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To: Santa Rosa County Board of County Commissioners

From: Shannon Ogletree, CEcD, Director

Re: Recommendation to advertise for the sale of Utility Easement on Opportunity Drive in the Santa Rosa Industrial Park (Project Gulf)

Date: May 18, 2016

RECOMMENDATION

Discussion to authorize staff to advertise for the sale of a utility easement of approximately 0.348 acres located on Opportunity Drive in the Santa Rosa Industrial Park.

BACKGROUND

Project Gulf submitted a bid for 2 acres on Opportunity Drive for the expansion of their existing business and the bid was accepted at the March 24, 2016 BOCC meeting. The utility easement was not included in the 2 acres but is needed for their expansion. The company understands that this is a utility easement and on occasion it may need to be accessed by various utility providers.

The same property discounts should be applied to the utility easement as were applied to the 2 acres (see attached pricing guidelines).

IMPLEMENTATION

In accordance with F.S. 125, the County is required to advertise for the sale of any County owned real property. This recommendation is the first step in this process.

EDO staff will work with the County Attorney to ensure all steps associated with the process are completed as needed.



Price Discounts on County Owned Industrial Property for existing industries located in Santa Rosa County

Project Name: Project Gulf Utility Easement

1. Total Capital Investment for Expansion			
<u> </u> Under \$500,000	5		20
<u>X</u> \$500,000 - \$1M	20	→	
<u> </u> >\$1M	25		
2. Number of New Jobs			
<u> </u> 1 – 9	10		20
<u>X</u> 10 – 24	20	→	
<u> </u> >25	25		
3. Number of Current Jobs			
<u> </u> 1-9	10		25
<u> </u> 10-24	20	→	
<u>X</u> >25	25		
4. Employee Wage Rate* (at proposed facility)			
<u> </u> 85% to 115%	5		20
<u>X</u> 115% to 135% Above Avg	20	→	
<u> </u> >150%	25		
Total Discount Points			85



A. Number of Acres Needed	→	.348
		X
B. Price per Acre before discount	→	\$ 12,1480
		=
C. Total price before discount	A x B →	\$ 12,180
D. Discount Points	From page 1 →	% 85
E. Per Acre Discount	B x D →	\$ 10,353
F. Price per Acre after discount	B - E →	\$ 1,827
G. Total Savings	A x E →	\$ 10,353
H. Estimated Final Price After Discount	A x F →	\$ 1,827

To qualify for this pricing discount you must be an industry physically located in Santa Rosa County for at least three years.

If points associated with criteria 1, 2, 3 and 4 are summed to 100 points, this will equate to 100% reduction in dollars per acre. If points associated with criteria 1, 2, 3 and 4 are summed to 0 points, this will equate to 0% reduction in dollars per acre. It is also recommended that the County staff and Santa Rosa EDO be responsible for recommending to the Board any additional criteria applicable on a case-by-case basis.

With respect to expanding industries proposing to purchase County owned industrial zoned property, the base rate for land shall be \$50,000 an acre for property with rail access and for property located in the area served by County provided regional stormwater management, and \$35,000 for that property not having rail access or County provided stormwater management.



With respect to expanding businesses proposing to be located on County owned property within the Whiting Aviation Park, the base rate for land shall range from \$35,000 to \$75,000 an acre depending on its location within the Park. If the parcel to be purchased is adjacent to Marty Martin Way, the base price shall be \$50,000 per acre. If the parcel is adjacent to or has direct access to the taxiway or public tarmac, the base price shall be \$75,000 per acre, all remaining parcels will have a base price of \$35,000 per acre. All County owned parcels within Whiting Aviation Park will be eligible for the same discounts as outlined above.

This incentive shall be limited to those businesses which sell greater than 50% of their product or service outside the region (Okaloosa, Santa Rosa and Escambia Counties) or provide their product or service to local "industry", thereby bringing in new dollars to the County, unless by special exception by the Board of County Commission.

*Average wage rate is determined by Enterprise Florida's *Annual Incentives Average Wage Requirements* Information Sheet. Santa Rosa County's final wage rate is determined at time of closing.

To be competitive in locating good businesses to Santa Rosa County, there needs to be flexibility in these land costs. The flexibility should be related to the financial benefit the business has on the County. These guidelines provide a scale where the increase in points allows a larger reduction in land costs from the previously mentioned base value, and the points are accumulated based on capital expenditure, number of jobs and wage rate. This system provides a rational, non-arbitrary, non-discriminating basis for determining a cost per acre for a prospect.

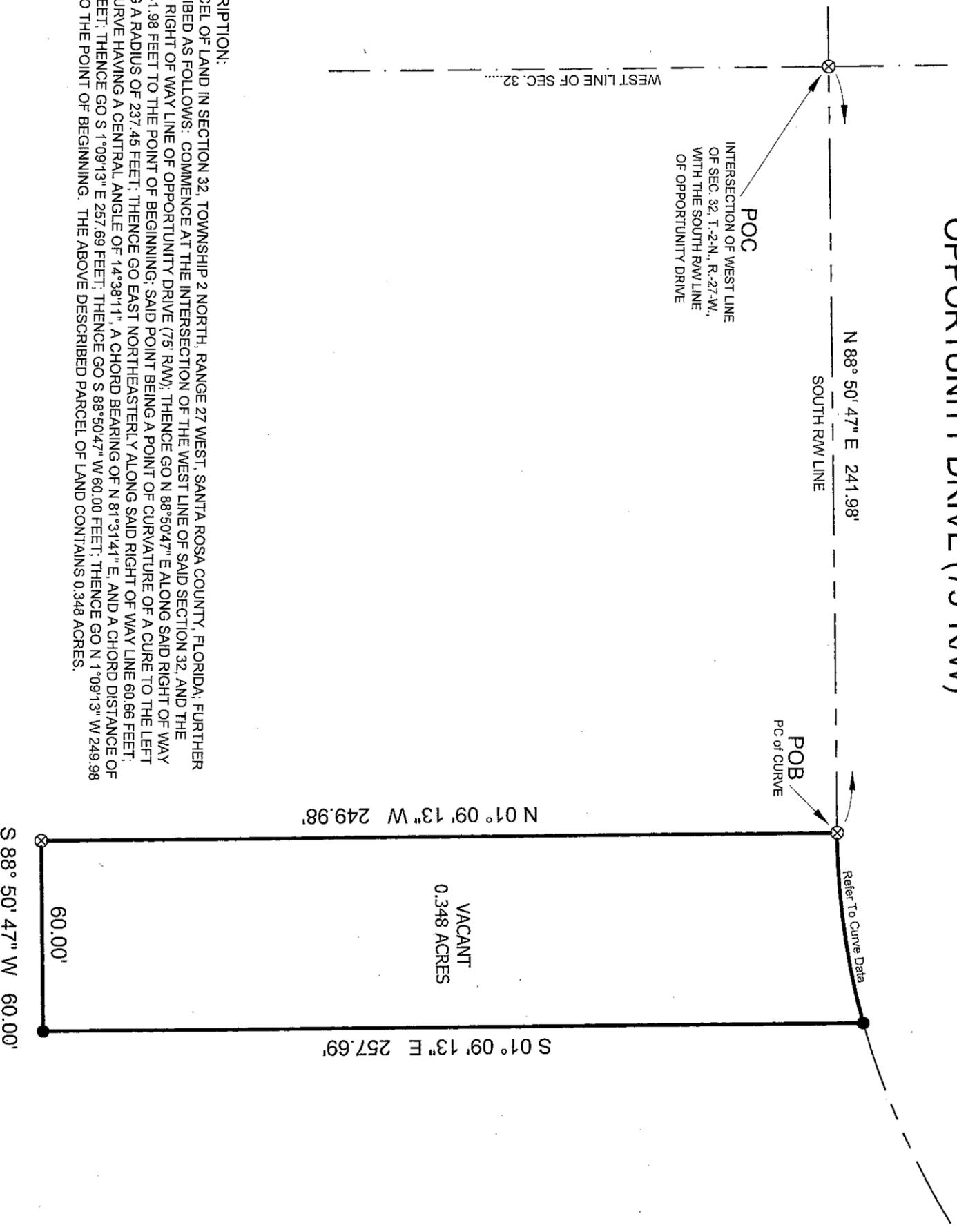
Effective date: January 14, 2016



NORTH

PROPERTY LINE CURVE DATA
RADIUS= 237.45'
DELTA ANGLE= 14°38'11"
ARC LENGTH= 60.66'
CHORD LENGTH= 60.49'
CHORD BEARING= N 81°31'41" E

OPPORTUNITY DRIVE (75' R/W)



DESCRIPTION:

A PARCEL OF LAND IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 32, AND THE SOUTH RIGHT OF WAY LINE OF OPPORTUNITY DRIVE (75' R/W); THENCE GO N 88°50'47" E ALONG SAID RIGHT OF WAY LINE 241.98 FEET TO THE POINT OF BEGINNING; SAID POINT BEING A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 237.45 FEET; THENCE GO EAST NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 60.66 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 14°38'11", A CHORD BEARING OF N 81°31'41" E, AND A CHORD DISTANCE OF 60.49 FEET; THENCE GO S 1°09'13" E 257.69 FEET; THENCE GO S 88°50'47" W 60.00 FEET; THENCE GO N 1°09'13" W 249.98 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.348 ACRES.

SURVEYORS NOTES:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 1°09'13" W ALONG THE NORTH RIGHT OF WAY LINE OF OPPORTUNITY DRIVE PER DESCRIPTIONS OF RECORD.

NO TITLE SEARCH, TITLE OPINION, OR ABSTRACT WAS PERFORMED BY OR PROVIDED TO THE UNDERSIGNED SURVEYOR FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS OF WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.

THIS SURVEY WAS PREPARED PER THE FLORIDA STANDARDS OF PRACTICE, CHAPTER SJ-17.001 THROUGH SJ-17.080 OF THE FLORIDA ADMINISTRATIVE CODE.

THE INFORMATION SHOWN IS BASED ON PREVIOUS SURVEYS BY THE SANTA ROSA COUNTY ENGINEERING OFFICE, AND FIELD EVIDENCE.

A SURVEY DOES NOT DETERMINE OWNERSHIP.

THE SUBJECT PROPERTY IS VACANT.

REVISIONS:

- LEGEND:**
- ⊗ - FOUND 1/2" CAPPED ROD, SRCE #3454
 - - SET 1/2" CAPPED ROAD, SRCE #4511
 - SEC. - SECTION
 - R/W - RIGHT-OF-WAY
 - POC - POINT OF COMMENCEMENT
 - POB - POINT OF BEGINNING

BOUNDARY SURVEY

A PARCEL IN
SECTION 32, TOWNSHIP 2 NORTH, RANGE 27 WEST
SANTA ROSA COUNTY, FLORIDA
OPPORTUNITY DRIVE
0.348 ACRE PARCEL



SANTA ROSA COUNTY ENGINEERING
6051 OLD BAGDAD HIGHWAY, SUITE 300
MILTON, FL 32583 PH: 850-981-7100

Ricky B. Sears
RICKY B. SEARS, COUNTY SURVEYOR
FLORIDA LICENSED SURVEYOR & MAPPER NO. 4511

4/19/16
DATE

SCALE: 1" = 40'	DRAWN BY: D.C.G.	FIELD DATE: 04-13-2016	DRAWING DATE: 04-19-2016
PROJECT NO: 2016H-004-001	CHECKED BY: RBS	FIELD BOOK: 121	PAGE (S): 114-85-66

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED ABOVE, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Project Gulf Cable

