Water and Sewer Franchise Area.

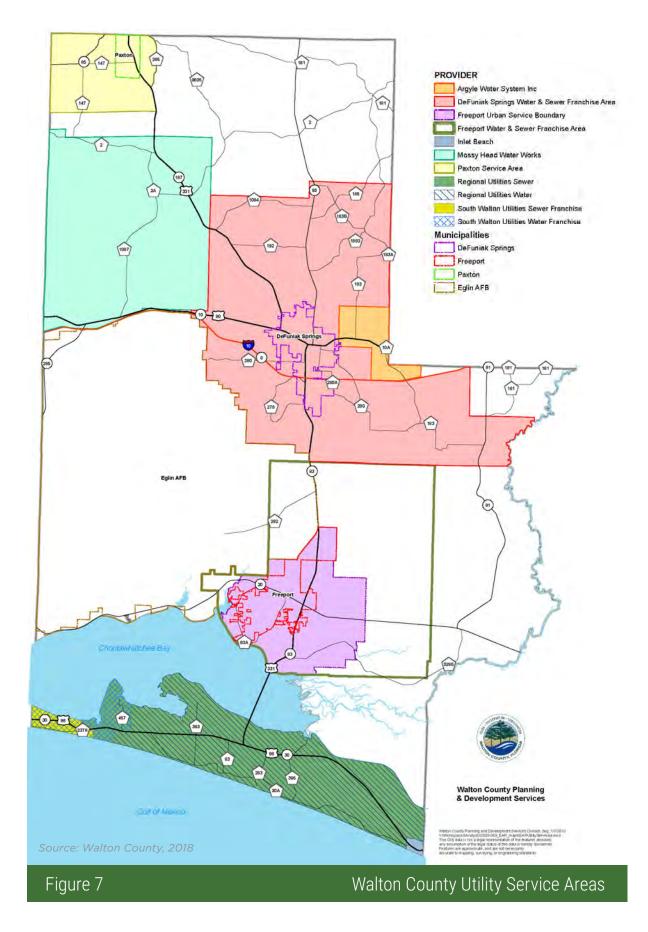
Currently, approximately 43% of properties and 25% of the total land within the Study Area are known, or are likely using a septic tank for wastewater treatment. However, septic tanks are a potential risk for groundwater pollution, as the accumulation of wastewater can leak into the ground, as well as various other environmental concerns. Figure 8 identifies the properties within the Study Area that are currently using a septic tank system for wastewater management.

The City of Freeport is currently extending both potable water and sanitary sewer infrastructure simultaneously along US Highway 331 from the Clyde B. Wells Bridge to the City's northern boundary, which covers some areas within the Study Area as illustrated in Figure 9. This project will serve properties along the corridor, as well as nearby communities. Extending this infrastructure along the US 331 Corridor will provide a higher standard of living and allow for increased densities to be built, generating new economic development opportunities. In addition to increased water and sewer capacity, the infrastructure expansion will enhance fire protection and reduce pollution in the Choctawhatchee River Watershed due to contamination from septic tank failures.

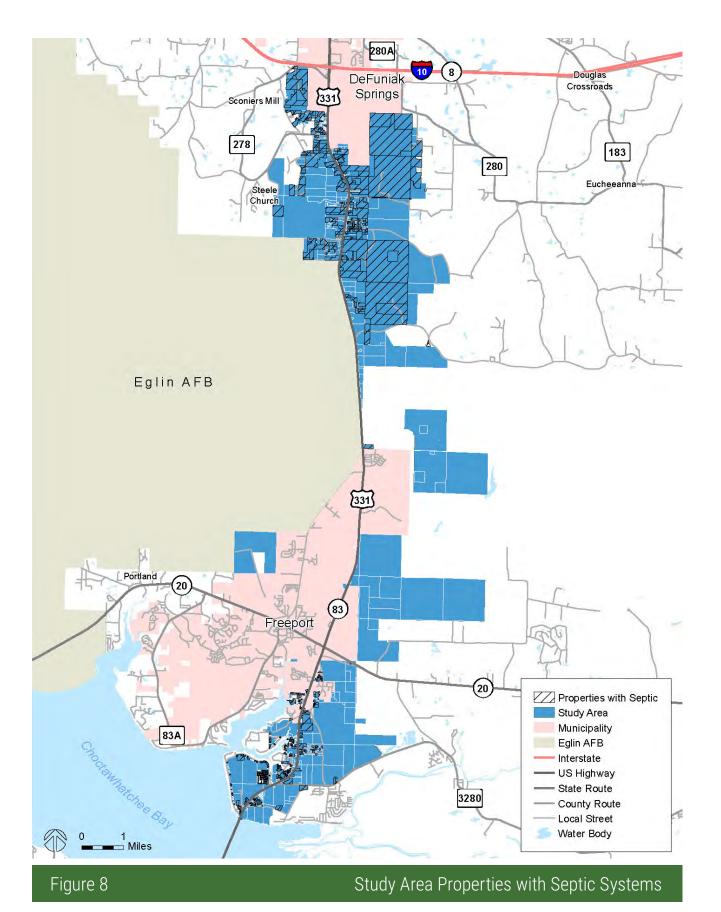
This project splits the US Highway 331 Corridor into six segments, and calls for expanding the Wastewater Treatment Plant's capacity from 600,000 gallons per day to 1.5 million gallons per day to meet the increased demand. In total, the sanitary sewer infrastructure extension is estimated to cost \$18,127,948; the potable water infrastructure extension is estimated to cost \$13,338,650; and the Wastewater Treatment Plant expansion is estimated to cost \$15,906,000. To date, the City of Freeport has received \$185,000 from the Clean Water State Revolving Fund and \$50,000 from the Northwest Florida Water Management District to complete Phase I of the project, which includes segments four and five of the corridor. The City has requested the remaining funding for Phase I from the Florida Job Growth Grant Fund. Phase I is expected to be completed by August 2021.



ECONOMIC DEVELOPMENT CORRIDOR PLAN



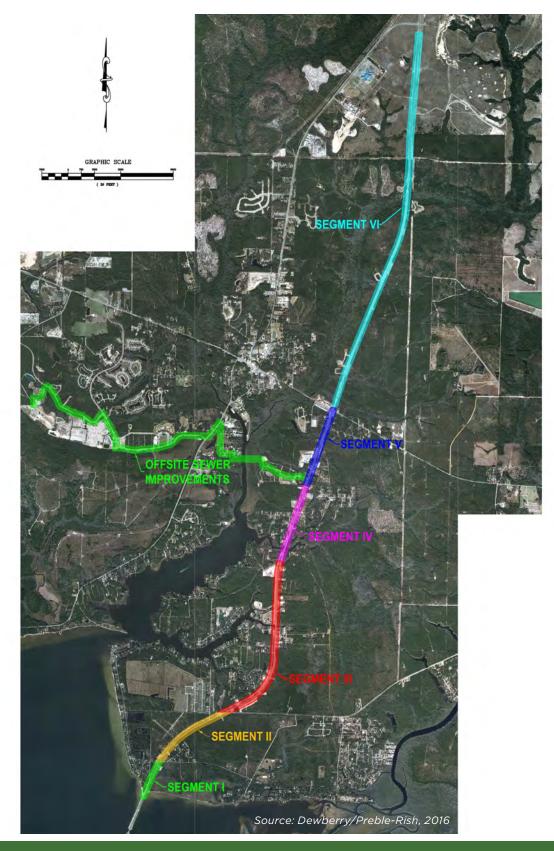
3.0 EXISTING AND POTENTIAL INFRASTRUCTURE



US



ECONOMIC DEVELOPMENT CORRIDOR PLAN







4.0 Corridor Development Build-out



Vision Statement

The following Vision Statement illustrates the desired end-state of the US Highway 331 Corridor in conjunction with land use changes in Walton County's Comprehensive Plan and Land Development Code.

New housing development north of the Choctawhatchee Bay offers new, affordable housing options for a variety of residents, including retail and hospitality sector employees, military personnel at Eglin AFB, and retirees that cannot afford to live in the expensive real estate market in South Walton County. Providing new less expensive and workforce housing opportunities in close proximity to the South Walton employment center will help reduce long-distance commutes for service employees, creating a more equitable environment within the County. To achieve this, a mixture of housing types and greater residential densities in the form of duplex, townhome, and apartment housing types is necessary along with enhanced urban infrastructure to support these uses.

Increased housing opportunities and densities within the US Highway 331 Corridor Study Area will foster an additional market for ancillary commercial and industrial development that has typically been captured by Okaloosa and Santa Rosa Counties in the past. Planning for an appropriate mix of development, including mixed use development that is well-connected throughout the County will alleviate trip demand along the US Highway 331 corridor and support increased economic development in Walton County.



4.0 Supporting Analysis -Corridor Development Build-out

4.1 Proposed Future Land Use Categories and Zoning

As part of Walton County's Comprehensive Plan and Land Development Code update process that is currently underway, the County is establishing new Future Land Use Categories and Zoning Districts. These new Future Land Use Categories and Zoning Districts will create a planning framework that is clear and provides flexibility to respond to changes in land use demand over time. As proposed, the Future Land Use Categories will become broader and encompass a range of Zoning Districts. The Zoning Districts will remain similar to the existing Land Use Districts in the Land Development Code with one exception within the US Highway 331 Corridor Study Area – the Industrial Land Use District which is merged with Heavy Industrial in the updated Land Development Code. The proposed Future Land Use Categories and corresponding Zoning Districts within the Study Area are shown in Table 3.

Future Land Use MAP Category	Implementing Zoning District(s)
Large Scale Agriculture	Large Scale Agriculture (LSA)
General Agriculture	General Agriculture (GA)
Estate Residential	Estate Residential (ER)
Rural Residential	Rural Residential (RR)
	Rural Low Density (RLD)
	Rural Village (RV)
Residential	Urban Residential (UR)
	Residential Preservation (RP)
	Low Density Residential (LDR 1/0.5)
	Low Density Residential (LDR 4/1)
	Neighborhood Infill (NI)
Commercial	General Commercial (GC)
	Neighborhood Commercial (NC)
	Business Park (BP)
Industrial and Extractive Uses	Extractive Uses (EU)
	Light Industrial (LI)
	Heavy Industrial (HI)
Public Facilities and Institutional	Public Facilities (PF)
	Institutional (INST)

Table 3. Proposed Future Land Use Categories and Corresponding Zoning Districts

US 331 Corridor Activity Centers

In addition to new Future Land Use Categories and Zoning Districts, two Activity Centers are proposed within the US 331 Economic Development Corridor Plan Study Area. These are areas that are anticipated for targeted development as complete urban infrastructure become available. Figure 10 depicts the two designated activity centers along the corridor in combination with the proposed Zoning Districts within the Study Area. As shown on the map, the northern Activity Center is located between Freeport and the southern boundary of the City of DeFuniak Springs and the southern Activity Center is located south and east of the City of Freeport beginning at the Choctawhatchee Bay.

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4.2 Build-Out Analysis

The build-out analysis assesses six scenarios for the total feasible development along US Highway 331 as permitted by the Land Development Code. The six scenarios are:

- **Scenario 1.** Current situation the full potential of development without complete urban infrastructure.
- Scenario 2. The full potential of development with complete urban infrastructure.
- Scenario 3. The full potential of development for the land within the two activity centers, including the portion outside of the Study Area as shown in Figure 6. This Scenario has four alternatives:
 - **Scenario 3a:** Current situation the full potential of development without complete urban infrastructure.
 - **Scenario 3b:** The full potential of development with complete urban infrastructure.
 - Scenario 3c: The full potential of development with complete urban infrastructure, and the establishment of two Special Planning Areas (SPAs) to allow density bonuses to be applicable to any eligible zoning district regardless of the 100-acre minimum requirement.
 - Scenario 3d: The full potential of development with complete urban infrastructure, plus a 25% increase in non-residential intensity for commercial zoning districts in the Activity Center South and a 25% increase in non-residential intensity for commercial zoning districts in the Activity Center North.

The methodology for analyzing the full potential of development for each scenario included totaling the acreage of each zoning district within the relevant Study Area. The acreage totals for non-agricultural development were reduced by 20% to account for new rights-of-way supporting vehicular access, stormwater infrastructure, environmental features, and future allotted open space necessary for development. One assumption that was made for these scenarios is the distribution of residential development and nonresidential development within zoning districts that allow both types of development. To be conservative, the ratio of residential to nonresidential development was estimated 0.95/0.5.

Generally, to estimate the future number of dwelling units for each scenario, the reduced acreage was multiplied by the maximum residential density allowed, including the addition of a density bonus if applicable. Similarly, the reduced acreage for each zoning district was multiplied by the maximum Floor Area Ratio (FAR) permitted by the Land Development Code to estimate the total square footage at build-out.to estimate the total square footage at build-out.



SCENARIO 1

Scenario 1 features a business-as-usual model, estimating the potential of the US 331 Corridor if urban infrastructure is not extended throughout the Study Area. In this scenario, all new residential units would require an onsite sewage treatment and disposal system. According to Florida Administrative Code (F.A.C.) Section 64E-6.005, properties that rely on an onsite sewage treatment and disposal system must have an area of at least a half-acre, limiting residential densities to two dwelling units per acre. Half-acre lot minimums eliminate the potential for multifamily housing, and are ineligible for density bonuses that would further increase the number of housing units. Additionally, the potential for commercial uses is not permitted within the Urban Residential Land Use District without a connection to a central sewer system.

Table 4 shows the breakdown of proposed zoning districts and their complete build-out potential according to the Land Development Code update. In total, this scenario can produce a total of 5,242 dwelling units, and 65,848,143 square feet of nonresidential floor space between the two Activity Centers.

Proposed Zoning District	Total Acreage	%	Maximum Residential Density	Density Bonus	Maximum FAR	Total Dwelling Units	Total SF of Nonresidential
Activity Center North							
Large-Scale Agriculture	165	2%	0.03	NA	0.25	4	-
General Agriculture	4,373	46%	0.10	NA	0.25	437	-
Estate Residential	3,770	40%	0.20	NA	0.25	573	1,642,123*
Rural Village	0	0%	2.00	NA	0.50	-	-
Urban Residential	6	0%	4.00	10.00	0.50	9	-
Neighborhood Commercial	2	0%	4.00	NA	0.65	4	51,229
General Commercial	351	4%	0.00	17.00	1.00	-	12,235,787
Light Industrial	33	0%	NA	NA	0.50	-	578,244
Heavy Industrial	670	7%	NA	NA	0.70	-	16,349,385
Institutional	37	0%	NA	NA	2.00	-	2,599,794
Public Facilities	37	0%	NA	NA	0.60	-	782,771
Totals	9,445					1,027	34,239,333

Table 4. Scenario 1 Build-Out Analysis



Proposed Zoning District	Total Acreage	%	Maximum Residential Density	Density Bonus	Maximum FAR	Total Dwelling Units	Total SF of Nonresidential
Activity Center South							
Large-Scale Agriculture	459	6%	0.03	NA	0.25	11	-
General Agriculture	0	0%	0.10	NA	0.25	-	-
Estate Residential	3,159	44%	0.20	NA	0.25	480	1,375,952*
Rural Village	2,449	34%	2.00	NA	0.50	3,723	2,133,710*
Urban Residential	0	0%	4.00	10.00	0.50	-	-
Neighborhood Commercial	0	0%	4.00	NA	0.65	-	-
General Commercial	291	4%	0.00	17.00	1.00	-	10,125,383
Light Industrial	4	0%	NA	NA	0.50	-	69,640
Heavy Industrial	14	0%	NA	NA	0.70	-	332,488
Institutional	0	0%	NA	NA	2.00	-	-
Public Facilities	840	12%	NA	NA	0.60	-	17,571,637
Totals	7,216					4,214	31,608,810
Combined Activity Centers (North and	South)					
Large-Scale Agriculture	625	4%	0.03	NA	0.25	16	-
General Agriculture	4,373	26%	0.10	NA	0.25	437	-
Estate Residential	6,929	42%	0.20	NA	0.25	1,053	3,018,075*
Rural Village	2,449	15%	2.00	NA	0.50	3,723	2,133,710*
Urban Residential	6	0%	4.00	10.00	0.50	9	-
Neighborhood Commercial	2	0%	4.00	NA	0.65	4	51,229
General Commercial	642	4%	0.00	17.00	1.00	-	22,361,169
Light Industrial	37	0%	NA	NA	0.50	-	647,884
Heavy Industrial	684	4%	NA	NA	0.70	-	16,681,873
Institutional	37	0%	NA	NA	2.00	-	2,599,794
Public Facilities	878	5%	NA	NA	0.60	-	18,354,408
Totals	16,661					5,242	65,848,143

Notes: Assumes 20% reduction of total acreage for future rights-of-way and open space for non-agricultural uses; Residential densities are limited to two (2) dwelling units per acre that are not connected to a central sewer system per F.A.C. 64E-6.005

*Assumes 5% of land area is developed as nonresidential



SCENARIO 2

Scenario 2 shows the development potential of the Study Area with the extension of urban infrastructure, including central sewer. This allows residential properties to maximize the number of dwelling units per acre permitted in the Land Development Code, plus acquire density bonuses upon meeting the necessary requirements. Increased densities will foster more vibrant communities, creating a wider variety of housing options (i.e. single-family, townhouses, apartments, condos). Additionally, the availability of acquiring density bonuses will encourage the development of affordable / workforce housing units for low-income families. Both Urban Residential and General Commercial Land Use Districts may develop up to 10 and 17 dwelling units per acre, respectively, if 20% of the housing units are designated as affordable. However, density bonuses are only permitted within a Planned Unit Development (PUD) of 100 acres or more. The only two zoning districts eligible for density bonuses are Urban Residential and General Commercial. The Study Area only contains a total of 6 acres of Urban Residential, and a total of 285 acres of the General Commercial zoning district eligible for a density bonus, limiting the total possible number of residential units within this zoning district to 3,876.

Table 5 shows the breakdown of proposed zoning districts and their complete buildout potential according to the Land Development Code update for Scenario 2. In total, this scenario can produce a total of 9,130 dwelling units, and 65,853,433 square feet of nonresidential floor space.

Proposed Zoning District	Total Acreage	%	Maximum Residential Density	Density Bonus	Maximum FAR	Total Dwelling Units	Total SF of Nonresidential
Activity Center North							
Large-Scale Agriculture	165	2%	0.03	NA	0.25	4	-
General Agriculture	4,373	46%	0.10	NA	0.25	437	-
Estate Residential	3,770	40%	0.20	NA	0.25	573	1,642,123*
Rural Village	0	0%	2.00	NA	0.50	-	-
Urban Residential	6	0%	4.00	10.00	0.50	18	5,291*
Neighborhood Commercial	2	0%	4.00	NA	0.65	7	51,229
General Commercial	351	4%	0.00	17.00	1.00	2,380**	12,235,787
Light Industrial	33	0%	NA	NA	0.50	-	578,244
Heavy Industrial	670	7%	NA	NA	0.70	-	16,349,385
Institutional	37	0%	NA	NA	2.00	-	2,599,794
Public Facilities	37	0%	NA	NA	0.60	-	782,771
Totals	9,445					3,420	34,244,624

Table 5. Scenario 2 Build-Out Analysis



Proposed Zoning District	Total Acreage	%	Maximum Residential Density	Density Bonus	Maximum FAR	Total Dwelling Units	Total SF of Nonresidential
Activity Center South							
Large-Scale Agriculture	459	6%	0.03	NA	0.25	11	-
General Agriculture	0	0%	0.10	NA	0.25	-	-
Estate Residential	3,159	44%	0.20	NA	0.25	480	1,375,952*
Rural Village	2,449	34%	2.00	NA	0.50	3,723	2,133,710*
Urban Residential	0	0%	4.00	10.00	0.50	-	-
Neighborhood Commercial	0	0%	4.00	NA	0.65	-	-
General Commercial	291	4%	0.00	17.00	1.00	1,496***	10,125,383
Light Industrial	4	0%	NA	NA	0.50	-	69,640
Heavy Industrial	14	0%	NA	NA	0.70	-	332,488
Institutional	0	0%	NA	NA	2.00	-	-
Public Facilities	840	12%	NA	NA	0.60	-	17,571,637
Totals	7,216					5,710	31,608,810
Combined Activity Cent	ers (North	and Sou	uth)				
Large-Scale Agriculture	625	4%	0.03	NA	0.25	16	-
General Agriculture	4,373	26%	0.10	NA	0.25	437	-
Estate Residential	6,929	42%	0.20	NA	0.25	1,053	3,018,075*
Rural Village	2,449	15%	2.00	NA	0.50	3,723	2,133,710*
Urban Residential	6	0%	4.00	10.00	0.50	18	5,291*
Neighborhood Commercial	2	0%	4.00	NA	0.65	7	51,229
General Commercial	642	4%	0.00	17.00	1.00	3,876****	22,361,169
Light Industrial	37	0%	NA	NA	0.50	-	647,884
Heavy Industrial	684	4%	NA	NA	0.70	-	16,681,873
Institutional	37	0%	NA	NA	2.00	-	2,599,794
Public Facilities	878	5%	NA	NA	0.60	-	18,354,408
Totals	16,661					9,130	65,853,433

Notes: Assumes 20% reduction of total acreage for future rights-of-way and open space for non-agricultural uses; Density bonuses are only applicable for planned unit developments of 100 acres or greater.

*Assumes 5% of land area is developed as nonresidential

**175 contiguous acres of land for a PUD applicable for the Density Bonus

***110 contiguous acres of land for a PUD applicable for the Density Bonus

****285 contiguous acres of land for a PUD applicable for the Density Bonus



SCENARIO 3

Scenario 3 features the development potential within the entirety of the North and South Activity Centers, including the portion outside of the Study Area as illustrated in Figure 6. The South Activity Center includes 12,040 additional acres that are not included in the Study Area, but are incorporated into the following four build-out scenarios.

SCENARIO 3a

Scenario 3a is the same business-as-usual model as Scenario 1, but includes the additional acreage in the South Activity Center. All new residential units would require an onsite sewage treatment and disposal system, limiting residential densities to two dwelling units per acre. Half-acre lot minimums eliminate the potential for multifamily housing, and are ineligible for density bonuses that would further increase the number of housing units. Additionally, the potential for commercial uses is not permitted within the Urban Residential Land Use District without a connection to a central sewer system.

Table 6 shows the breakdown of zoning districts and their complete build-out potential according to the Land Development Code. In total, this scenario can produce a total of 11,137 dwelling units, and 75,517,307 square feet of nonresidential floor space between the two Activity Centers.

Proposed Zoning District	Total Acreage	%	Maximum Residential Density	Density Bonus	Maximum FAR	Total Dwelling Units	Total SF of Nonresidential
Activity Center North							
Large-Scale Agriculture	165	2%	0.03	NA	0.25	4	-
General Agriculture	4,373	46%	0.10	NA	0.25	437	-
Estate Residential	3,770	40%	0.20	NA	0.25	573	1,642,123*
Rural Village	0	0%	2.00	NA	0.50	-	-
Urban Residential	6	0%	4.00	10.00	0.50	9	-
Neighborhood Commercial	2	0%	4.00	NA	0.65	4	51,229
General Commercial	351	4%	0.00	17.00	1.00	-	12,235,787
Light Industrial	33	0%	NA	NA	0.50	-	578,244
Heavy Industrial	670	7%	NA	NA	0.70	-	16,349,385
Institutional	37	0%	NA	NA	2.00	-	2,599,794
Public Facilities	37	0%	NA	NA	0.60	-	782,771
Totals	9,445					1,027	34,239,333

Table 6. Scenario 3a Build-Out Analysis



Proposed Zoning District	Total Acreage	%	Maximum Residential Density	Density Bonus	Maximum FAR	Total Dwelling Units	Total SF of Nonresidential
Activity Center South							
Large-Scale Agriculture	5,704	28%	0.03	NA	0.25	143	-
General Agriculture	1,470	7%	0.10	NA	0.25	-	-
Estate Residential	6,205	30%	0.20	NA	0.25	94	2,702,876*
Rural Village	5,780	28%	2.00	NA	0.50	8,785	5,035,362*
Urban Residential	157	1%	4.00	10.00	0.50	239	-
Neighborhood Commercial	0	0%	4.00	NA	0.65	-	-
General Commercial	291	1%	0.00	17.00	1.00	-	10,125,383
Light Industrial	4	0%	NA	NA	0.50	-	69,640
Heavy Industrial	14	0%	NA	NA	0.70	-	332,488
Institutional	0	0%	NA	NA	2.00	-	-
Public Facilities	1,101	5%	NA	NA	0.60	-	23,012,225
Totals	20,724			,	,	10,110	41,277,974
Combined Activity Cen	ters (North a	and Sou	th)				
Large-Scale Agriculture	5,869	19%	0.03	NA	0.25	147	-
General Agriculture	5,842	19%	0.10	NA	0.25	437	-
Estate Residential	9,975	33%	0.20	NA	0.25	1,516	4,345,000*
Rural Village	5,780	19%	2.00	NA	0.50	8,785	5,035,362*
Urban Residential	163	1%	4.00	10.00	0.50	246	-
Neighborhood Commercial	2	0%	4.00	NA	0.65	4	51,229
General Commercial	642	2%	0.00	17.00	1.00	-	22,361,169
Light Industrial	37	0%	NA	NA	0.50	-	647,884
Heavy Industrial	684	2%	NA	NA	0.70	-	16,681,873
Institutional	37	0%	NA	NA	2.00	-	2,599,794
Public Facilities	1,138	4%	NA	NA	0.60	-	23,794,996
Totals	30,170					11,137	75,517,307

Notes: Assumes 20% reduction of total acreage for future rights-of-way and open space for non-agricultural uses; Residential densities are limited to two (2) dwelling units per acre that are not connected to a central sewer system per F.A.C. 64E-6.005

*Assumes 5% of land area is developed as nonresidential



SCENARIO 3b

Scenario 3b is the same construct as Scenario 2, which analyzes the effects of extending urban infrastructure throughout the North and South Activity Center. This allows the residential properties to maximize the number of dwelling units consistent with development regulations, and acquire density bonuses upon meeting the necessary requirements. Increased densities will foster more dense and vibrant communities, creating a wider housing variety and options (i.e. single-family, townhouses, apartments, condos). Additionally, the availability of acquiring density bonuses will encourage the development of affordable / workforce housing units for low-income families. Both Urban Residential and General Commercial zoning districts may develop up to 10 and 17 dwelling units per acre, respectively, if 20% of the housing units are designated as affordable. However, density bonuses may only be obtained within a Planned Unit Development (PUD) of 100 acres or more. The only two zoning districts eligible for density bonuses are Urban Residential and General Commercial. The North Activity Center only contains 6 acres of Urban Residential, which is not eligible for the density bonus. There are also 642 acres of the General Commercial zoning district, but only 285 acres that would meeting the requirement for a density bonus.

Table 7 shows the breakdown of proposed zoning districts and their complete build-out potential according to the Land Development Code for Scenario 3b. In total, this scenario can produce a total of 15,982 dwelling units, and 75,522,598 square feet of nonresidential floor space.

Proposed Zoning District	Total Acreage	%	Maximum Residential Density	Density Bonus	Maximum FAR	Total Dwelling Units	Total SF of Nonresidential
Activity Center North							
Large-Scale Agriculture	165	2%	0.03	NA	0.25	4	-
General Agriculture	4,373	46%	0.10	NA	0.25	437	-
Estate Residential	3,770	40%	0.20	NA	0.25	573	1,642,123*
Rural Village	0	0%	2.00	NA	0.50	-	-
Urban Residential	6	0%	4.00	10.00	0.50	18	5,291*
Neighborhood Commercial	2	0%	4.00	NA	0.65	7	51,229
General Commercial	351	4%	0.00	17.00	1.00	2,380**	12,235,787
Light Industrial	33	0%	NA	NA	0.50	-	578,244
Heavy Industrial	670	7%	NA	NA	0.70	-	16,349,385
Institutional	37	0%	NA	NA	2.00	-	2,599,794
Public Facilities	37	0%	NA	NA	0.60	-	782,771
Totals	9,445					3,420	34,244,624

Table 7. Scenario 3b Build-Out Analysis



Activity Center South							
Large-Scale Agriculture	5,704	28%	0.03	NA	0.25	143	-
General Agriculture	1,470	7%	0.10	NA	0.25	-	-
Estate Residential	6,205	30%	0.20	NA	0.25	943	2,702,876*
Rural Village	5,780	28%	2.00	NA	0.50	8,785	5,035,362*
Urban Residential	157	1%	4.00	10.00	0.50	1,195	-
Neighborhood Commercial	0	0%	4.00	NA	0.65	-	-
General Commercial	291	1%	0.00	17.00	1.00	1,496***	10,125,383
Light Industrial	4	0%	NA	NA	0.50	-	69,640
Heavy Industrial	14	0%	NA	NA	0.70	-	332,488
Institutional	0	0%	NA	NA	2.00	-	-
Public Facilities	1,101	5%	NA	NA	0.60	-	23,012,225
Totals	20,724					12,562	41,277,974
Combined Activity Ce	nters (Nor	th and	South)				
Large-Scale Agriculture	5,869	19%	0.03	NA	0.25	147	-
General Agriculture	5,842	19%	0.10	NA	0.25	437	-
Estate Residential	9,975	33%	0.20	NA	0.25	1,516	4,345,000*
Rural Village	5,780	19%	2.00	NA	0.50	8,785	5,035,362*
Urban Residential	163	1%	4.00	10.00	0.50	1,213	5,291*
Neighborhood Commercial	2	0%	4.00	NA	0.65	7	51,229
General Commercial	642	2%	0.00	17.00	1.00	3,876****	22,361,169
Light Industrial	37	0%	NA	NA	0.50	-	647,884
Heavy Industrial	684	2%	NA	NA	0.70	-	16,681,873
Institutional	37	0%	NA	NA	2.00	-	2,599,794
Public Facilities	1,138	4%	NA	NA	0.60	-	23,794,996

Notes: Assumes 20% reduction of total acreage for future rights-of-way and open space for non-agricultural uses; Density bonuses are only applicable for planned unit developments of 100 acres or greater.

*Assumes 5% of land area is developed as nonresidential

**175 contiguous acres of land for a PUD applicable for the Density Bonus

***110 contiguous acres of land for a PUD applicable for the Density Bonus

****285 contiguous acres of land for a PUD applicable for the Density Bonus



SCENARIO 3c

Scenario 3c is similar to Scenario 3b, but establishes the North and South Activity Centers as Special Planning Areas (SPAs) to allow density bonuses to be applicable in any eligible zoning district regardless of the 100-acre minimum requirement. Lifting the PUD acreage requirement for density bonuses would permit additional residential units in the Urban Residential zoning district and General Commercial zoning district that do not contain at least 100 contiguous acres. This permits the six acres of the Urban Residential zoning district in the North Activity Center to increase the potential number of residential units, as well as the additional 357 acres of the General Commercial zoning district that were not included in Scenario 3b. However, The SPAs have no effect on the nonresidential floor area.

Table 8 shows the breakdown of zoning districts and their complete build-out potential according to the Land Development Code for Scenario 3c. In total, this scenario can produce a total of 20,860 dwelling units, and 75,522,598 square feet of nonresidential floor space.

Proposed Zoning District	Total Acreage	%	Maximum Residential Density	Density Bonus	Maximum FAR	Total Dwelling Units	Total SF of Nonresidential
Activity Center North	h						
Large-Scale Agriculture	165	2%	0.03	NA	0.25	4	
General Agriculture	4,373	46%	0.10	NA	0.25	437	
Estate Residential	3,770	40%	0.20	NA	0.25	573	1,642,123*
Rural Village	0	0%	2.00	NA	0.50	-	-
Urban Residential	6	0%	4.00	10.00	0.50	46	5,291*
Neighborhood Commercial	2	0%	4.00	NA	0.65	7	51,229
General Commercial	351	4%	0.00	17.00	1.00	4,775	12,235,787
Light Industrial	33	0%	NA	NA	0.50	-	578,244
Heavy Industrial	670	7%	NA	NA	0.70	-	16,349,385
Institutional	37	0%	NA	NA	2.00	-	2,599,794
Public Facilities	37	0%	NA	NA	0.60	-	782,771
Totals	9,445					5,843	34,244,624

Table 8. Scenario 3c Build-Out Analysis



Proposed Zoning District	Total Acreage	%	Maximum Residential Density	Density Bonus	Maximum FAR	Total Dwelling Units	Total SF of Nonresidential
Activity Center Sout	h						
Large-Scale Agriculture	5,704	28%	0.03	NA	0.25	143	-
General Agriculture	1,470	7%	0.10	NA	0.25	-	-
Estate Residential	6,205	30%	0.20	NA	0.25	943	2,702,876*
Rural Village	5,780	28%	2.00	NA	0.50	8,785	5,035,362*
Urban Residential	157	1%	4.00	10.00	0.50	1,195	-
Neighborhood Commercial	0	0%	4.00	NA	0.65	-	-
General Commercial	291	1%	0.00	17.00	1.00	3,952	10,125,383
Light Industrial	4	0%	NA	NA	0.50	-	69,640
Heavy Industrial	14	0%	NA	NA	0.70	-	332,488
Institutional	0	0%	NA	NA	2.00	-	-
Public Facilities	1,101	5%	NA	NA	0.60	-	23,012,225
Totals	20,724					15,017	41,277,974
Combined Activity C	enters (Nor	th and S	outh)				
Large-Scale Agriculture	5,869	19%	0.03	NA	0.25	147	-
General Agriculture	5,842	19%	0.10	NA	0.25	437	-
Estate Residential	9,975	33%	0.20	NA	0.25	1,516	4,345,000*
Rural Village	5,780	19%	2.00	NA	0.50	8,785	5,035,362*
Urban Residential	163	1%	4.00	10.00	0.50	1,241	5,291
Neighborhood Commercial	2	0%	4.00	NA	0.65	7	51,229
General Commercial	642	2%	0.00	17.00	1.00	8,727	22,361,169
Light Industrial	37	0%	NA	NA	0.50	-	647,884
Heavy Industrial	684	2%	NA	NA	0.70	-	16,681,873
Institutional	37	0%	NA	NA	2.00	-	2,599,794
Public Facilities	1,138	4%	NA	NA	0.60	-	23,794,996
Totals	30,170					20,860	75,522,598

Notes: Assumes 20% reduction of total acreage for future rights-of-way and open space for non-agricultural uses.

*Assumes 5% of land area is developed as nonresidential



SCENARIO 3d

Scenario 3d is similar to Scenario 3b, but increases the densities and intensities within the South Activity Center for several zoning districts by 25%. These zoning districts are Estate Residential, Rural Village, Urban Residential, Neighborhood Commercial, General Commercial, and Light Industrial. This increase in density and intensity was not applied to the North Activity Center due to the Eglin AFB JLUS recommendations within the Cruise Missile Corridor. These increases would produce the greatest potential of nonresidential floor space in the South Activity Center, generating an additional 4,483,315 square feet compared to Scenario 3b. A 25% increase in residential densities for the South Activity Center would also generate an additional 2,432 total residential units compared to Scenario 3b, but 2,446 less residential units than Scenario 3c. This is due to the density bonus limitation to 100-acre PUDs. As mentioned in Scenario 3b, density bonuses are only permitted within a PUD of 100 acres or more. There are some areas within the North and South Activity Centers that do not contain enough Urban Residential or General Commercial acreage to be eligible.

Table 9 shows the breakdown of zoning districts and their complete build-out potential according to the Land Development Code for Scenario 3d. In total, this scenario can produce a total of 18,414 dwelling units, and 80,005,913 square feet of nonresidential floor space.

Proposed Zoning District	Total Acreage	%	Maximum Residential Density	Density Bonus	Maximum FAR	Total Dwelling Units	Total SF of Nonresidential
Activity Center North							
Large-Scale Agriculture	165	2%	0.03	NA	0.25	4	-
General Agriculture	4,373	46%	0.10	NA	0.25	437	-
Estate Residential	3,770	40%	0.20	NA	0.25	573	1,642,123*
Rural Village	0	0%	2.00	NA	0.50	-	-
Urban Residential	6	0%	4.00	10.00	0.50	18	5,291*
Neighborhood Commercial	2	0%	4.00	NA	0.65	7	51,229
General Commercial	351	4%	0.00	17.00	1.00	2,380**	12,235,787
Light Industrial	33	0%	NA	NA	0.50	-	578,244
Heavy Industrial	670	7%	NA	NA	0.70	-	16,349,385
Institutional	37	0%	NA	NA	2.00	-	2,599,794
Public Facilities	37	0%	NA	NA	0.60	-	782,771
Totals	9,445					3,420	34,244,624

Table 9. Scenario 3d Build-Out Analysis



Proposed Zoning District	Total Acreage	%	Maximum Residential Density	Density Bonus	Maximum FAR	Total Dwelling Units	Total SF of Nonresidential
Activity Center South							
Large-Scale Agriculture	5,704	28%	0.03	NA	0.25	143	-
General Agriculture	1,470	7%	0.10	NA	0.25	-	-
Estate Residential	6,205	30%	0.25	NA	0.31	1,179	3,378,595*
Rural Village	5,780	28%	2.50	NA	0.63	10,982	6,294,202*
Urban Residential	157	1%	5.00	10.00	0.63	1,195	-
Neighborhood Commercial	0	0%	5.00	NA	0.81	-	-
General Commercial	291	1%	0.00	17.00	1.25	1,496***	12,656,729
Light Industrial	4	0%	NA	NA	0.63	-	87,050
Heavy Industrial	14	0%	NA	NA	0.70	-	332,488
Institutional	0	0%	NA	NA	2.00	-	-
Public Facilities	1,101	5%	NA	NA	0.60	-	23,012,225
Totals	20,724					14,994	45,761,289
	20,724					14,334	45,761,289
Combined Activity Cente		nd Sou	th)			14,554	43,701,289
		nd Sout 19%	th)			147	-
Combined Activity Cente	rs (North a		th)				-
Combined Activity Cente Large-Scale Agriculture	rs (North a 5,869	19%	th)			147	- - 5,020,719*
Combined Activity Cente Large-Scale Agriculture General Agriculture	rs (North a 5,869 <u>5,842</u>	19% 19%	th)			147 437	-
Combined Activity Center Large-Scale Agriculture General Agriculture Estate Residential	rs (North a 5,869 5,842 9,975	19% 19% 33%	th)			147 437 1,752	- - 5,020,719*
Combined Activity Center Large-Scale Agriculture General Agriculture Estate Residential Rural Village	rs (North a 5,869 5,842 9,975 5,780	19% 19% 33% 19%	th)			147 437 1,752 10,982	- - 5,020,719* 6,294,202*
Combined Activity Center Large-Scale Agriculture General Agriculture Estate Residential Rural Village Urban Residential Neighborhood	rs (North a 5,869 5,842 9,975 5,780 163	19% 19% 33% 19% 1%	th)			147 437 1,752 10,982 1,213	- - 5,020,719* 6,294,202* 5,291*
Combined Activity Center Large-Scale Agriculture General Agriculture Estate Residential Rural Village Urban Residential Neighborhood Commercial	rs (North a 5,869 5,842 9,975 5,780 163 2	19% 19% 33% 19% 1% 0%	th)			147 437 1,752 10,982 1,213 7	- - 5,020,719* 6,294,202* 5,291* 51,229
Combined Activity Center Large-Scale Agriculture General Agriculture Estate Residential Rural Village Urban Residential Neighborhood Commercial General Commercial	rs (North a 5,869 5,842 9,975 5,780 163 2 642	19% 19% 33% 19% 1% 0% 2%	th)			147 437 1,752 10,982 1,213 7	- - 5,020,719* 6,294,202* 5,291* 51,229 24,892,515
Combined Activity Center Large-Scale Agriculture General Agriculture Estate Residential Rural Village Urban Residential Neighborhood Commercial General Commercial Light Industrial	rs (North a 5,869 5,842 9,975 5,780 163 2 642 37	19% 19% 33% 19% 0% 2% 0%	th)			147 437 1,752 10,982 1,213 7 3,876****	- - 5,020,719* 6,294,202* 5,291* 51,229 24,892,515 665,294
Combined Activity Center Large-Scale Agriculture General Agriculture Estate Residential Rural Village Urban Residential Neighborhood Commercial General Commercial Light Industrial Heavy Industrial	rs (North a 5,869 5,842 9,975 5,780 163 2 642 37 684	19% 19% 33% 19% 1% 0% 2% 0%	th)			147 437 1,752 10,982 1,213 7 3,876****	- - 5,020,719* 6,294,202* 5,291* 51,229 24,892,515 665,294 16,681,873

Notes: Assumes 20% reduction of total acreage for future rights-of-way and open space for non-agricultural uses; Density bonuses are only applicable for planned unit developments of 100 acres or greater.

*Assumes 5% of land area is developed as nonresidential

**175 contiguous acres of land for a PUD applicable for the Density Bonus

***110 contiguous acres of land for a PUD applicable for the Density Bonus

****285 contiguous acres of land for a PUD applicable for the Density Bonus



ECONOMIC DEVELOPMENT CORRIDOR PLAN



5.0 Corridor Capacity Preservation



Preserving the transportation capacity of the US 331 Corridor is crucial because of its designation as a Strategic Intermodal System (SIS) facility by the State of Florida, indicating its importance to the state's economy and mobility. It is the main tourism corridor and hurricane evacuation route for Walton County. **5.0 CORRIDOR CAPACITY PRESERVATION**



5.0 Corridor Capacity Preservation

In order for US 331 to maintain its ability to carry high speed high volume traffic over long distances in a safe and efficient manner, a system of existing or planned service roads, a highly controlled limited number of connections, median openings and infrequent traffic signals is recommended. It is important to recognize that US 331 is designated a Strategic Intermodal System (SIS) facility by the Florida Department of Transportation (FDOT). The SIS is comprised of Florida's high-priority transportation facilities that are deemed most important to the state's economy and mobility. Projects that are part of the SIS receive highest priority for transportation capacity investments and are a primary focus for implementing the Florida Transportation Plan. Figure 11 below shows US 331 as a SIS Highway.



Source: West Florida Regional Planning Council CEDS (2018-2022)

5.1 Current Strategic Intermodal System (SIS) and Walton County Requirements

The Florida SIS is a statewide transportation system consisting of strategic statewide and interregional significance for moving both people and goods, including linkages that provide for smooth and efficient transfers between modes and major facilities. The SIS criteria and thresholds were last updated in 2014 with a data and designation review to identify new facilities for inclusion in the SIS. Changes resulting from the update did not affect the status of US 331 as a designated SIS Highway Corridor. The corridor is identified as a 4-lane segment from the Choctawhatchee Bay north to County Road 1084.

Florida Statute 339.65, Strategic Intermodal System highway corridors, provides policy for the planning and development of SIS Highway Corridors. Because the primary function of the corridor is to facilitate traffic movement, access to abutting land is subordinate and must be prohibited or highly regulated. Per section 3(f) of the Statute, "to the maximum extent feasible, ensure that proposed projects are consistent with approved local government comprehensive plans of the local jurisdictions in which such facilities are to be located and with the transportation improvement program of any metropolitan planning organization where such facilities are to be located."



Figure 12. Example of Commercial Access Service Road with Parking Lot Interconnectivity in Niceville

US

5.0 CORRIDOR CAPACITY PRESERVATION



Walton County is satisfying this requirement by conducting this Plan to identify potential long-term impacts and opportunities associated with improvements along in the US 331 Corridor including additional lanes to facilitate traffic flow and infrastructure improvements that will facilitate development along the corridor. The Build out Analysis provided in Section 4.0 was developed to identify the long-term potential impacts of growth along the Corridor.

The FDOT has prescribed access standards along US 331 defined in the document, FDOT Topic No. 525-030-250-b, entitled Process, Criteria, and Standards for the Florida Intrastate Highway System Plan Development and Update. According to this document, for arterials with design speeds greater than 45 miles per hour (mph), access connection spacing may be no closer than 200 meters (660 feet), full median openings may be no closer than 800 meters (1/2 mile); restricted or directional openings may be no closer than 400 meters (1/4 mile); and traffic signals may be no closer than 800 meters (1/2 mile) with a longer signal spacing required.

Walton County has currently adopted standards for right-of-way connections in Section 5.04.00 of the Land Development Code Chapter 5. Subsection 5.04.01 requires development proposals and plans for all single-family subdivisions, multi-family residential, commercial, office or industrial uses to include appropriate consideration of potential transportation impacts related to the development through the submission of a circulation, parking and access plan.

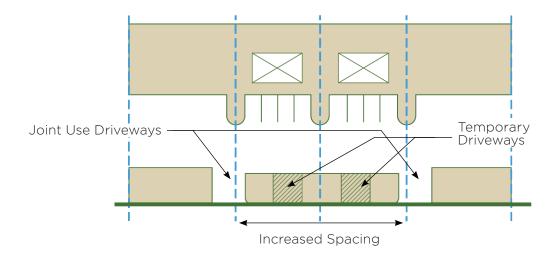
Walton County Land Development Code Section 5.04.02 establishes a roadway hierarchy within Walton County. Minor arterial roads are identified as the roads linking community districts to regional or state highways but may also give direct access to regionally significant land uses. These roads may take access from other arterials or freeways and give access to any lower-order nonresidential street type. Minor arterials shall be designed for posted speeds of 45 miles per hour. The driving surface of all collector and arterial streets shall be a minimum of 22 feet as measured from edge of paving to edge of paving, not including any curbing.

Walton County Land Development Code Section 5.04.03 provides provisions for street design standards including the layout of streets to reduce traffic congestion on the arterial roads surrounding a development. Residential streets shall be designed to discourage through traffic between nearby local, collector and arterial roads. Streets at intersections shall as nearly as possible shall converge at right angles and in no case, shall the angle of intersection be less than 75 degrees. New intersections along one side on an existing street shall, where possible, coincide with existing intersections. Where an offset (jog) is necessary at an intersection, the distance between centerlines of the intersecting streets shall be no less than 150 feet. When the intersected street is an arterial, the distance between intersecting streets shall be no less than 1,000 feet.



Walton County Land Development Code Section 5.04.04 specifies requirements for access management. According to this Section, limiting access to the State Highway System by controlling the number and location of site access driveways and other intersecting roads shall be done according to the procedures and standards outlined in Chapters 14-96 and 14-97 Florida Administrative Code (F.A.C.). Access points from arterial streets into a development site must be sized to accommodate all vehicles which are reasonably anticipated to use the site, including delivery vehicles. All access points shall either be exclusive one-lane, one-way drive or minimum two-lane, two-way drive. Vehicles must be able to enter a site without encroaching on the exit lane of a two-way drive-way. All access points must provide sufficient on-site lane storage to accommodate queued to park or exit without using any portion of the street right-of-way or interfering with street traffic flow.

For the separation of access points on state-maintained roads, Section 5.04.04 states that they shall be in compliance with process and requirements of Chapters 14-96 and 14-97, F.A.C., as administered by the FDOT.



5.0 CORRIDOR CAPACITY PRESERVATION



5.2 Right-of-Way Preservation

Service Roads

Service roads are public or private streets or roads, auxiliary to and normally located parallel to a controlled access facility. A service road maintains local road continuity and provides access to parcels adjacent to the controlled access facility while minimizing the overall impact to traffic flow along the corridor to which it is parallel. Alternative routes such as parallel service roads can be important for reducing traffic flow impacts along the US 331 corridor. Figure 12 below depicts an example of a commercial access service road with parking lot interconnectivity in Niceville which provides an alternative route to S.R. 20 in an urbanize area between two major collectors.

5.3 Connection Spacing

Controlled Lot Splits

In addition, local governments can prevent many of the lot split problems identified in Figure 7 by enacting basic changes to common development requirements. One option is to increase the minimum lot frontage requirement on major transportation routes. A variation of this technique is to tie minimum lot frontage to roadway access spacing standards. Property owners could then be allowed to further subdivide the parcel into smaller frontages, but only where each lot is served by alternative access (e.g. a local street, cross access easement, or service road). Below is example language for this type of regulation:

Section XX: New lots or parcels on arterial roadways [or name a specific roadway].

The minimum lot frontage for all newly created lots on arterial roadways (or on a specific corridor) shall not be less than the applicable minimum connection spacing standard. The frontage requirement shall not apply to properties that obtain driveway access only from an interior road.) All lots and parcels that are proposed on or after the effective date of this ordinance must be reviewed for conformance with this section of the Walton County Land Development Code Requirements.

5.4 Interconnectivity

Unified Access And Development Plan For Larger Single Owner Developments

Many properties along the US 331 Corridor are large parcels under single ownership as evidenced in Figure 1. These parcels can create access issues to an arterial road if developed with multiple access points or if they preclude other parcels from meeting the minimum FDOT prescribed separation requirements of 200 meters (660 feet). One approach to reducing the frequency of access points is to consolidate access points on a single parcel submitted as a part of a development plan. Since Walton County Code Section 5.04.04 requires the separation between access points on state-maintained roads to be in compliance with state mandated access standards, larger developments under single ownership are compelled to seek innovative site solutions that reduce the number of access points onto US 331 to meet the minimum FDOT standards.

An alternative approach is to have large projects located on both major and minor arterials utilizing parallel service roads in their access and circulation plans to optimize the number of site access driveways and intersecting roads loading onto US 331.

Joint Or Shared Access

Commercial properties under common ownership or consolidated for development can be required to develop a unified access and circulation plan, as noted in Walton Land Development Code Section 5.04.04. However, accomplishing unified access is difficult where properties are under separate ownership. Joint and cross access policies are a method of accomplishing unified access and circulation plans for adjacent commercial properties under separate ownership. These policies are useful for smaller corner properties or areas subdivided into small lots where the lot frontage is too narrow to meet connection spacing standards. The policies promote development of a system of joint use driveways and cross access easements that allow traffic to circulate from one site to another without reentering the abutting public roadway as shown in Figure 13.

Figure 13. Example of Joint Access to Increase Access Spacing

Source: Land Development and Subdivision Regulations that Support Access Management, CUTR, 2007



6.0 Economic Conditions



Reictum eos minient. Onem sit facepe volore nem quat hillecto exeror magniene lique acidita temque reriatur as repro de non comnihil ipsus dolorrori delit ut lat restoritis sum elibus aped explabori dolupid usandan ienestio idebisque nostis



6.0 Economic Conditions

Economic Data Proliferation and Publishing
Shift share
Location quotient
Transportation and Infrastructure
Clusters and existing business
Demographics
Capitalize on SoWal
Any shovel ready sites?? (Gulf Power Program, other Incentives??)
Corridor Aesthetic Guidelines
Owl's Head to the Bay Character District
Development Incentives
Current Density Bonus System (Affordable Housing etc)
Mixed Use or Quality Project Incentives



ECONOMIC DEVELOPMENT CORRIDOR PLAN



7.0 Economic Development Goals



Vision Statement

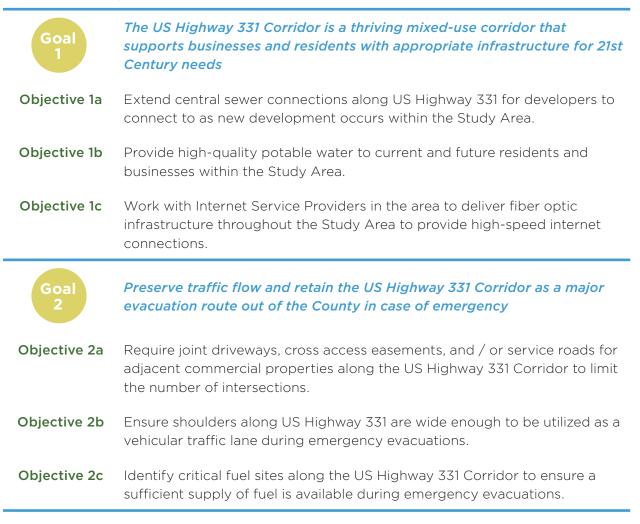
The ideal future economic state for the US Highway 331 Corridor Study Area considers key values that are supported by the goals and objectives that drive this plan. The US Highway 331 Corridor is an important and efficient evacuation route for Walton County during natural hazards, and provides connections to South Walton County's tourism industry, Interstate 10, and DeFuniak Springs. The enhanced Corridor fosters a thriving economy that offers a wide variety of housing opportunities for all Walton County residents. New, robust commercial and employment centers are supported by the increased neighborhood developments within the Corridor Study Area.



7.0 Economic Development Goals

The goals and objectives established for the US 331 Economic Development Corridor Plan Study Area help accomplish the Vision Statement as stated above. Goals represent an ideal end state of the Study Area as reflected in the Vision, and objectives are implementable actions that assist in achieving the associated goal.

Table 10. Goals & Objectives

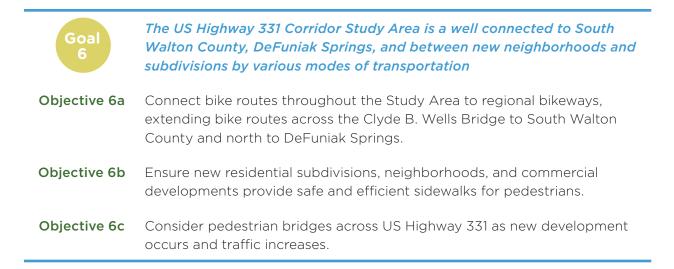






7.0 ECONOMIC DEVELOPMENT GOALS





7.1 Consistency with the Comprehensive Plan

Although there are no direct inconsistencies between the Vision for the US 331 Economic Development Corridor Plan Study Area and Walton County's Comprehensive Plan, it is also important to identify what the Comprehensive Plan does not include that could support economic development along the US 331 Corridor. For example, some of the densities and intensities of the current Land Use Districts and proposed Zoning Districts within the Study Area do not support sustained economic growth.

Additionally, density bonuses are only permitted within the Urban Residential Zoning District and General Commercial Zoning District, and applicable to planned unit developments (PUDs) of at least 100 acres. This limitation greatly reduces the possibility for additional housing units, particularly affordable/workforce housing.

7.2 Comprehensive Plan Recommendations

The following recommendations should be considered to incentivize economic development in the Study Area.

Recommendation 1:

Walton County should establish the North Activity Center and South Activity Center as Special Planning Areas (SPAs). Special Planning Areas are an overlay district that establish additional standards, or reduce standards according to the underlying zoning district as described in each individual Special Area Plan. Designating the North and South Activity Centers as SPAs will permit increasing densities and intensities 25% for certain Zoning



US

Districts, as analyzed in Build-Out Scenario 3d. Increasing densities and intensities for the properties zoned Estate Residential, Rural Village, Urban Residential, Neighborhood Commercial, General Commercial, and Light Industrial within the Activity Centers will have to potential to produce 1,200 additional residential units, and 7,054,340 square feet of non-residential uses.

To obtain additional workforce and affordable housing units within the Study Area, the North and South activity center SPAs can exclude the 100-acre PUD requirement for acquiring density bonuses for properties within the boundaries, as analyzed in Build-Out Scenario 3c. This has the potential to increase the total number of residential units within the Study Area by 4,874 residential units, while incentivizing workforce and affordable housing development.

Recommendation 2:

Walton County should review the zoning map and the associated zoning districts within the US Highway 331 Study Area, and consider changing parcels designated as Estate Residential to a higher density and / or intensity use as development occurs. According to the Zoning Map, Estate Residential is the largest zoning district within the Study Area, covering 42% of the land. Estate Residential only permits densities up to one dwelling unit per five acres, which generally does not support neighborhood or community development, nor contribute to economic growth. Incorporating higher density and intensity zoning districts will help achieve the highest and best uses to maximize the return on investment for extending urban infrastructure along the US Highway 331 Corridor.

7.3 Administrative Recommendations

Fast Track Permitting

DESCRIBE CHAPTER 11 THRESHOLDS AND CREATE PROGRAM TO ACHIEVE DO in Less than Two



8.0 Potential Funding Plan

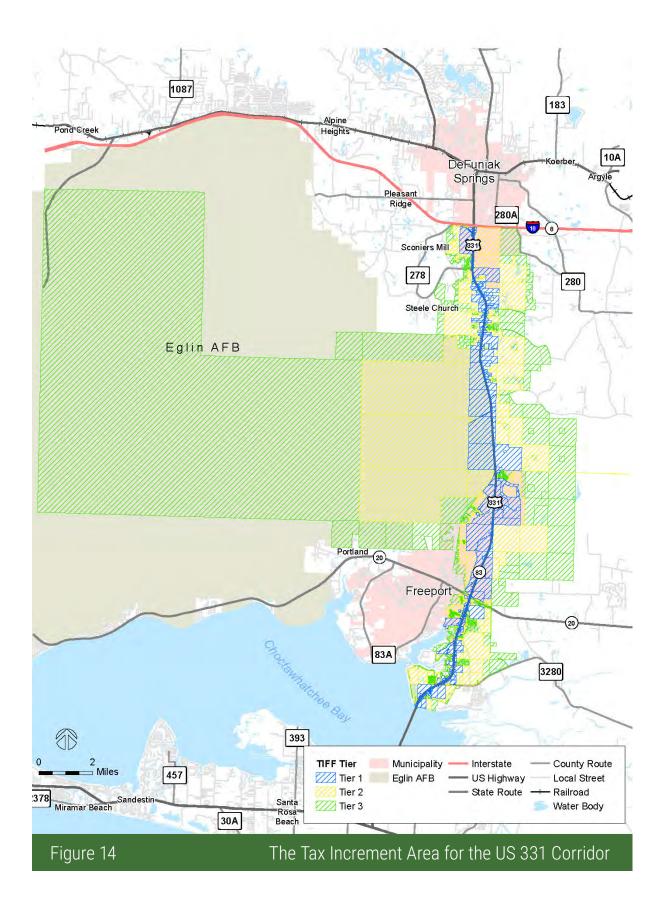


8.0 Potential Funding Plan

There are various funding and incentive programs available and the local, state, and federal level that can help implement the recommendations in this Plan. Following are summaries of each funding option available.

8.0 POTENTIAL FUNDING PLAN







8.1 Funding Programs

US 331 Tax Increment Area

Walton County adopted the 331 Tax Increment Area in 2015 to promote and support economic growth and development along the US Highway 331 Corridor between the Choctawhatchee Bay and I-10. The designation of a Tax Increment Area, provides a mechanism of using future increases in real property taxes to fund current capital improvement projects designed to raise property values in underdeveloped areas, such as infrastructure extensions and / or enhancements. The Tax Increment Area for the US 331 Corridor is illustrated on Figure 14.

The Manufacturing Competitiveness Act Development Approval Program

Although not a monetary gain, the Manufacturing Competitiveness Act Development Approval Program is an incentive to attract new manufacturing businesses and industries. This program allows manufacturing businesses to go the approval and permitting process at the local level, reducing the burden of development. The Florida Department of Economic Opportunity provides a model ordinance for local municipalities to use as a template to get started.

Triumph Gulf Coast, Inc. Trust Fund

Following the 2010 Deepwater Horizon Oil Spill in the Gulf of Mexico, British Petroleum reached a settlement with the State of Florida requiring a payout of approximately \$2 billion in damages to Gulf Coast States affected by the 2010 Deepwater Horizon Oil Spill. The Triumph Gulf Coast, Inc. Trust Fund was created to oversee and administer the distribution 75% of the money recovered from British Petroleum to the eight counties disproportionately affected by the spill, which are:

- Escambia
- Santa Rosa
- Okaloosa
- Walton

- Bay
- Gulf
- Franklin
- Wakulla

As part of the settlement, the Triumph Gulf Coast, Inc. Trust Fund received approximately \$300 million in the 2017-2018 fiscal year, and will receive approximately \$80 million annually until 2033. Local governments are eligible to apply to receive funds for public infrastructure projects, similar to those recommended along the US Highway 331 Corridor, as well as other business attraction incentives. Proposals for funds are accepted at any time, and there is no limit to the quantity of funds per proposal.

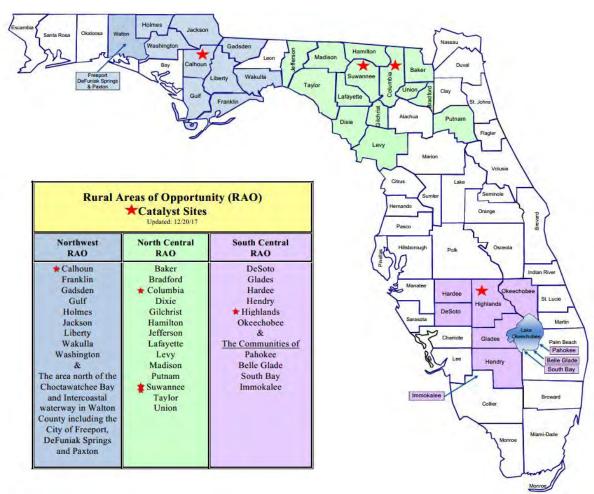
8.0 POTENTIAL FUNDING PLAN



Rural Areas of Opportunity

Rural Areas of Opportunity (RAO) are rural communities or regions that have been adversely impacted by recent economic or natural disaster events. An RAO designation allows criteria for economic development initiatives to be waived by the Governor, such as the Qualified Target Industry Tax Refund Program and Rural Job Tax Credit.

As shown in Figure 15, Walton County is designated as an RAO north of the Choctawhatchee Bay and Intercoastal Waterway, which includes the Study Area.



Source: Florida Department of Economic Opportunity, December 2017

Figure 15

Rural Areas of Opportunity in Florida

Qualified Target Industry Tax Refund

The Qualified Target Industry Tax Refund is an incentive to attract targeted businesses and industries that provide quality, high-wage jobs. Businesses may receive up to \$1,500,000 in tax refunds each fiscal year. To qualify, the new or relocated business must:

- Be on the Targeted Industry List established by Enterprise Florida
- Create at least 10 full-time jobs
- Pay wages that are at least 15% greater than the state, metropolitan statistical area, or local areas average annual wages, or equivalent of that if located within a designated RAO
- Prove the jobs created will make a significant economic contribution to the local economy
- Acquire a resolution from the local government that they will agree to match 20% of the tax refund, unless within a designated RAO

Rural Job Tax Credit Program

The Rural Job Tax Credit Program encourages job creation in Florida's Qualified Rural Areas, in which Walton County is eligible. This Program offers tax credits of \$1,000 per qualified employee, or up to \$1,500 dollars per qualified employee in the Welfare Transition Program, against Florida's Corporate Income Tax or Sales and Use Tax. There is a maximum pool of five million dollars available in a first-come-first-serve basis. Businesses may apply for this tax credit annually, pursuant to the number of new qualified employees they hire since the prior year. New businesses must have at least 10 qualified employees at the time of application; existing businesses with less than 50 employees must hire 20% more qualified employees since the prior year; and existing businesses with more than 50 employees must hire at least 10 new qualified employees since the prior year.

Rural Infrastructure Fund Grant

The Rural Infrastructure Fund Grant encourages capital investment in rural areas, facilitating economic development. This grant consists of three separate, but related grants: Total Project Participation Grant, Infrastructure Feasibility Grant, and Preclearance Review Grant.

The Total Project Participation Grant offers up to 30% of the cost for infrastructure projects relating to job-creating opportunities, or up to 40% if the project is located within a designated catalyst site. A catalyst site is land within a RAO and approved by the Department of Economic Opportunity. Eligible infrastructure projects include potable water, stormwater, and wastewater systems; telecommunications and broadband facilities; as well as gas and electric distributions systems.

8.0 POTENTIAL FUNDING PLAN



The Infrastructure Feasibility Grant provides funds available for new or expanding businesses seeking to study infrastructure planning and preparation activities, including feasibility studies and engineering work. The maximum amount of funds awarded is based upon the number of jobs the businesses is committed to creating and its location.

- Up to \$50,000 for businesses creating at least 100 jobs
- Up to \$150,000 for businesses creating at least 300 jobs
- Up to \$300,000 for projects in an RAO

The Preclearance Review Grant offers a matching grant to local governments for feasibility studies, surveys, and other related activities for the preclearance review of land. Local governments can be awarded up to \$75,000 with a 50% local match, or up to a maximum of \$300,000 with a 33% local match if the project is within an RAO.

Defense Reinvestment Grant Program

The Defense Reinvestment Grant Program provides funding to support militarycommunity relations in defense communities, and that cannot be funded through other governmental agencies. Its purpose is to support community-based activities that protect existing military installations, such as Eglin Air Force Base. This grant offers up to a maximum of \$850,000 annually.

The Defense Infrastructure Grant Program

The Defense Infrastructure Grant Program supports mutually beneficial infrastructure projects between defense communities and installations. This grant provides funds for local communities to construct off-base infrastructure projects that enhance encroachment issues, transportation and access needs, utility extensions, communication, housing, environmental impacts, and security measures. The total amount available in this grant is \$1,600,000 annually.

Florida Job Growth Grant Fund

The Florida Job Growth Grant Fund supports infrastructure projects that generate job growth and economic development in local communities. This annual state fund has a budget of \$85,000,000 for constructing infrastructure projects such as transportation routes and utilities, as well as job training to enhance and expand Florida's workforce. Proposals are reviewed on a monthly basis until the total amount in the Fund is exhausted for the year. This grant does not have a limit for individual project proposals, nor a maximum number of proposals a community can submit.

Economic Development Transportation Fund

The Economic Development Transportation Fund is an incentive offered to local communities to improve transportation issues restricting economic development to attract targeted and identified businesses that would not otherwise relocate or expand. This fund offers up to \$3,000,000 for each individual project, and is a collaborative effort between a company and local government prior to the company's agreement to relocate or expand. The local government must identify the company the proposal is seeking to attract, and the identified company must provide in the application:

- Total capital investment it intends to make
- Total number of permanent full-time employees will be located at the facility
- Average hourly wages

Small Cities Community Development Block Grant

The Small Cities Community Development Block Grant is the state sanctioned Community Development Block Grant administered by the United States Department of Housing and Urban Development. Annual grant funds are available to counties with less than 200,000 residents to provide enhanced housing opportunities for low- and moderate-income people. Low- and moderate-income refers to households below 80% of an area's median income. Funds are available for water and wastewater infrastructure enhancements and economic development opportunities that produce jobs for low- and moderate-income individuals. Projects eligible to receive funding must either provide benefits to at least 51% low- and moderate-income individuals, eliminate slum and blight conditions, or address an immediate threat to local residents that occurred within 18 months of an application.

The maximum amount of funds available is dependent on the type of project being proposed, and at least 70% of the funds received must be spend on projects that benefit low- and moderate-income families. Economic development grants offer \$34,999 per full-time job, up to a maximum of \$1,500,000. Neighborhood revitalization projects offer grants between \$600,000 and \$750,000, pursuant to the low- and moderate-income population according to HUD-modified census figures.

1.0 INTRODUCTION



8.2 Opportunities and Partnerships

Comprehensive Economic Development Strategy (WFRPC)

In 1995, the West Florida Regional Planning Council was designated an Economic Development District (EDD) by the US Department of Commerce Economic Development Administration (EDA). Developing a Comprehensive Economic Development Strategy (CEDS), updated annually, is needed to maintain that status and position our region for grant funding and technical assistance from EDA.

Existing Industrial Areas OR PARKS (Ready Sites??)

http://www.floridafirstsites.com/

Power Florida First Sites??

Opportunity Florida

Northwest Florida Forward

Northwest Florida FORWARD is a regional strategic initiative focused on driving economic vitality and growth in the Florida Panhandle. The regional strategy is based upon grassroots input and is supported and implemented by local government, business, educational and community leaders from across the region. A steering committee, consisting of representatives from five key regional organizations in Northwest Florida, drives strategy development and implementation, and supports the efforts of Council Chairs and their members as they build a diverse and vibrant regional economy.

- Target Industries
- Strategies
- Focus Areas
- REO Designation

Strategic Plan for the Board of County Commissioners (West Florida Regional Planning Council)



ECONOMIC DEVELOPMENT CORRIDOR PLAN







The US 331 Economic Development Corridor Plan Working Group and members of the public participated in the development of this Plan through public meetings, workshops, and project website.



Public Involvement

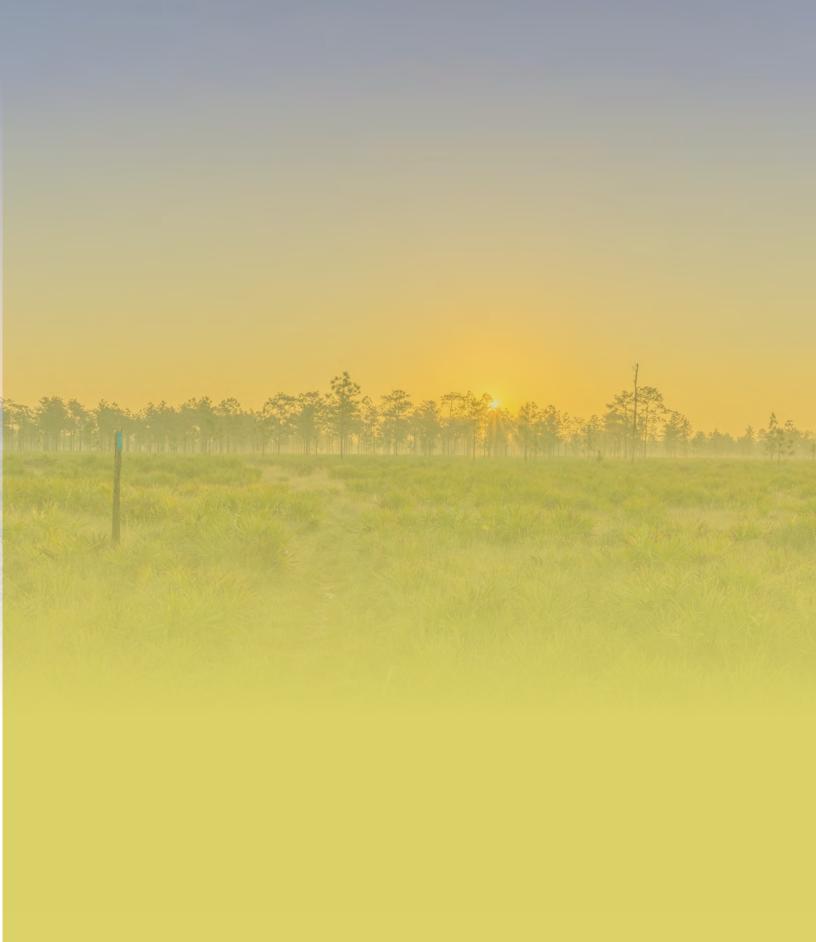
Initial Working Group Meeting Minutes - March 27, 2018

Public Workshop Meeting Minutes - April 17, 2018

Public Workshop and Working Group Meeting Minutes - April 24, 2018



US ECONOMIC DEVELOPMENT CORRIDOR PLAN











Walton County Planning Walton County Board of County Commissioners

For More Information:

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Attachment E: CNG Economic Analysis: Analysis of Economic Impacts of the Proposed Walton County U.S. 331 and U.S. 90 Water-Wastewater Infrastructure Investment Project (2018)

Document Disclosure: The attached Plan is contingent on the final US 331 Economic Development Corridor Plan. A final plan of the US 331 Economic Development Corridor Plan will be provided once adopted by the Walton County BCC. The Economic Analysis will be revaluated for any required modifications at that time. Any and all updates will be provided to the TRIUMPH Gulf Coast, Inc. Board for consideration. August 8, 2018



Analysis of Economic Impacts of the Proposed Walton County U.S. 331 and U.S. 90 Water-Wastewater Infrastructure Investment Project

Authors:

Christopher L. Whaling & Paul Collopy, Ph.D.

Final Draft-August 8, 2018 (Version C)

CNG Economic Analysis

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As new information becomes available the findings and data in this report can and will change without notice. No warranties, express or implied, as to the accuracy or validity of the information or analysis provided here are made in this report.

August 8, 2018

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- Ryan Adams, DeFuniak Springs Airport Director.

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All errors or omissions remain the sole responsibility of the authors.

August 8, 2018

Table of Contents

Page No.

Executive Summary	8
1.0 Introduction	13
2.0 Quantitative Analysis of Economic Impacts of U.S. 331 and U.S. 90 Corridor Water/Wastewater Expansion	13
2A. Near-Term Approach to Economic Impacts	14
2B. Near-Term Economic Impact Results	15
2C. Far-Term Approach to Economic Impacts	17
2D. Far-Term Economic Impact Results	20
2E. Medium-Term Approach to Economic Impacts	22
2F. Medium-Term Economic Impact Results	22
3.0 Key Assumptions	25
4.0 Conclusion	29

Tables, Figures and Charts

Page No.

Table 1: Near-Term Approach: Number and Type of Estimated Net New Jobs Over 10 Years Based on CNG Acreage and Floor Area Ratio (FRA) Development	
Assumptions	16
Table 2: Near-Term Approach: Showing REMI Multiplier Effectof 7,010 Above Average Wage Net New Jobs1	17
Table 3: Near-Term Approach: Types of Net New Jobs Estimated Over 10 YearsUsing CNG Assumptions1	18
Table 4A: Far-Term Approach: 331 Corridor Economic Development Plan SummaBreakdown of Proposed Zoning Districts and Their Complete Build-Out PotentialAccording to the Land Development Code: Update for Scenario 3b	
Table 4B: Far-Term Approach: Number and Type of Estimated Net New JobsOver 10 Years Based on CNG Acreage and Floor Area Ratio (FRA) DevelopmentAssumptions2	22
Table 5: Far-Term Approach: Showing REMI-Multiplier Effect of Estimated 12,019Above Average Wage Net New Jobs2	
Table 6: Far-Term Approach: Types of Net New Jobs Estimated Over 10 YearsUsing CNG Assumptions23	3
Table 7: Medium-Term Approach: Number and Type of Estimated Net NewJobs Over 10 Years Based on CNG Acreage and Floor Area Ratio (FRA)Development Assumptions2	24
Table 8: Medium-Term Approach: Showing REMI MultiplierEffect of 9,515 Above Average Wage Net New Jobs Created	24
Table 9: Medium-Term Approach: Types of Net New Jobs Estimated Over 10Years Using CNG Assumptions2	25

August 8, 2018

Executive Summary

This economic analysis and the attached Excel[™] workbook provide a quantitative assessment of the plausible above-average wage job creation and private sector investment based on the introduction of wastewater-sewer along U.S. 331 and U.S. 90 Corridors.

This analysis is provided for discussion. All assumptions and variables are subject to change, refinement and further development as new information and insight becomes available.

This report also begins to demonstrate the possibilities of a spiral economic development model, based on phased infrastructure investment for continuous growth in wage and job growth scenarios. The economic modeling approach employed in this report on the U.S. 331 and U.S. 90 water/wastewater expansion project can be used to define very specific, high-wage job growth scenarios.

This report is based on several weeks of document reviews, a couple weeks of analysis and incorporates the results of three days of intensive qualitative discussions among key stakeholders in the Walton County U.S. 331 and U.S. 90 economic development corridors.

The conclusions reached are based on an analysis of the following four key economic development inputs and variables:

- Specific acreage along U.S. 331 and U.S. 90 corridor that contain bottlenecked commercial development; that is, commercial development which is not happening but by all expert economic planner indications will be executed if water-sewer infrastructure is added along U.S. 331 and U.S. 90 corridor, based on real estate surveys as well as Matrix Design Group, Draft Report to Walton County Commissioners, "U.S. 331 Economic Development Corridor Plan," Working Copy-July 20, 2018 version.
- 2. Results of the Economic Impact Analysis employing REMI by West Florida Regional Planning Council and the Haas Center.
- Expert anecdotal evidence about the economic development potential of commercial and industrial development land along the U.S. 331 and U.S. 90 Corridors.
- 4. Evidence provided regarding the type of economic development and the nature of wage distribution across jobs that has already occurred, with water-sewer infrastructure in place, at the Mossy Head Industrial Park,

CNG Economic Analysis

Freeport Industrial Park, the PUBLIX Center, and pending, at the Defuniak Springs Airport Industrial Park.

Executive Summary Findings

The "middle" scenario is the source of the executive findings. It is built on an average of the job and private sector investment projections produced in the near term (low) and far term (high) model output runs.

Technically speaking, all scenarios are based on a) "bottom-up" data and assumptions (real estate surveys of acreage impacted by US 331 and US 90 water/wastewater expansion), b) "top-down" data and assumptions (applying Matrix Design Group 331 Corridor Economic Development Planning Working Group July 2018 estimates of newly available acreage and types of lots incorporated – Commercial, Light Industrial or Heavy Industrial), and c) "inside-out" REMImultiplier based quantitative projections and assessments (based on multipliers employed in Haas Center, University of West Florida-Pensacola REMI model runs previously executed for Walton County).

Accordingly, this analysis is based on three-layers of economic analysis, and the integrated conclusions are therefore considered plausible for consideration. Further, using the incorporated ExcelTM Workbook, all assumptions can be easily adjusted in the CNG economic model to reflect new economic realities.

In the middle scenario, the evidence suggests on an average of the bottom-up and top-down analyses that the following newly available commercial, non-residential, job-producing acreage will be available, due to the planned U.S. 331 and U.S. 90 water/wastewater expansion project:

- General Commercial: 508 acres additional
- Light Industrial: 29 acres additional
- Heavy Industrial: 541 acres additional

Based on the assumptions employed by the CNG economic model (see below), the above quantity and type of new acreage can further generate – over 10 years, starting 3 years after the start of the project – a "net new jobs" count as summarized in Table 7.

Table 7: Medium-Term Approach: Number and Type of Estimated Net New Jobs Over 10 Years Based on CNG Acreage and Floor Area Ratio (FRA) Development Assumptions

Job Type	Estimated Over 10 Years
Below Average Wage	15,047
Above Average Wage	9,515
>150% Above Average Wage (these are part of Above Average Wage jobs)	3,142

REMI-Multiplier Based Analysis of Near Term Economic Impacts

Then, employing only the above average "net new jobs" estimate, the medium-term economic impact results are further extended using a scaled REMI model based on the Haas Center REMI multipliers. This shows the multiplier effects of the above average wage 9,515 net new jobs working through Walton County, employing assumptions suited to Northwestern Florida economic growth factors. The results are run over 10-years, with the starting year being three (3) years after the project begins.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10 year average
Base jobs	9,515	9,515	9,515	9,515	9,515	9,515	9,515	9,515	9,515	9,515	9,515
Add'l jobs	3,521	3,920	4,070	3,973	3,773	3,520	3,290	3,080	2,895	2,748	3,479
				esti	mates belo	ow are \$ mi	illions				totals
Value Add	827	874	893	902	900	894	890	886	887	890	8,844
Output	1,687	1,763	1,808	1,828	1,833	1,828	1,830	1,834	1,841	1,857	18,110
Income	518	579	649	707	757	803	849	893	941	989	7,684

Table 8: Medium-Term Approach: Showing REMI-Multiplier Effect of 9,515Above Average Wage Net New Jobs

In brief, the 10-year estimated net new job growth impact is significant, showing on average an annual 3,479 additional net new jobs created above and beyond the constant number of 9,515 above average wage jobs based on CNG floor plan area, acreage type and jobs per sq. foot assumptions given water-sewer infrastructure expansion.

The base jobs are the key and are assumed based on the bottom-up and top-down analysis to be above-average wage manufacturing or research or warehousing jobs that result directly from the facilities built, enabled by the infrastructure improvements along US331 and US 90. The additional jobs result from an economic multiplier effect, as the economy expands to support higher-wage workers.

In brief, the 10-year estimated total economic multiplier-produced, private sector dollar investment impact is very significant as well, and shows a total of:

•	Value Add:	\$	8,844M
	varae maai	4	0,01111

- Output: \$18,110M
- Income: \$7,684M

Value Add is the Gross Domestic Product impact of the investment. Output is the increase in revenue for the new facilities, whether it is from sales within Walton County or elsewhere. Income is the increase in personal income that results from the investment, mostly due the paychecks in the new jobs.

A more detailed projection regarding the type of net new jobs to be created over 10 years is feasible. Employing assumptions detailed below (which can easily be changed), the following estimates the number and type of net new jobs that are plausible under the medium-term economic impact approach, assuming that ONLY 9,515 net new average annual jobs are above average wage (i.e., sum of rows 2-5 in Table 9 below), and that the remaining jobs are lower wage jobs (i.e., row 1).

Table 9: Medium-Term Approach: Types of Net New Jobs Estimated Over 10Years Using CNG Assumptions

Lower wage jobs in general commercial property (below	
average wage)	15,047
Professional jobs in general commercial property (>150%	
above average wage)	885
Management jobs in general commercial property (above	
average wage)	1,770
Manufacturing jobs in industrial property (above average	
wage)	2,744
Transportation and warehousing jobs in industrial property	
(above average wage)	2,744
Management and professional jobs in industrial property	
(>150% above average wage)	1,372
TOTAL	24,561

<u>Conclusions</u>

In brief, the authors conclude:

- A case for funding can certainly be made based on being able to demonstrate at least THREE of the notional performance benchmarks identified, that is: a) significant new private sector investments, b) significant net new above average wage jobs and c) significant net new >150% above average wage jobs.
- 2. Specifically:
 - a. Net new private sector investment, assuming 25% of increased Output of \$18,110M (increase in revenue for the new facilities created) is re-invested in Walton County, is anticipated to reach \$4,527.5 over 10 years.
 - b. Estimate of net new above average wage jobs created range from 7,258 to 9,515 (though we are confident in the 9,515 figure).
 - c. Estimate of >150% above average wage jobs created range from 2,257 to 3,142 (though we are confident in the 3,142 figure).
- 3. Employing a \$12.144M Triumph contribution, the following are conservative estimates for the "cost per FTE job" (because we are using the lower end

estimates of jobs created):

- a. \$1,673 per new above average wage job created (@ \$12.144M/7,258 low estimate)
- b. \$5,381 per >150% above average wage job created (@ \$12.144M/2,257 low estimate)

The following are a few caveats to consider:

- Changes to the assumptions used will change the outcomes of this report. However, the most important assumptions are based on well-known US 331 and US 90 Corridor economic development planning efforts, are detailed in this document and can be easily changed.
- 2. A worst case scenario wherein a natural disaster or hurricane were to strike Walton County and eliminate all normal paths to future economic development as industry is not covered.
- 3. Decisions by the State or Federal or other partners to make economic growth in Walton County more difficult are not considered.
- 4. An analysis of the implications of the Economic Opportunity Zone in North Walton County, and how it can further catalyze, increase or detract from the economic analysis impacts identified is not included. The areas that qualify as opportunity zones are in the Hwy 90 portion of the water/ sewer project. See: https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions; and https://www.cdfifund.gov/Pages/Opportunity-zones.aspx; and a map for Walton County's opportunity Zone is here: http://www.usboundary.com/Areas/Census%20Tract/Florida/Walton%20 county/Census%20Tract/Florida/Walton%20
- 5. Finally, there are numerous other caveats but they all relate to the same basic issue: *Better and more complete data will make this analysis better and more complete*.

1.0 Introduction

This analysis is based on several weeks of document reviews, a couple weeks of analysis and the results of three days of intensive qualitative discussions among key stakeholders in the Walton County U.S. 331 and U.S. 90 economic development corridors.

This document provides an initial view regarding the economic case for the number of new jobs, including higher-than-average-wage, net new full-time jobs (as defined by Triumph Inc.), and private sector investment in Walton County that may be created based on the proposed U.S. 331 and U.S. 90 corridor wastewater-sewer infrastructure expansion and investment project.

This fast-reaction economic analysis builds on the "Fast Reaction Review of Walton County Economic Impact Analysis Addressing Broadband, U.S. 331 Wastewater Expansion and Owls Head" (issued by CNG on July 5, 2018).

Incorporated by reference herein is the extensive research that has already been done by NWFL regarding challenges and opportunities for economic transformation to increase wages, living standards and technical competency for the 21st century for the citizens of NW FL (For example:

<u>www.northwestfloridaforward.com/pdf/2017-Northwest-Florida-Forward-</u> <u>Strategy-Report.pdf</u>).

2.0 Quantitative Analysis of Economic Impacts of U.S. 331 and U.S. 90 Corridor Water/Wastewater Expansion

Three scenarios are presented here. All three scenarios focus on identifying realworld high-paying net new jobs due to U.S. 331 and U.S. 90 water/wastewater expansion. As such this report focuses on the central consideration of Triumph when evaluating grant applications. All three approaches are combined to form one model and that model is made available in a Workbook.

Across all three scenarios, additional jobs resulting from the Haas Center economic multiplier effect are included through a REMI-based analysis. This addresses the scale-up needed, as the economy expands to support high-wage workers. Value Add is the Gross Domestic Product impact of the investment. Output is the increase in revenue for the new facilities, whether it is from sales within Walton County or elsewhere. Income is the increase in personal income that results from the investment, mostly due the paychecks in the new jobs.

All critical assumptions can be easily changed so that the user can generate updated final results in near real-time. The idea is that this quantitative, dynamic approach is maximally useful for both the U.S. 331 and U.S. 90 water/wastewater project and future economic development project proposals and grant applications.

This analysis *does not include* new jobs that may be created from the multiplier effects of construction costs due to the U.S. 331 and U.S. 90 water/wastewater expansion project. As noted in the Okaloosa's Final Grant Award benchmarks regarding Triumph Inc. definitions and requirements for success:

"Jobs are not considered Net New Jobs if they are (a) moved from other workplaces in Florida, unless the relocated positions are back-filled with net new-to-Florida full-time-equivalent jobs paying at least the wage of the transferred position(s); or (b) temporary construction jobs involved with the construction of the Project, or temporary or seasonal jobs associated with cyclical business activities or to substitute for permanent employees on a leave of absence." (Source: Grant Award Agreement-Okaloosa County, p. 14.)

The most critical assumptions are outlined in the section below.

2A. Near-Term Approach to Economic Impacts

Base Jobs in the near-term are manufacturing or research or warehousing jobs that result directly from estimates from on-the-ground surveys of the facilities built, or that can be built, enabled by the infrastructure improvements along US331. The key sources employed for the "bottom-up" jobs, land- or industry-based estimates of total expected acreages available to produce base jobs include the following:

- Original documents that detail the developable commercial properties (2 acres or more) along the Hwy 331 Corridor, covering the West side of 331 Hwy and East side of Hwy 331. This shows the number of potential tracts, the acreage amounts, Tax ID Numbers (which should link to Walton County Property Appraiser's site), assessed values and comments on the sites. [Source: Paris Transmittal 07232018_Commercial Acreage for Development on 331_North and South_Both Sides.]
- City of Freeport Future Land Use Map and Future Development Scoresheet. As stated by Ms. Latilda Hughes-Neel:

"[it] shows vacant parcels as a crosshatch layer. In addition to the vacant lands, there is a hand-drawn legend in the lower left-hand corner of the map which shows potential phasing lines of the 331 sewer/water project. Also you will see areas of the map designated "A", "B" and "C". These areas correspond to existing vested development areas and proposed future development which has not yet occurred. The second page is a table which corresponds to Areas "A", "B" and "C". The second column is vested development which is under construction. The third column is future development which has not been submitted to the City for development approval. I have held numerous meetings with the proponents of the future development proposals. They are waiting on sewer/water availability to

begin the development process. The table also includes preliminary numbers pertaining to job generation."

[Source: Latilda Hughes-Neel-City of Freeport-Future Land Use Map and Future Development Scoresheet_07192018]

- Expert Statement 1: "One to two commercial people come in every week looking for a commercial site, in the \$4-5M to \$20M building cost site range -- but all decide NO, when learning about lack of water-sewer." Albert Paris & Sherry L. Neson-Paris Palmetto Propertyies & Reality, LLC, July 18, 2018.
- Expert Statement 2: "If water and sewer were in place, South of 20 to the Bay along 331 would be full development in all commercial zones. ... just that area represents a \$150 \$300M development opportunity. \$250M will go into that area with water-sewer." Albert Paris & Sherry L. Neson-Paris Palmetto Propertyies & Reality, LLC, July 18, 2018.

2B. Near-Term Economic Impact Results

In the near-term model, the evidence suggests the following newly available commercial, non-residential job-producing acreage due to the planned U.S. 331 and U.S. 90 water/wastewater expansion project:

- General Commercial: 374 acres additional
- Light Industrial: 22 acres additional
- Heavy Industrial: 399 acres additional

Based on the critical assumptions outlined below, the above quantity and type of new acreage can generate – over 10 years, starting 3 years after the start of the project – a "net new jobs" count as outlined in Table 1.

Table 1: Near-Term Approach: Number and Type of Estimated Net New Jobs Over 10 Years Based on CNG Acreage and Floor Area Ratio (FRA) Development Assumptions

Job Type	Estimated Over 10 Years
Below Average Wage	11,086
Above Average Wage	7,010
>150% Above Average Wage (part of above average wage cohort)	2,315

REMI-Based Analysis of Near Term Economic Impacts

Employing only the above average "net new jobs" count as identified in Table 1 above, the near-term economic impact results are further extended using a scaled REMI model. This shows the multiplier effects of the above average wage 7,010 net new jobs working through Walton County employing assumptions suited to Northwestern Florida economic growth factors. The results are run over 10-years, with the starting year being three (3) years after the project begins.

Table 2: Near-Term Approach: Showing REMI-Multiplier Effect of 7,010 AboveAverage Wage Net New Jobs

	Year 1	2	3	4	5	6	7	8	9	10	10 year
Dess isks		7 010	7.010	7 010	7 010	7 010	7.010	7.010	7 010	7.010	average
Base jobs	7,010	7,010	7,010	7,010	7,010	7,010	7,010	7,010	7,010	7,010	7,010
Add'l jobs	2,594	2,888	2,998	2,927	2,780	2,593	2,424	2,270	2,133	2,025	2,563
	Estimates below are \$ millions										
Value Add	609	644	658	665	663	659	656	653	653	656	6,516
Output	1,243	1,299	1,332	1,347	1,351	1,347	1,348	1,351	1,356	1,368	13,343
Income	381	426	478	521	558	591	625	658	693	729	5,661

The base jobs are above-average wage manufacturing or research or warehousing jobs that result directly from the facilities built, enabled by the infrastructure improvements along US331 and US 90. The additional jobs result from an economic multiplier effect, as the economy expands to support higher-wage workers.

In brief, the 10-year estimated total economic multiplier and private sector dollar investment impact is very significant, showing a total:

•	Value Add:	\$6,516M
•	Output:	\$13,343M
•	Income:	\$5,661M

Value Add is the Gross Domestic Product impact of the investment. Output is the increase in revenue for the new facilities, whether it is from sales within Walton County or elsewhere. Income is the increase in personal income that results from the investment, mostly due the paychecks in the new jobs.

A more detailed projection regarding the type of net new jobs to be created over 10 years is quite feasible. Employing assumptions regarding job distributions detailed below (which can easily be changed), the following estimates the type of net new jobs that are highly plausible under the Near Term economic impact approach.

Table 3: Near-Term Approach: Types of Net New Jobs Estimated Over 10 Years Using CNG Assumptions

Lower wage jobs in general commercial property (below average wage)	11,086
Professional jobs in general commercial property (>150% above average	652
wage)	
Management jobs in general commercial property (above average wage)	1,304
Manufacturing jobs in industrial property (above average wage)	2,022
Transportation and warehousing jobs in industrial property (above average wage)	2,022
Management and professional jobs in industrial property (>150% above average wage)	1,011
TOTAL	18,097

2C. Far-Term Approach to Economic Impacts

The far term analysis is based on the overall scenario planning in the latest *US 331 Economic Development Corridor Plan*, and specifically Scenario 3b in Section 4.0 of the Plan (Corridor Development Build-Out), in particular, Table 7 (p. 55). This draws on the forecast increase in land utilization for general commercial, light industry, and heavy industry, which are the categories with the strongest impact on an increase in high-paying jobs.

The following information provides context and is sourced directly from the core document: Matrix Design Group's, Draft Report to Walton County Commissioners, *U.S. 331 Economic Development Corridor Plan*, Ch. 4.0 Corridor Development Build-Out Plan, pp. 47-57, with Scenario-Based Build-Out Analytic Tables (Working Copy-July 20, 2018 version):

"Scenario 3 features the development potential using the proposed Zoning Districts per Walton County's Land Development Code update that is in the adoption process."

"The four alternatives in this scenario only include land within the US Highway 331 Corridor Study Area and within the two Activity Centers as illustrated on Figure 4. It should be noted that only the Activity Centers within the US Highway 331 Corridor Study Area are included in this scenario. Portions of the Study Area that are not within an Activity Center, and vice versa are not included in the analysis."

"There are two primary differences between the Land Use Districts and Zoning Districts—the Industrial District and density bonuses. Walton County's Land Development Code update consolidates the Industrial Land Use District with the Heavy Industrial Zoning District. This adds 10% FAR to the 667 acres of industrial land within the Study Area, providing additional Heavy Industrial floor area. The proposed Land Development Code update also requires density bonuses to be within a planned unit development of at least 100 acres. This limitation reduces the potential to take advantage of density bonuses within the Study Area. For example, the Urban Residential Zoning District only contains six acres within the Study Area, which does not meet the 100-acre planned unit development requirement and as a result would not be eligible for a density bonus. The General Commercial Zoning District contains two areas eligible for a density bonus with more than more than 100 contiguous acres for planned unit development. Furthermore, the Rural Village Zoning District is not eligible for density bonuses, per this update."

"As stated previously, this scenario analyzes the full development potential in four different alternatives. The four alternatives are as follows:

- SCENARIO 3a: The full potential of development without complete urban infrastructure.
- SCENARIO 3b: The full potential of development with complete urban infrastructure.
- SCENARIO 3c: The full potential of development with complete urban infrastructure, and the establishment of two Special Planning Areas (SPAs) to allow density bonuses to be applicable to any eligible Zoning District regardless of the 100-acre minimum requirement.
- SCENARIO 3d: The full potential of development with complete urban infrastructure, plus a 25% density and non-residential intensity increase for residential and commercial Zoning Districts in the Activity Center North."

[Source: U.S. 331 Economic Development Corridor Plan, Ch. 4.0 Corridor Development Build-Out Plan, pp. 47-57, July 2018 Working Copy.]

Economic Analysis Based on Scenario 3b

This analysis selected Scenario 3b because it covers the "full potential of development with complete urban infrastructure" for land within the US Highway 331 Corridor Study Area and within the two Activity Centers as illustrated.

As further explained in the U.S. 331 Economic Development Corridor Plan:

"Scenario 3b analyzes the effects extending urban infrastructure, including central sewer, would have on the Study Area using the proposed Zoning Districts in Walton County's Land Development Code update. Similar to Scenario 2, this allows the residential properties to maximize the number of dwelling units per acre according to the existing Land Development Code, and acquire density bonuses upon meeting the necessary requirements."

"Increased densities will foster more dense and vibrant communities, creating a wider housing variety and options (i.e. single-family, townhouses, apartments, condos). Additionally, the availability of acquiring density bonuses will encourage the development of affordable / workforce housing units for low-income families. Both Urban Residential and General Commercial Land Use Districts may develop up to 10 and 17 dwelling units per acre, respectively, if 20% of the housing units are designated as affordable. However, density bonuses are only permitted within a Planned Unit Development (PUD) of 100 acres or more."

"The only two Zoning Districts eligible for density bonuses are Urban Residential and General Commercial. The Study Area only contains a total of 6 acres of Urban Residential, and a total of 285 acres of the General Commercial Zoning District eligible for a density bonus, limiting the total possible number of residential units within this Zoning District to 3,876."

"Table 7 shows the breakdown of proposed Zoning Districts and their complete buildout potential according to the Land Development Code update for Scenario 3b. An assumption for this scenario is the distribution of residential development and nonresidential development within zoning districts that allow both types of development. To be conservative, the ratio of residential to nonresidential development was estimated 0.95/0.5. In total, this scenario can produce a total of 9,130 dwelling units, and 65,853,433 square feet of nonresidential floor space."

[Source: U.S. 331 Economic Development Corridor Plan, Ch. 4.0 Corridor Development Build-Out Plan, pp. 47-57, July 2018 Working Copy.]

Table 4A: Far-Term Approach: 331 Corridor Economic Development Plan Summary Breakdown of Proposed Zoning Districts and Their Complete Build-Out Potential According to the Land Development Code: Update for Scenario 3b.

Table 7. Scenario 3b Build-Out Analysis										
Proposed Zoning District	Total Acreage	%	Maximum Residential Density	Density Bonus	Maximum FAR	Total Dwelling Units	Total SF of Nonresidential			
Neighborhood Commercial	2	0%	4.00	NA	0.65	7	51,229			
General Commercial	642	4%	0.00	17.00	1.00	3,876****	22,361,169			
Light Industrial	37	0%	NA	NA	0.50	-	647,884			
Heavy Industrial	684	4%	NA	NA	0.70	-	16,681,873			
Institutional	37	0%	NA	NA	2.00	-	2,599,794			
Public Facilities	878	5%	NA	NA	0.60	-	18,354,408			
Totals	16,661					9,130	65,853,433			

Notes: Assumes 20% reduction of total acreage for future rights-of-way and open space for non-agricultural uses; Density bonuses are only applicable for planned unit developments of 100 acres or greater.

*Assumes 5% of land area is developed as nonresidential

**175 contiguous acres of land for a PUD applicable for the Density Bonus

***110 contiguous acres of land for a PUD applicable for the Density Bonus

****285 contiguous acres of land for a PUD applicable for the Density Bonus

Source: Source: Matrix Design Group, Draft Report to Walton County Commissioners, "U.S. 331 Economic Development Corridor Plan," Ch. 4.0 Corridor Development Build-Out Plan, Table 7: Scenario 3b Build-Out Analysis, p. 55 (Working Copy-July 20, 2018 version).

2D. Far-Term Economic Impact Results

In the far-term model, the evidence suggests the following newly available commercial, non-residential job-producing acreage due to the planned U.S. 331 and U.S. 90 water/wastewater expansion project:

General Commercial: 642	acres additional
-------------------------	------------------

- Light Industrial: 37 acres additional
- Heavy Industrial: 684 acres additional

Based on the assumptions outlined below, the above quantity and type of new acreage can generate – over 10 years, starting 3 years after the start of the project – a "net new jobs" count as summarized in Table 4.

Table 4B: Far-Term Approach: Number and Type of Estimated Net New Jobs Over 10 Years Based on CNG Acreage and Floor Area Ratio (FRA) Development Assumptions

Job Type	Estimated Over 10 Years				
Below Average Wage	19,007				
Above Average Wage	12,019				
>150% Above Average Wage (% of /part of Above Average Wage)	2,851				

REMI-Based Analysis of Near Term Economic Impacts

Employing only the above average "net new jobs" counted in Table 4, the far-term economic impact results are further extended using a scaled REMI model. This shows the multiplier effects of the above average wage net new jobs working through Walton County, employing assumptions suited to Northwestern Florida economic growth factors. The results are run over 10-years, with the starting year being three (3) years after the project begins.

Table 5: Far-Term Approach: Showing REMI-Multiplier Effect of 12,019 AboveAverage Wage Net New Jobs

	Year	2	3	4	5	6	7	8	9	10	10 year
	1										average
Base jobs	12,019	12,019	12,019	12,019	12,019	12,019	12,019	12,019	12,019	12,019	12,019
Add'l jobs	4,447	4,952	5,141	5,018	4,766	4,446	4,156	3,891	3,657	3,471	4,395
					estimates	below ar	e \$ millio	ns			
Value Add	1,045	1,103	1,129	1,140	1,137	1,129	1,124	1,120	1,120	1,124	11,171
Output	2,131	2,227	2,284	2,309	2,316	2,309	2,312	2,317	2,325	2,346	22,876
Income	654	731	820	894	957	1,014	1,072	1,128	1,188	1,249	9,706

The base jobs are above-average wage manufacturing or research or warehousing jobs that result directly from the facilities built, enabled by the infrastructure improvements along US331 and US 90. The additional jobs result from an economic multiplier effect, as the economy expands to support higher-wage workers.

In brief, the 10-year estimated total economic multiplier-produced, private sector dollar investment impact is very significant, showing a total of:

- Value Add: \$11,171M
- Output: \$22,876M
- Income: \$9,706M

Value Add is the Gross Domestic Product impact of the investment. Output is the increase in revenue for the new facilities, whether it is from sales within Walton County or elsewhere. Income is the increase in personal income that results from the investment, mostly due the paychecks in the new jobs.

A more detailed projection regarding the type of net new jobs to be created over 10 years is quite feasible. Employing assumptions regarding job distributions detailed below (which can easily be changed), the following estimates the type of net new jobs that are highly plausible under the far-term economic impact approach.

Table 6: Far-Term Approach: Types of Net New Jobs Estimated Over 10 YearsUsing CNG Assumptions

Lower wage jobs in general commercial property (below average wage)	19,007
Professional jobs in general commercial property (>150% above average wage)	1,118
Management jobs in general commercial property (above average wage)	2,236
Manufacturing jobs in industrial property (above average wage)	3,466
Transportation and warehousing jobs in industrial property (above average	
wage)	3,466
Management and professional jobs in industrial property (>150% above	
average wage)	1,733
TOTAL	31,026

2E. Medium-Term Economic Impact Approach

The medium term analysis is built on an average of the job projections from the near term and far term analyses. Given the manner in which it was produced, working from both "bottom-up" and "top-down" quantitative assessments, this analysis provides an extremely plausible and defensible position for the Triumph Board's consideration.

2F. Medium-Term Economic Impact Results

In the middle scenario, the evidence suggests the following newly available commercial, non-residential, job-producing acreage due to the planned U.S. 331 and U.S. 90 water/wastewater expansion project:

- General Commercial: 508 acres additional
- Light Industrial: 29 acres additional
- Heavy Industrial: 541 acres additional

Based on the assumptions employed by the CNG economic model (see below), the above quantity and type of new acreage can generate – over 10 years, starting 3

years after the start of the project – a "net new jobs" count as summarized in Table 7.

Table 7: Medium-Term Approach: Number and Type of Estimated Net New Jobs Over 10 Years Based on CNG Acreage and Floor Area Ratio (FRA) Development Assumptions

Job Type	Estimated Over 10 Years
Below Average Wage	15,047
Above Average Wage	9,515
>150% Above Average Wage (these are part of Above Average Wage jobs)	3,142

REMI-Multiplier Based Analysis of Near Term Economic Impacts

Employing only the above average "net new jobs" estimate, the medium-term economic impact results are further extended using a scaled REMI model based on the Haas Center REMI multipliers. This shows the multiplier effects of the above average wage 9,515 net new jobs working through Walton County, employing assumptions suited to Northwestern Florida economic growth factors. The results are run over 10-years, with the starting year being three (3) years after the project begins.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10 year average
Base jobs	9,515	9,515	9,515	9,515	9,515	9,515	9,515	9,515	9,515	9,515	9,515
Add'l jobs	3,521	3,920	4,070	3,973	3,773	3,520	3,290	3,080	2,895	2,748	3,479
		estimates below are \$ millions									
Value Add	827	874	893	902	900	894	890	886	887	890	8,844
Output	1,687	1,763	1,808	1,828	1,833	1,828	1,830	1,834	1,841	1,857	18,110
Income	518	579	649	707	757	803	849	893	941	989	7,684

Table 8: Medium-Term Approach: Showing REMI-Multiplier Effect of 9,515Above Average Wage Net New Jobs

The base jobs are assumed based on the bottom-up and top-down analysis to be above-average wage manufacturing or research or warehousing jobs that result directly from the facilities built, enabled by the infrastructure improvements along US331 and US 90. The additional jobs result from an economic multiplier effect, as the economy expands to support higher-wage workers.

In brief, the 10-year estimated total economic multiplier-produced, private sector dollar investment impact is very significant as well, and shows a total of:

- Value Add: \$8,844M
- Output: \$18,110M
- Income: \$7,684M

Value Add is the Gross Domestic Product impact of the investment. Output is the increase in revenue for the new facilities, whether it is from sales within Walton County or elsewhere. Income is the increase in personal income that results from the investment, mostly due the paychecks in the new jobs.

A more detailed projection regarding the type of net new jobs to be created over 10 years is feasible. Employing assumptions detailed below (which can easily be changed), the following estimates the number and type of net new jobs that are plausible under the medium-term economic impact approach, assuming that ONLY 9,515 net new average annual jobs are above average wage (i.e., sum of rows 2-5 in Table 9 below), and that the remaining jobs are lower wage jobs (i.e., row 1).

Table 9: Medium-Term Approach: Types of Net New Jobs Estimated Over 10Years Using CNG Assumptions

Lower wage jobs in general commercial property (below average wage)	15,047
Professional jobs in general commercial property (>150% above average	
wage)	885
Management jobs in general commercial property (above average wage)	1,770
Manufacturing jobs in industrial property (above average wage)	2,744
Transportation and warehousing jobs in industrial property (above	
average wage)	2,744
Management and professional jobs in industrial property (>150% above	
average wage)	1,372
TOTAL	24,561

3.0 Key Assumptions

The following are the key assumptions employed in the report. The assumptions can be changed to produce new economic impact results in near real-time. Also included are references to related evidence for discussion.

- 1. Positive impact of construction costs is ignored.
- 2. These results are not REMI model runs, but are scaled from the REMI runs performed for Walton County by the Haas Center at the University of West Florida. If the data is rerun through REMI by the Haas Center, the numbers will not change significantly.
- 3. Year 1 is nominally 2021 per the Haas Center analysis. For a different year of initial industrial full operation, there will be a variation due to inflation, but it will be insignificant compared to inflation uncertainties in the out years.
- 4. Job counts in the long term scenario are based on Scenario 3b construction forecasts in floorplan area, using an estimate of one job per 2000 square feet for light and heavy industrial land and one job per 1000 square feet for general commercial land.
- 5. Job counts in the near term scenario are based on acreage from real estate requests. Allocation of non-residential acreage to general commercial, light industrial, and heavy industrial uses the same percentage allocation as Scenario 3b, which is essentially the same land. The conversion of acres to floor-plans, based on floor area ratio (FAR, or intensity of development by sq.

CNG Economic Analysis

ft. area), to jobs is the same as in Scenario 3b, and therefore matches the farterm scenario, but with less acreage developed.

- 6. In the General Commercial land use category, the jobs are assumed to be 85% low wage jobs, 10% management jobs that are above the average wage in the county, and 5% professional jobs that are more than 150% above the average wage for the county.
- 7. In the Light Industrial and Heavy Industrial categories, 80% of the jobs are assumed to be similar to transportation, warehousing and manufacturing jobs that are above the average wage in the county, and 20% of the jobs are assumed to be management and professional jobs that are more than 150% above the average wage for the county.
- 8. The economic impact tables ignore jobs that are below the average wage for the county (i.e., lower wage jobs in general commercial property).

The following address density of development assumptions, based on the Floor Area Ratio (FAR)(assigned by the emerging 331 Corridor Economic Development Plan), the number of net new jobs anticipated per acre available, and the manner in which each acre is categorized.

• FARs assigned by the new 331 Corridor Development Plan (Source: Matrix Design Group, Draft Report to Walton County Commissioners, "U.S. 331 Economic Development Corridor Plan," Working Copy-July 20, 2018 version, pp. 28-29 and p. 54-55.)

FARs (maximum intensity of development based on the developed Floor Area Ratio (FAR)), assigned by the 331 Corridor Development Plan provide the following constraints:

0	General Commercial FAR	=	100%
0	Light Industrial FAR	=	50%
0	Heavy Industrial FAR	=	70%

• In terms of jobs per sq. feet, based on the best available evidence from all sources, we assume:

0	General Commercial	=	2 jobs per 2,000 sq. ft. of FAR
0	Light Industrial	=	1 job per 2,000 sq. ft. of FAR
0	Heavy Industrial	=	1 job per 2,000 sq. ft. of FAR

• In terms of jobs per acre, taking into account type of acreage (Commercial vs. Light Industrial vs. Heavy Industrial), and the associated FAR and jobs per sq. feet (per above) the following constraints are employed (all numbers are rounded):

0	General Commercial Acreage	=	35 jobs per acre
0	Light Industrial Acreage	=	9 jobs per acre
0	Heavy Industrial Acreage	=	12 jobs per acre

The following information addresses key information received regarding the estimated distribution of new jobs and average wages in Walton County:

- <u>Planned Future Development in City of Freeport</u>: "Approximately 40% of total commercial and light industrial Vested and Planned Future Development in City of Freeport will be above average wage jobs." [Source: Latilda Hughes-Neel Transmittal 07192018_City of Freeport, Email transmittal.]
- <u>Distribution Facilities</u>: "The mean for a proposed 200+ job facility came in at \$40,100. Enterprise Florida has Walton County at average wage of \$34,900. Not all wages would be above \$34,900, but just that one instance gives us a picture from an independent source." [Source: Transmittal-Bill Imfeld Email-Okaloosa CareerSource-Distribution Industry Wages-07302018 and CNG analyst.]

CNG analyst addition: The above data-point, along with average annual wage statistics transmitted by same source in re: wage percentiles for Distribution Occupations (also included in this transmittal), suggests that at least 10% of Distribution jobs in Walton County will pay above average wages.

- <u>Mossy Head Walton Project X</u>: Jobs will pay \$40,000 and above, for those jobs within the 90% percentile and above. At least 10% of jobs of Walton Project X (Distribution) can be assumed to be paid at Above Average County Wage. [Source: Transmittal-Bill Imfeld Email-Okaloosa CareerSource-Distribution Industry Wages-07302018.]
- <u>Defuniak Springs Airport Industrial Park</u>: The following data-points are culled from the "Florida Job Growth Grant Fund Public Infrastructure: Public Infrastructure Grant Proposal", For Defuniak Springs Airport Industrial Park Site Development and Access Road Improvements: Prepared By: Airport Director Ryan Adams, C.M. July 2018.

A) 90% of Jobs in Defense, Aerospace, Aviation, and Manufacturing trade industry sectors will pay above average County Wage.

B) Businesses that have communicated the strongest interest in moving into the DeFuniak Springs Airport Industrial Park, contingent upon improvements to site infrastructure, will create new jobs for area residents in the following sectors: [Source: Attachment 1-A]

- Aerospace and Defense
- Commercial Pilot and Aviation Support Services
- o Flight Training
- o Aircraft Repair Station
- Passenger Car Rental and Leasing

C) Florida Occupational Employment Statistics on average median wages for jobs in the above reference occupational sectors are as indicated below [Source: Attachment 1-A] (Reference: 2017 Florida OES Data):

- o Aircraft Maintenance- \$26.69 per hour
- Professional Pilot- \$142,000 annually
- Avionics Technicians- \$28.04 per hour
- Sales and Related Workers- 16.69
- Aerospace Engineer- \$51.88 per hour
- Painter-Aircraft- \$18.52 per hour

D) Businesses that have communicated to moving into the DeFuniak Springs Airport Industrial Park, contingent upon improvements to site infrastructure, will create new jobs [Source: MOUs attached.]:

Company: ONVOI, LLC Date Information Last Received: 8/1/18 Below Average Jobs: Average Jobs: Above Average Jobs: 30

Company: Corvidae Aerospace, LLC Date Information Last Received: 8/1/18 Below Average Jobs: Average Jobs: Above Average Jobs: 54 (\$100k)

4.0 Conclusion

This economic analysis suggests that there are several quantified reasons for Walton County to pursue federal funding for the U.S. 331 and U.S. 90 water-wastewater infrastructure investment project.

Attachment F: Letter of Support



100 College Boulevard • Niceville, FL 32578-1295 • (850) 678-5111 • www.nwfsc.edu

October 30, 2017

Walton County Board of County Commissioners County Administration 76 N 6th Street P.O. Box 1355 DeFuniak Springs, FL 32433

Chairwoman Jones:

I fully endorse Walton County's Water/Sewer Expansion Project to develop water and sewer along US 331 and US 90. Currently, there are areas along these corridors that do not provide any means of water and sewer and many only provide a limited amount of utility service. The need to upgrade and extend the utilities along the US 331 corridor is vital to meet the growing demands of both the City of Freeport, the City of DeFuniak Springs and Walton County. Not to mention, along the US 90 corridor there is a potential mixed-use project site located centrally between Mossy Head and the City of DeFuniak Springs that needs water and sewer service for development purposes. This project would extend water and sewer services to the proposed site and also provide opportunities for additional growth along US Highway 90.

Improving the water and sewer infrastructure of Walton County will have significant economic impact and improve the quality of place for the entire Northwest Florida Region. Northwest Florida State College is proposing an increase in programing at the Chautauqua Center in DeFuniak Springs and is also pursuing new opportunities at our South Walton Center. Hwy 331 is the main link between these two educational centers. By improving the infrastructure along this highway, more students will have access to higher education.

As the primary collegiate institution in Okaloosa and Walton Counties, Northwest Florida State College wholeheartedly supports Walton County's Water/Sewer Expansion Project and sees it as an instrumental way to improve the quality of place in Walton County.

Regards,

Dr. Devin Stephenson President Northwest Florida State College

OFFICE OF THE PRESIDENT | DR. DEVIN STEPHENSON

NWF State College Fort Walton Beach Campus • (850) 863-6500 Chautauqua Center, DeFuniak Springs • (850) 892-8100 Hurlburt Center, Hurlburt Field • (850) 884-6296 Robert L. F. Sikes Education Center, Crestview • (850) 689-7911 South Walton Center, Santa Rosa Beach • (850) 200-4160 An Equal Access/Equal Opportunity Institution



76 North Sixth Street DeFuniak Springs, FL 32433 Phone (850) 892-4859 Fax (850) 892-8454

Success from any point of view.

February 2, 2017

Ms. Melinda Gates Environmental Specialist Walton County 117 Montgomery Circle DeFuniak Springs, FL 32435

Dear Ms. Gates;

As you are aware, water and sewer are among the key pillars for economic development. Walton County's legislative priorities for this year address the sorely needed expansion along US Highway 331, so that its 4-lane highway expansion will provide the necessary transportation pillar to complement water and sewer. Implementation of this infrastructure will facilitate the business growth, the job growth, and the enhancement of the quality of life for that entire 20+ mile corridor.

As noted above, the transportation component of economic development is also an essential pillar. The alleviation of flooding along 30A will go a long way to helping many small businesses open and thrive without the mantle of fearing for loss of business due to flooding.

And, looking at the road and sewer program along the Choctawhatchee Bay area, there is a further underscoring of the significance of the transportation and water/sewer pillars of economic development.

These initiatives serve to provide key elements necessary to work with available workforce, available housing, good schools, and recreational amenities to propel Walton County to the forefront of economic opportunity for new businesses, business expansion, and good jobs.

Please do not hesitate to let me know if there are ways in which I can help foster implementation of these proposed programs.

Sincerely,

wun ~

William R. Imfeld Executive Director To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Rick Scott Governor

Celeste Philip, MD, MPH State Surgeon General and Secretary

Vision: To be the Healthiest State in the Nation

January 27, 2016

Melinda Gates **Environmental Specialist** Walton County Environmental Section 117 Montgomery Circle DeFuniak Springs, FL 32435

Dear Melinda:

The Florida Department of Health in Walton County would like to offer this letter of support for two of your Legislative Appropriation projects.

The "Water and Sewer along US Highway 331" project would provide services to the US Highway 331 corridor that is currently being developed. The ability to utilize public water and sewer would allow for more diverse economic development in this area.

The second project "Sewer to area Choctawhatchee Bay residents and area residents - replacement of current septic tanks in both areas" would provide sewer expansion throughout the Choctawhatchee Bay Watershed. This area has numerous old subdivisions where the majority of each lot is 1/4 acre in size or smaller. These lots currently utilize wells and septic systems. The lots typically have water tables at or very near the surface. During periods of heavy rain, these subdivisions usually have standing water for long periods of time, which could cause the septic system not to function properly. Due to the growth in this area this problem will continue unless alternatives are given.

Please let me know if you have any questions or need any additional information. Thank you.

Sincerely,

+ loug tout

Holly Holt, RN, BSN, MSM Health Officer **FDOH-Walton**

Florida Department of Health in Walton County 362 State Highway 83, DeFuniak Springs, FL 32433 PHONE: 850/892-8015 • FAX: 850/892-8024 FloridaHealth.gov



PHAB Accredited Health Department Public Health Accreditation Board

Long term scenario (based on 331 development plan, scenario 3b)

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Base jobs	12,019	12,019	12,019	12,019	12,019	12,019	12,019	12,019	12,019
Add'l jobs	4,447	4,952	5,141	5,018	4,766	4,446	4,156	3,891	3,657
				estin	nates belov	v are\$mill	ions		
Value Add	1,045	1,103	1,129	1,140	1,137	1,129	1,124	1,120	1,120
Output	2,131	2,227	2,284	2,309	2,316	2,309	2,312	2,317	2,325
Income	654	731	820	894	957	1,014	1,072	1,128	1,188

Medium term scenario (Average of long term and near term scenarios)

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Base jobs	9,515	9,515	9,515	9,515	9,515	9,515	9,515	9,515	9,515
Add'l jobs	3,521	3,920	4,070	3,973	3,773	3,520	3,290	3,080	2,895
				estim	nates below	v are\$mill	ions		
Value Add	827	874	893	902	900	894	890	886	887
Output	1,687	1,763	1,808	1,828	1,833	1,828	1,830	1,834	1,841
Income	518	579	649	707	757	803	849	893	941

Near term scenario (based on bottom up aggregation of recent real estate inquiries)

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Base jobs	7,010	7,010	7,010	7,010	7,010	7,010	7,010	7,010	7,010
Add'l jobs	2,594	2,888	2,998	2,927	2,780	2,593	2,424	2,270	2,133
				estim	nates below	v are\$mill	ions		
Value Add	609	644	658	665	663	659	656	653	653
Output	1,243	1,299	1,332	1,347	1,351	1,347	1,348	1,351	1,356
Income	381	426	478	521	558	591	625	658	693

	10 year		
Year 10	average	lower wage jobs in general commercial property	19,007
12,019	12,019	professional jobs in general commercial property	1,118
3,471	4,395	management jobs in general commercial property	2,236
	totals	manufacturing jobs in industrial property	3,466
1,124	11,171	transportation and warehousing jobs in industrial property	3,466
2,346	22,876	management and professional jobs in industrial property	1,733
1,249	9,706	TOTAL	31,026

	10 year		
Year 10	average	lower wage jobs in general commercial property	15,047
9,515	9,515	professional jobs in general commercial property	885
2,748	3,479	management jobs in general commercial property	1,770
	totals	manufacturing jobs in industrial property	2,744
890	8,844	transportation and warehousing jobs in industrial property	2,744
1,857	18,110	management and professional jobs in industrial property	1,372
989	7,684	TOTAL	24,561

	10 year		
Year 10	average	lower wage jobs in general commercial property	11,086
7,010	7,010	professional jobs in general commercial property	652
2,025	2,563	management jobs in general commercial property	1,304
	totals	manufacturing jobs in industrial property	2,022
656	6,516	transportation and warehousing jobs in industrial property	2,022
1,368	13,343	management and professional jobs in industrial property	1,011
729	5,661	TOTAL	18,097

REMI factors	
wareh	5,702
med	2,851
mfg	3,466

REMI factors

wareh	4,514
med	2,257
mfg	2,744

REMI factors	
wareh	3,326
med	1,663
mfg	2,022

	Matrix-Walton 331 Corridor Dev Plan: Table 7: Scenario 3b Build-Out Analysis, p. 55	acres	sq feet	sq feet / acre
	General Commercial	642	22,361,169	34,830
	Light Industrial	37	647,884	17,510
	Heavy Industrial	684	16,681,873	24,389
	Total	1363		
	Bottom up data from 331 Corridor CNG primary source research	795	58%	
		Total	General	Light
		nonresidential	Commercial	Industrial
Analysis		acres	acres	acres
	Long term scenario	1363	642	37
	Medium term scenario	1079	508	29
	Near term scenario	795	374	22

jobs / 2000		jobs per	jobs per	percent of
sq ft	jobs per acre	acre	acre	acreage
2	34.8	34.8		47%
1	8.8		8.8	3%
1	12.2		12.2	50%

Heavy Industrial acres	General Commercial jobs	Light Industrial jobs	Heavy Industrial jobs	Jobs below average wage	Jobs above average wage	Jobs >150% above avg wage	Total jobs
684	22,361	324	8,341	19,007	12,019	2,851	31,026
541	17,702	256	6,603	15,047	9,515	3,142	24,561
399	13,043	189	4,865	11,086	7,010	2,315	18,097

check

31,026 24,561 18,097 From Latilda (Owl's Head and South of Owl's Head only)

Owl's Head vicinity

		Base jobs
Α.	Walton Co Industrial Park at Freeport	150
В.	Freeport Industrial Park	50
C.	Lafayette Creek Commerce Park	85
D.	Autobus Research and Development Center	350
E.	Energy Farms	50

The other regions have no impact that would be credited by Triu					
Post Office vicinity	Base jobs				
Freeport Plantation PDP	50				
Plantation Marketplace PDC	177				
The Preserve	1775				
Riverwalk vicinity					
Hammock Bay PDP	35				
Riverwalk PDP	50				
Watson Land Project	175				

From the 331 Corridor Plan (4.0 Corridor Development Build-Out)

Scenario 3 - 4% of land goes to heavy industrial (this is the only impact 1 Assume the heavy industrial is 50% warehouses and 50% manufa 16,700,000 sq feet 8,350 jobs 4,175 manufactur 4,175 warehouse

Estimates use one base job per 2000 square feet of construction

Total Impact of Owl's head vicinity (region

		Year 1	Year 2	Year 3	Year 4
classify as manufacturing	Base jobs	685	685	685	685
classify as manufacturing	Add'l jobs	340	379	392	382
classify as transportation and warehousing					estin
classify as mfg for income, medical for Output	Value Add	84	88	90	91
classify as mfg for income, medical for Output	Output	133	138	142	143
	Income	40	45	50	54

Estimates use one base job per 2000 square feet of cons

ımph

classify as retail, low wage classify as retail, low wage classify as hospitality, low wage

classify as retail, low wage classify as retail, low wage classify as retail, low wage

Total Impact of Scenario 3 for Triumph rel

that is evaluated here) acturing	Base jobs Add'l jobs	Year 1 8,350 3,357	2 8,350 3,749	3 8,350 3,874	4 8,350 3,758
ring jobs jobs	Value Add Output	785 1,760	826 1,835	848 1,880	855 1,899
	Income	439	489	545	590

as a rule of thumb

A, 331 corridor North Freeport) for Triumph relevant job creation

						10 year	
Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	average	
685	685	685	685	685	685	685	600 manufacturing jobs
362	337	313	292	273	258	333	
nates below	are\$mill	ions				totals	
90	90	89	89	89	89	889	
144	144	144	145	146	148	1,428	
57	60	62	65	67	70	570	

struction as a rule of thumb

evant job creation

5	6	7	8	9	10 .0	year average
8 <i>,</i> 350	8,350	8,350	8,350	8 <i>,</i> 350	8,350	8,350
3,532	3,257	2,998	2,764	2,555	2,380	3,222
						totals
852	843	838	832	830	831	8,339
1,904	1,896	1,899	1,902	1,907	1,923	18,806
624	654	683	711	741	770	6,245

85 warehousing and transportation jobs

Notes

.03				
Mossy Head Success				
Empire Truck Sales	s Constr	10	HiQual Jobs	over
Southern Tire Mar	t Pur Land	5	HiQual Jobs	over
I-10 Truck Sales	Pur Land	10	HiQual Jobs	over
Busby Distributor	s Constr	5	Whse Jobs	
	TOTAL	30		
Investment				
Indust	rial Park		2014	FL DEO
Impac	t so far \$ 100,000		per quality jo	b
Water	treatment facility		2014	FL DEP
Money Spent in Corridor CR 280A Connecto Freeport sewer an			2017	FL DOT RESTORE Pot #3
Money Requested in Corr CR 280A Connecto Water & Sewer				FL DOT Triumph
Owl's Head Disaster			2005	

"Need to take advantage of Rural Areas of Opportunity status for funding" Dewberry, 2016

- 40,000 \$ \$ \$
- 40,000
- 40,000
- \$ 3,000,000
- \$ 4,400,000
- \$ 1,500,000 \$ 12,000,000
- \$ 3,760,208 \$ 31,532,216

Use	acerage	percent
Large scale agriculture	625	3.8%
General agriculture	4,373	26.2%
Estate residential	6,929	41.6%
Rural village	2,449	14.7%
Urban residential	6	0.0%
Neighborhood commercial	2	0.0%
General commercial	642	3.9%
Light industrial	37	0.2%
Heavy industrial	684	4.1%
Institutional	37	0.2%
Public Facilities	878	5.3%

TOTAL

16,662

inage	Pjts (\$K)	Recreatior	Projects		Sewer Proje	cts	Water Proj	ects
near	term	far term	near term		far term	near term	far term	near term
	75 RESTORE		200	FBIP/NRDA		5000		8000
	40 USDA	100		FBIP		12000		331
	50 USDA			FRDAP		5800		1943
		3500				100	75	
		25		FBIP		150		50
			200			50		1050
				CTST				3500
				CTST				
		49		CTST				
				CTST				
				FRDAP				
			100					
		30						
				FRDAP				
			5					
		50		··				
		50		Fla Trails				
		5						
			200					
				FRDAP				
			10					
\$	165	\$ 3.809	\$ 1,078		\$-	\$ 23,100	\$75	\$ 14,874
Ŧ		+ 2,000	, _, .		Ŧ	+ ==)==	т . С	, , .
\$	165		\$ 4,887			\$ 23,100		\$ 14,949

USDA USDA USDA USDA

USDA

 TOTAL
 \$ 53,772

 Total Near
 \$ 42,690

 Total Far
 \$ 11,082

Haas Center, Univ of West Florida, Pensacola

REMI model runs

	sportation and Warehousi Direct Employment Additional Employment Value Added	ng count count \$M (cur)	ć	2021 500 138 28.1	ć	2022 500 155 29.7	ć	2023 500 160 30.5	\$	2024 500 153 30.6	ć	2025 500 141 30.2
		\$M (cur)	\$ \$	52.8	\$ \$		\$ \$	57.2	ې \$		\$ ¢	
	Output				-	55.8			•	57.4	\$	57.0
	Income Increase	\$M (cur)	\$	22.1	\$	24.4	\$	27.1	\$	29.2	\$	30.8
	ratios		-	0.28	r	0.31 59,400		0.32		0.31		0.28
				6,200				51,000		51,200		50,400
				5,600		L1,600		4,400		14,800		4,000
	CDD1.1	4 5 0 0 /	4	4,200	2	18,800		54,200		58,400	e	51,600
	GDP index	4.50%	_	1.00		1.05	_	1.09		1.14	_	1.19
	GDP adjusted ratios			6,200		56,842		5,860		53,629		50,649
				5,600		06,794		04,760		0,599		95,596
			4	4,200	4	16,699	2	19,633		51,176	5	51,655
Med	ical			2021		2022		2023		2024		2025
	Direct Employment	count		500		500		500		500		500
	Additional Employment	count		183		201		212		213		211
,	Value Added	\$M (cur)	\$	46.9	\$	50.0	\$	50.5	\$	51.4	\$	51.8
	Output	\$M (cur)	\$	76.1	\$	79.6	\$	82.0	\$	83.4	\$	84.3
	Income Increase	\$M (cur)	\$	33.4	\$	37.8	\$	43.1	\$	48.0	\$	52.8
	ratios			0.37		0.40		0.42		0.43		0.42
			9	3,800	10	00,000	10	01,000	1(02,800	10)3,600
			15	2,200	15	59,200	16	54,000	16	56,800	16	58,600
			6	6,800	-	75,600	ξ	36,200	ç	96,000	10)5,600
	GDP index	4.50%		1.00		1.05		1.09		1.14		1.19
	GDP adjusted ratios		9	3,800	ç	95,694	ç	92,489	ç	90,083	ξ	36,875
	,			2,200		, 52,344		, 50,180		, 46,166		, 1,381
				6,800		72,344		78,936		34,124		38,552
			-	-,	-	_,	-	-,			-	-,
	ufacturing	_		2021		2022		2023		2024		2025
	Direct Employment	count		500		500		500		500		500
	Additional Employment	count		264		294		304		297		282
	Value Added	\$M (cur)	\$	65.9	\$	69.2	\$	71.1	\$	71.8	\$	71.8
	Output	\$M (cur)		158.0	\$	164.0	\$	168.0	\$	170.0	\$	171.0
	Income Increase	\$M (cur)	\$	30.5	\$	34.2	\$	38.2	\$	41.4	\$	43.9
	ratios			0.53		0.59		0.61		0.59		0.56
			13	1,800	13	38,400	14	12,200	14	43,600	14	13,600
				6,000		28,000		36,000		40,000		12,000
				1,000		58,400		76,400		32,800		37,800
	GDP index	4.50%		1.00	,	1.05	,	1.09		1.14		1.19
	GDP adjusted ratios		1 २	1,800	1:	32,440	13	30,217	13	25,836	17	20,417
				6,000		L3,876)7,685		97,941		36,788
			51	3,500	5.		50		2.	.,	20	

61,000 65,455 69,962 72,557 73,626

\$ \$ \$	2026 500 127 29.5 56.1 32.2	\$ \$ \$	2027 500 114 29.0 55.4 33.6	\$ \$ \$	2028 500 102 28.5 54.8 34.9	\$ \$ \$	2029 500 91 28.2 54.4 36.3	\$ \$ \$	2030 500 82 28.0 54.3 37.7	\$ \$ \$	5000 1263 292.3 555.2 308.3	•
-	0.25		0.23		0.20	,	0.18		0.16			
	9,000		58,000		57,000		56,400		56,000			
	2,200		10,800		09,600		08,800		08,600			
0	4,400	Ċ	57,200	t	59,800	4	72,600		75,400			
4	1.25		1.30		1.36		1.42		1.49			
	7,345		14,538		41,885		39,660		37,683			
	0,035		35,083		80,537		76,507		73,077			
5	1,678		51,603		51,291		51,051	5	50,737			
	2026		2027		2028		2029		2030			
	500		500		500		500		500		5000	
	206		203		200		198		198		2025	7025
\$	52.1	\$	52.5	\$	52.9	\$	53.5	\$	54.2	\$	515.8	GDP Impact
\$	84.9	\$	85.5	\$	86.4	\$	87.5	\$	88.8	\$		Local Sales plus Export
\$	57.4	\$	62.2	\$	67.0	\$	72.1	\$	77.4	\$		Personal Income Change
Ļ	57.4	Ļ	02.2	Ļ	07.0	Ŷ	72.1	Ļ	,,	Ļ	551.2	r croonar meonie enange
	0.41		0.41		0.40		0.40		0.40			
10	94,200	10	05,000	10	05,800	1(07,000	10	08,400			
	, 9,800		, 71,000		, 72,800		, 75 <i>,</i> 000		, 77,600			
	4,800		24,400		34,000		14,200		54,800			
	1.25		1.30		1.36		1.42		1.49			
8	3,615	Ę	30,629	-	77,745	-	75,241	-	72,943			
	6,256		, 31,310		, 26,978		, 23,057		, 19,508			
	2,121		95,526		98,467		01,399		04,166			
-	,		-,				,		,			
	2026		2027		2028		2029		2030			
	500		500		500		500		500		5000	
	263		245		229		215		203		2596	7596
\$	71.5	\$	71.3	\$	71.1	\$	71.2	\$	71.5	\$	706.4	
	171.0	\$	172.0	\$	173.0	\$	174.0	\$	176.0	\$	1,697.0	•
\$	46.1	\$	48.2	\$	50.2	\$	52.4	\$	54.5	\$	439.6	• •
	0.53		0.49		0.46		0.43		0.41			
14	3,000	14	42,600	14	42,200	14	42,400	14	43,000			
34	2,000	34	44,000	34	46,000	34	48 <i>,</i> 000	35	52,000			
	2,200		96,400		00,400		04,800		00,000			
	1.25		1.30		1.36		1.42		1.49			
11	4,750	10)9,502	10	04,493	10	00,134	g	96,225			
	4,438		54,156		54,251		44,708		36,862			

73,986 74,025 73,777 73,694 73,347

		PU	RCHASE			
PROPERTY OWNER	PROPERTY	PR	CE	ASSES	SED VALUE	TAX 2008
Freeport Business	Office-Warehouse			\$	1,437,794.00	\$ 15,716.45
Park	& Vacant Land					
Freeport Business	Office-Warehouse			\$	1,400,163.00	
Park	& Vacant Land					
Freeport Retail	Publix Store &					
Development	Retail Strip			\$	3,561,234.00	
First Florida Bank	Outparcel A	\$	515,000.00	\$	420,000.00	
McDonalds	Outparcel B	\$	525,000.00	\$	198,000.00	
Maddox Holdings	Outparcel C 1 & 2	\$	525,000.00			
Graceful	Dairy Queen -					
Investments	Outparcel C 1	\$2	2,100,000.00	\$	1,260,000.00	
	Waffle House -					
Waffle House, Inc.	Outparcel C 2	\$	367,500.00	\$	91,000.00	
Palmetto Freeport	Ace Hardware	\$	335,000.00	\$	102,000.00	
	Automatic Car					
Coastal Car Wash	Wash	\$	340,000.00	\$	83,000.00	
TOTAL				\$	7,115,397.00	\$ 15,716.45
TOTAL				\$	7,115,397.00	\$ 15,716.45

*To date and with only partial development, the 2008 property assessment value and tax income t ${\mathfrak c}$

**Approximate for 2018. Significant increases in 2019 Assessed Values and Taxes will take place due t

Prepared July 23, 2018

TAX 2017

*

\$ 19,287.21	**
\$51,631.39 \$6,062.00	**
	**
\$ 17,008.49	**
\$ 1,228.39	**
\$ 1,376.88	**
\$ 1,120.40	**
\$97,714.76	*

> the county has incr

o completion of con:

COMMENTS

Original vacant land purchased in 1996, then Office/Warehouse building constructed. As of 2008 the tax amount included of vacant land which Publix Shopping Center later purchased.

Office/Warehouse only. Balance of land sold for Publix and retail development (see below)

Vacant Land - Construction begins Aug 2018 Purchased Outparcel C, then divided (see below)

Sale included building & land

Vacant Land - Construction begins late 2018

Vacant Land - Currently under Construction

Vacant Land - Construction begins late 2018

eased approximately 5 times or 500%

struction and improvements.

PROPERTY OWNER	PARCEL ID NUMBER	ACREAGE	2017 TAX ASSESSED VALUE
Beach Community Bank - REO Nekoosa Investments Freeport Residential LLC	<u>14-1S-19-23000-012-0022</u> <u>23-1S-19-23000-001-0031</u> <u>22-1S-19-23000-015-0020</u>	10.497 6.887 2.925	
Freeport Residential LLC	<u>22-15-19-23000-015-0031</u>	110.02	\$ 1,320,240.00
Watson Elliot Land Company	<u>22-15-19-23000-020-0000</u>	108	\$ 44,180.00
JLAB LLC Creekwood Lands	<u>27-1S-19-23000-031-0000</u> <u>27-1S-19-23000-031-0010</u>	28.6 9.29	\$ 272,484.00 \$ 298,027.00

			•	,
Freeport, Inc.	<u>27-15-19-23000-045-0010</u>	99.84	\$	1,056,892.00

PROPERTY OWNER	PARCEL ID NUMBER	ACREAGE	AS	2017 TAX SSESSED VALUE
Dennison, Jasper Trustee	27-15-19-23000-042-0020	6.16	\$	174,880.00
Del Giudice, Mary Rev Living Trust	<u>34-15-19-23000-001-0100</u>	19.81	\$	240,920.00
Freeport, Inc.	<u>34-1S-19-23000-005-0000</u>	8.54	\$	210,460.00
Creekwood Lands	<u>34-15-19-23080-00B-0180</u>	3.13	\$	216,544.00
Davis, Jane Ellen	<u>34-15-19-23000-014-0000</u>	14.44	\$	287,608.00
Sherry Nelson-Paris	<u>34-15-19-23070-00A-0010</u>	3.6	\$	103,929.00
Big Easy Media	<u>03-2S-19-24000-003-0010</u>	2.2	\$	90,545.00
Bayou Boys LLC/TRUSTMARK NATIONAL BANK	<u>34-15-19-23000-004-0020</u>	12.59	\$	52,878.00
331 Property LLC	<u>03-25-19-24000-003-0000</u>	5.29	\$	86,940.00
Murphy, Charles G Trustee/Charles G Murphy Trust	<u>04-25-19-24000-001-0010</u>	93.22	\$	12,239.00

PROPERTY OWNER	PARCEL ID NUMBER	ACREAGE	2017 TAX
			ASSESSED VALUE

Hunters Road LLC

<u>04-2S-19-24000-023-0000</u>

2.12 \$ 206,845.00

APPROXIMATE TOTALS

547.16 \$ 5,325,190.00

2017 TAX COMMENTS AMOUNT

\$ 2,735.66 Commercial Zoned for Retail Development.

- \$ 6,189.69 Hard corner, vacant land and metal building (Currently leased).
 Commercial frontage with assemblage of multiple lots known as Riverwalk S/D on 165 acres.
- \$ 17,108.78 Future Residential and Commercial Development Additional phases for Riverwalk S/D includes 1,865 density units and approximately 50,000 SF for Commercial.
- \$ 158.87 Property has been family owned for decades. Recently rezoned to Commercial, Multi-Family and Single Family. 340 density units and approximately 325,000 SF for Commercial.
- \$ 3,531.54 Multiple Parcels, All Commercial zoned in City of Freeport, Sewer service needed.
- \$ 3,862.69 Future Commercial Development. Previous location for Hotel site but no sewer available.
- \$ 9,401.88 Commercial and Residential potential development. Currently under timber lease. Sewer service needed.

2017 TAX COMMENTS

AMOUNT

- \$ 1,554.72 Total of three tracts, Future Hotel site or other commercial development. Sewer service needed.
- \$ 2,142.98 Future Commercial and Residential potential. Sewer is available, but presently capacity would be questionable
- \$ 1,871.40 Future Commercial potential.
- \$ 1,925.15 Future Commercial potential.
- \$ 673.43 Presently Primary Residence, Future Commercial and/or Residential potential.
- \$ 924.01 Two Parcels, Commercial potential development.
- \$ 805.04 Two Parcels. Future Commercial. Sewer is available, but presently capacity would be questionable. Ideal Gas Station/Convenience Store/Fast Food site.
- \$ 470.93 Possible Residential Development.
- \$ 859.05 Prime Commercial Development site.
- \$ 108.79 Multiply parcels for major Commercial and Residential Development. Sewer is available, but presently capacity would be questionable.

2017 TAX COMMENTS AMOUNT

- \$ 1,839.00 Prime location next to new County Bayfront Park. Ideal for Gas Station/Convenience Store/Fast Food site.
- \$ 56,163.61

CW SUBTOTALS

CW: ACREAGE FOR						
WHICH						
COMMERCIAL DEV IS	CW;		CW	: COMMERCIAL	CW: RESIDE	NTIAL
PENDING WATER-	COMMERCIAL			/ELOPABLE	DEVELOPAB	
SEWER 331	ONLY ACREAGE	CW: MAINLY		ID: 2017 TAX	2017 TAX A	
DEVELOPMENT	COUNT	RESIDENTIAL		ESSED VALUE	VALUE	0010010
			7.55		VALUE	
	10.497		\$	211,052.00		
	6.887		\$	438,527.00		
	2.925		Ŷ	430,327.00		
	2.525					
		110.02			\$ 1,3	320,240.00
		110102			Ŷ -).	20,210.00
	108		\$	44,180.00		
	100		Ŷ	11,100.00		
	28.6		\$	272,484.00		
	9.29		\$	298,027.00		
	5.25		Ŷ	290,027.00		
	99.84		\$	1,056,892.00		
	55.04		Ŷ	1,030,032.00		
	6.16		\$	174,880.00		
	0.10		Ŷ	174,000.00		
	19.81		\$	240,920.00		
	19.01		Ŷ	240,520.00		
	8.54		\$	210,460.00		
	3.13		\$	216,544.00		
	14.44		\$	287,608.00		
	3.6		\$	103,929.00		
	2.2		\$	90,545.00		
	2.2		Ŷ	50,545.00		
		12.59			\$	52,878.00
		12.55			Ŷ	52,070.00
	5.29		\$	86,940.00		
	93.22		\$	12,239.00		
	55.22		Ŷ	12,235.00		

2.12		\$ 206,845.00	
COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL 2017 TAX
ACREAGE	ACREAGE	2017 TAX	ASSESSED VALUE
		ASSESSED VALUE	
424.549	122.61	\$ 3,952,072.00	\$1,373,118.00

3,952,072.00

PROPERTY OWNER	PARCEL ID NUMBER	ACREAGE	AS	2017 TAX SESSED VALUE		2017 TAX AMOUNT
Brown Lowery, Johnnie	<u>14-15-19-23000-003-0000</u>	4.68	\$	167,647.00	\$	2,964.11
Freeport Commercial Property	23-15-19-23000-001-0041	12.55	\$	271,560.00	\$	3,519.97
American Fidelity Life Insurance Co	<u>23-15-19-23000-001-0040</u>	191.66	\$	25,216.00	\$	224.16
WKCP, LLC	<u>23-15-19-23000-001-0090</u>	3.8	\$	280,207.00	\$	3,703.17
Eldred, Donald Hollingworth Holdings Wright, Peter	23-15-19-23000-004-0020 23-15-19-23000-004-0020	4.05 11.88 14.13	\$ \$ \$	126,180.00 515,114.00 298,778.00	\$ \$ \$	1,635.42 1,635.42 1,633.15
RAMPAR, LLC	<u>27-15-19-23000-044-0000</u>	17.97	\$	417,853.00	\$	5,414.90
Robbins, John & Rebecca	<u>27-15-19-23000-028-0000</u>	23.08	\$	26,048.00	\$	83.01
Maounis, Konstantinos Paris, Albert & Sherry	<u>27-15-19-23000-043-0000</u>	57.75 5.17	\$	76,379.00	\$	831.55
PROPERTY OWNER	27-15-19-23000-042-0010 PARCEL ID NUMBER	ACREAGE	\$ AS	228,150.00 2017 TAX SESSED VALUE	\$	2,028.45 2017 TAX AMOUNT
Creekwood Lands	<u>34-15-19-23000-002-0000</u>	2.02	\$	111,449.00	\$	1,062.71
American Fidelity Life Insurance Co	<u>34-15-19-23000-005-0011</u>	52.1	\$	4,725.00	\$	42.00
Porter, RF	<u>34-15-19-23000-012-0000</u>	7.5	\$	120,929.00	\$	1,075.32
Alvarez, Louis	<u>34-15-19-23000-010-0010</u>	14.46	\$	1,995.00	\$	17.73
DJFO, LLC	<u>34-15-19-23000-007-0020</u>	18	\$	306,640.00		

Junior Food Stores/Tom Thumb	<u>34-15-19-23000-007-0040</u>	1.57	\$	85,050.00	\$ 756.12
331 Town Center	<u>03-25-19-24000-002-0030</u>	79.38	\$	228,804.00	\$ 2,060.48
PROPERTY OWNER	PARCEL ID NUMBER	ACREAGE	AS	2017 TAX SESSED VALUE	2017 TAX AMOUNT
Regency Acquisition/Sun Ventures	<u>03-25-19-24000-002-0020</u>	61.3	\$	386,592.00	\$ 3,440.67
Ed Cox Motor Company	<u>04-25-19-24000-001-0018</u>	5.79	\$	104,422.00	\$ 928.59
Pine Barron	<u>04-25-19-24000-002-0010</u>	1.873	\$	99,750.00	\$ 886.79
Southeast Land Partners, LLC	<u>04-25-19-24000-002-0010</u>	3.59	\$	77,800.00	\$ 691.74
Justice, Joe M	<u>04-25-19-24000-002-0010</u>	2.47	\$	119,437.00	\$ 1,061.87
Murphy, Charles G Trustee	<u>04-25-19-24000-023-0010</u>	45.76	\$	48,527.00	\$ 431.38

PROPERTY OWNER	PARCEL ID NUMBER	ACREAGE	ASS	2017 TAX SESSED VALUE	2017 TAX AMOUNT
Hunters Road LLC	04-25-19-24000-023-0034	12.857	\$	191,822.00	\$ 1,706.25
Medallion Land Holdings	<u>04-25-19-24000-021-0000</u>	1.69	\$	104,208.00	\$ 1,048.22

APPROXIMATE TOTALS

Currently primary Residence. Prime Commercial location across from Publix Shopping Center Commercial Development pending.

Future Residential Development, Sewer Capacity presently not available for this size project. Two Parcels. Future Commercial Development potential. Currently has septic tank. Future Commercial Development potential. Future Commercial Development potential. Future Multi-family Residential Site. Apartments have been planned for this site previously. Sewer needed.

Two Parcels. Future Commercial Development potential. RV Park previously planned for this site. Sewer needed.

Potential Residential Development. Sewer needed

Potential Residential Development. Sewer needed Future Commercial/Industrial Development potential. COMMENTS

Corner Parcel with median cut. Commercial Potential.

Future Commercial and Residential potential. This is highway frontage parcel adjoining multiple parcels for future Residential Development. Currently under Timber Lease.

Highway Frontage for future Commercial development.

Future Commercial highway frontage development. Currently under Timber exemption.

Two Parcels. Commercial Development site. Retail Shopping Center planned, on highway frontage. Business Park permited on interior parcel. Sewer capacity needed.

CW: ACREAGE FOR	
WHICH	
COMMERCIAL DEV IS	CW;
PENDING WATER-	COMMERCIAL
SEWER 331	ONLY ACREAGE
DEVELOPMENT	COUNT
Y	4.68
Y	12.55
RESIDENTIAL	
Y	3.8
	5.0
Υ	4.05
Y	11.88
RESIDENTIAL	
Y	47.67
Y	17.97
RESIDENTIAL	
RESIDENTIAL	
Y	
	5.17
Y	2.02
Y	52.1
Y	7.5
Y	14.46
Y	18

Gas Station/Convenience Store planned for site. Sewer capacity needed.

Future development for Commercial and Residential. Sewer capacity needed.

COMMENTS

Future development for Commercial and Residential. Sewer capacity needed.

Corner Location with median cut. Future Commercial Development site.

Active Development Order for approximately 25,000 SF Office/Showroom/Warehouse. Corner Location with median cut.

Three Parcels. Future Commercial Development site.

Prime Commercial, Hard Corner Location at traffic signal and close to new County Bayfront Park. Ideal hotel site. Sewer capacity needed.

Future Commercial Development potential. Site has Corner Location with traffic signal and Bayfrontage. Close to new County Bayfront Park. Sewer capacity needed.

COMMENTS

Future Commercial Development with Bayfrontage across from new County Bayfront Park. Sewer Capacity needed.

Two Parcels, with Billboard. First property on Northside of Hwy 331 Bridge. Future Commercial Development site with Bayfrontage and Environmentally sensitive marsh grass. Directly across from new County Bayfront Park. Sewer capacity needed.

V	
Y	1.57
Y	79.38
	_
Y	61.3
Y	5.79
Ť	
Y	1.873
Y	3.59
Y	2.47
	2.47
Y	45.76
Ť	45.70
Y	12.857
Y	1.69
	COMMERCIAL
	ACREAGE

CW SUBTOTALS

657.08

CW: RESIDENTIAL	CW: COMMERCIAL DEVELOPABLE LAND: 2017 TAX ASSESSED VALUE	CW: RESIDENTIAL DEVELOPABLE LAND: 2017 TAX ASSESSED VALUE
	\$ 167,647.00	
	\$ 271,560.00	
191.66		\$ 25,216.00
	\$ 280,207.00	
	\$ 126,180.00	
	\$ 126,180.00 \$ 515,114.00	
14.13	+	\$ 298,778.00
	\$ 417,853.00	
23.08		\$ 26,048.00
57.75		\$ 76,379.00
		φ <i>Υ</i> 0,075100
	\$ 228,150.00	
	\$ 111,449.00	
	\$ 4,725.00	
	\$ 120,929.00	
	\$ 1,995.00	
	\$ 306,640.00	

	\$ 85,050.00	
	\$ 228,804.00	
	\$ 386,592.00	
	\$ 104,422.00	
	\$ 99,750.00	
	\$ 77,800.00	
	\$ 119,437.00	
	\$ 48,527.00	
	\$ 191,822.00	
	\$ 104,208.00	
RESIDENTIAL	COMMERCIAL 2017	RESIDENTIAL 2017
ACREAGE	TAX ASSESSED	TAX ASSESSED VALUE
200.02	VALUE	¢426.424.00
286.62	\$ 3,998,861.00	\$426,421.00