

APPENDIX

B

Gulf, Franklin, Liberty, Gadsden Counties Freight Logistic Zone

Gulf County Economic Development Coalition

Technical Assistance Grant FY 2016-2017

October 12, 2016



Technical Assistance Grant FY 2016-2017

- Strategic Sites Inventory of industrial and commercial properties/other assets with intermodal connections to transportation facilities within this area.
- Strategic Plan for designating a Freight Logistics Zone (FLZ) within Gulf, Franklin, Liberty, and Gadsden Counties.

Section 311.103, Florida Statutes

Designation of state freight logistic zones

“Freight Logistics Zone” grouping of activities/infrastructure associated with freight transportation/related services within a defined area around an intermodal logistics center as defined in s. 311.101(2).

“Intermodal Logistic Center” including, but not limited to, an “inland port”, means a facility/group of facilities serving as a point of intermodal transfer of freight in a specific area physically separated from a seaport where activities relating to transport, logistics, goods distribution, consolidation, or value-added activities carried out and whose activities and services are designed to support or be supported by conveyance or shipping through one or more seaports listed in s. 311.09

Strategic Plan to designate FLZ

- Map showing areas to be included within the FLZ designation.
- Existing or planned freight facilities or logistics clusters
- Existing transportation infrastructure
- Existing workforce availability
- Existing or planned local, state, or federal workforce training capabilities
- Local, state, or federal transportation, seaport, or airport plans
- Financial or other local government incentives
- Consistency with applicable local government comprehensive plans and adopted long-range transportation plans of a metropolitan planning organization

Eligible for priority in state funding/incentive programs

- Projects within FLZ which are consistent with the Freight Mobility and Trade Plan may be eligible for priority in state funding and incentive programs relating to freight logistics zones.

Factors to consider

- Existing or planned intermodal logistics center
- Strategic state interest
- Cost-effective and efficient movement of goods
- Contributes to economic activity
- Efficiently interacts with and supports
- Investment or commitments Commitments with private sector businesses
- Local financial support and commitment

Guidance for Freight Logistic Zones Provided by FDOT

Funding for Freight Logistics Zones

The Florida Counties that are developing freight logistic zones (FLZ) should understand that

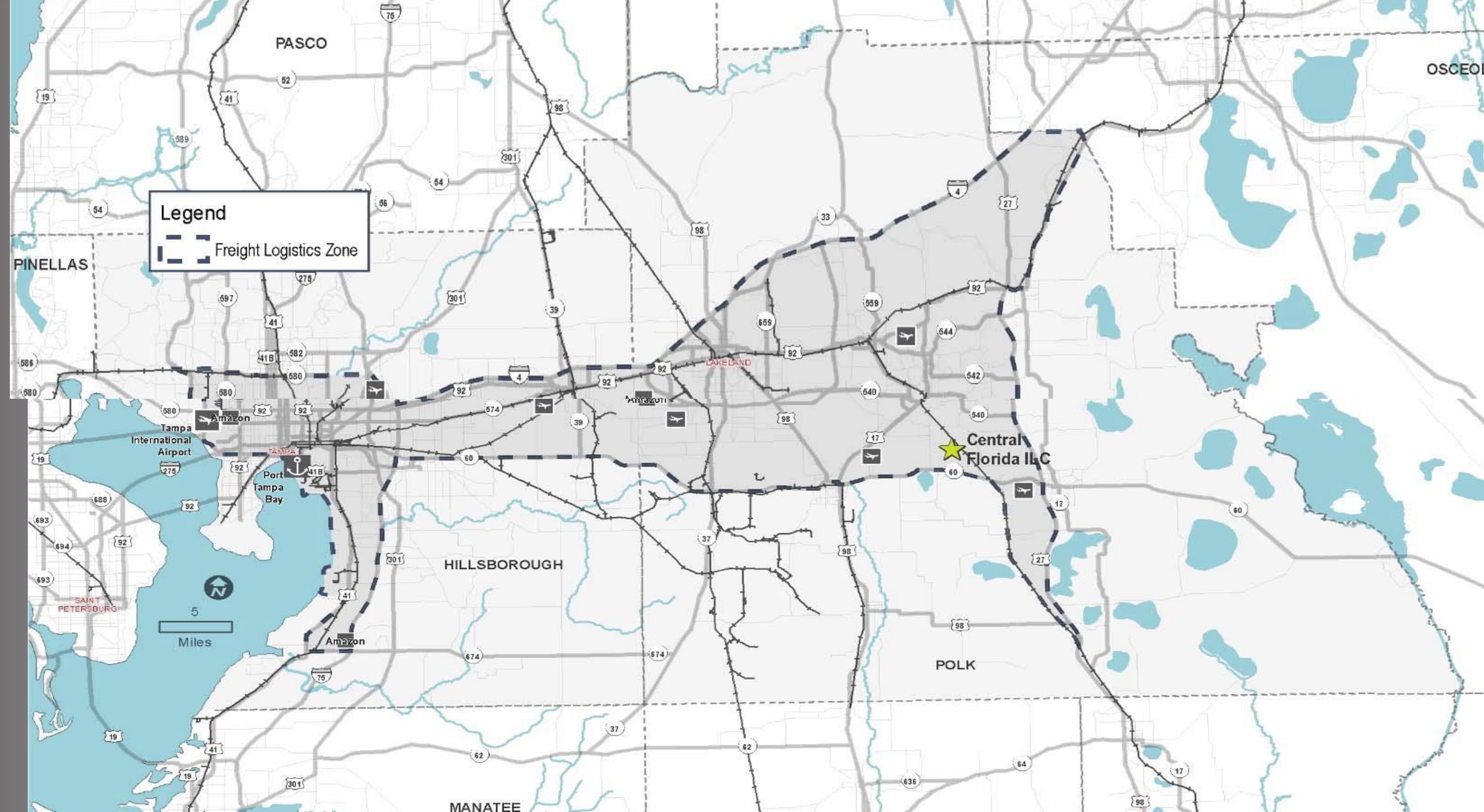
- **there is no new, dedicated, or additional funding sources for FLZs;**
- projects within FLZs may be eligible for priority in state funding and incentive programs (refer to statutes for list of funding and incentive programs); and
- counties should refer to the Statute mentioned above when developing FLZ(s).

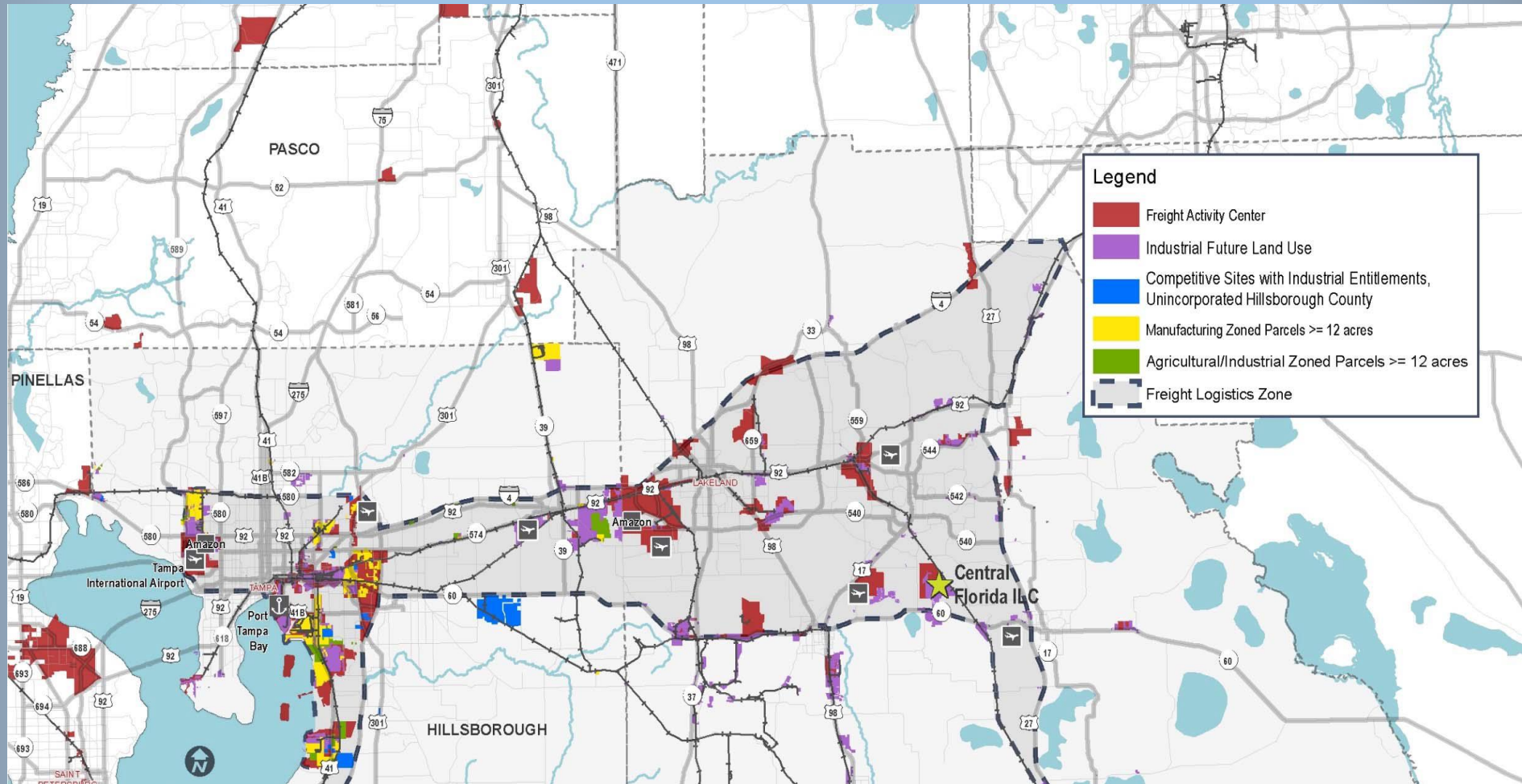
Recommendations

- As a recommendation, Counties and Metropolitan Planning Organizations (MPO) have the **option of assigning a higher priority to projects located in a FLZ during the Transportation Improvement Plan project prioritization and submission process.**
- In addition, Counties and MPOs have the **option of assigning a higher priority to projects located in a FLZ during the Freight Mobility and Trade Plan update**

Ongoing efforts for state FLZ designations

- Hillsborough-Polk County Freight Logistic Zone
<http://www.planhillsborough.org/freight-logistics-zone-strategic-plan/>
- North Florida Freight Logistics Zone
<http://northfloridatpo.com/planning-studies/freight/>





Purpose of the Freight Logistic Zone

- Identify a zone and supporting infrastructure that serves a strategic interest in the region and the State.
- Collect and analyze freight activity data and needed infrastructure improvements
- Needed infrastructure improvements to be considered for priority on state funding

Preliminary Areas of Interest for FLZ

- FDOT District 3 Freight Infrastructure
- Freight Infrastructure in the 4-counties and surrounding area
- Strategic Intermodal Systems (SIS) highways, railroads, airports, seaports
- Non-SIS State highways, general aviation airports
- Warehousing, Distribution centers, trucking terminals
- Foreign Trade Zones
- Truck data
- Industrial/Commercial Comprehensive Plan FLUM designations
- Strategic Sites
- Clusters of Industrial Uses

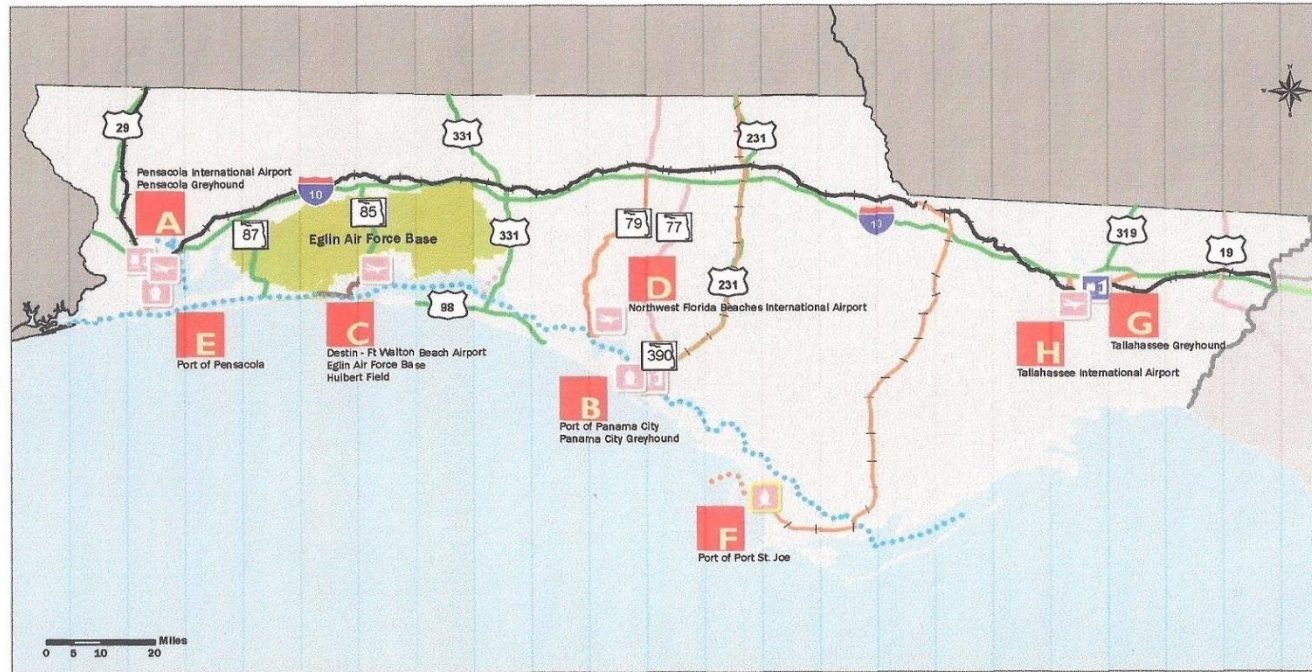
FDOT District 3 Freight Infrastructure



FDOT District 3 SIS Facilities

DISTRICT 3 overview

DESIGNATED SIS AND EMERGING SIS FACILITIES					
Facility Type	Active and Planned Drop Facilities				Planned Add Facility
	Corridor / Hub		Connector or Reliever	Military Access Facility	
	SIS	Emerging SIS			
Airports	-	4	-	-	-
Seaports	-	2	-	-	1
Passenger Terminals	1	2	-	-	-
Rail Miles	283	-	166	-	-
Highway Miles (Centerline)	467	75	79	20	-
Highway Miles (Lane)	1811	221	261	91	-



SIS atlas

Airports

Emerging SIS Airport

Seaports

Emerging SIS Seaport

Passenger Terminals

SIS Passenger Terminal

Emerging SIS Passenger Terminal

Highway

SIS Highway Corridor

Emerging SIS Highway Corridor

SIS Highway Connector

Military Access Facility

Rail

SIS Railway Corridor

SIS Railway Connector

Waterways

SIS Waterway

Emerging SIS Waterway

SIS Waterway Connector

Connector Map

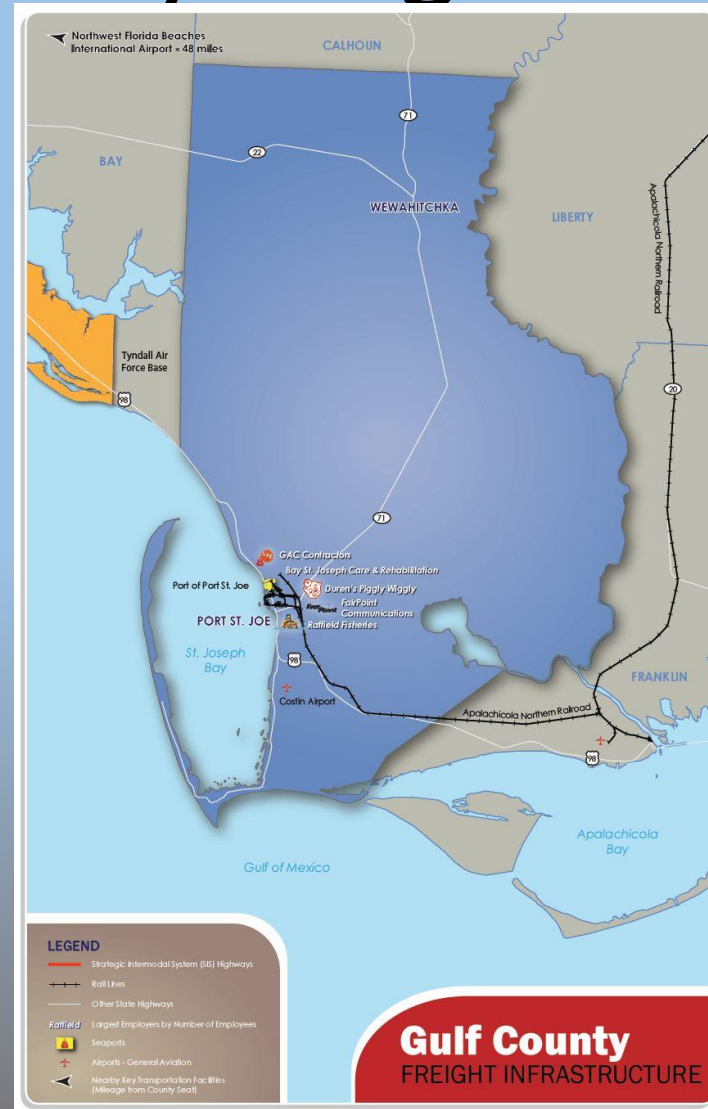


Facilities: Planned Add & Drop

Planned Add

Planned Drop

Gulf County Freight Infrastructure



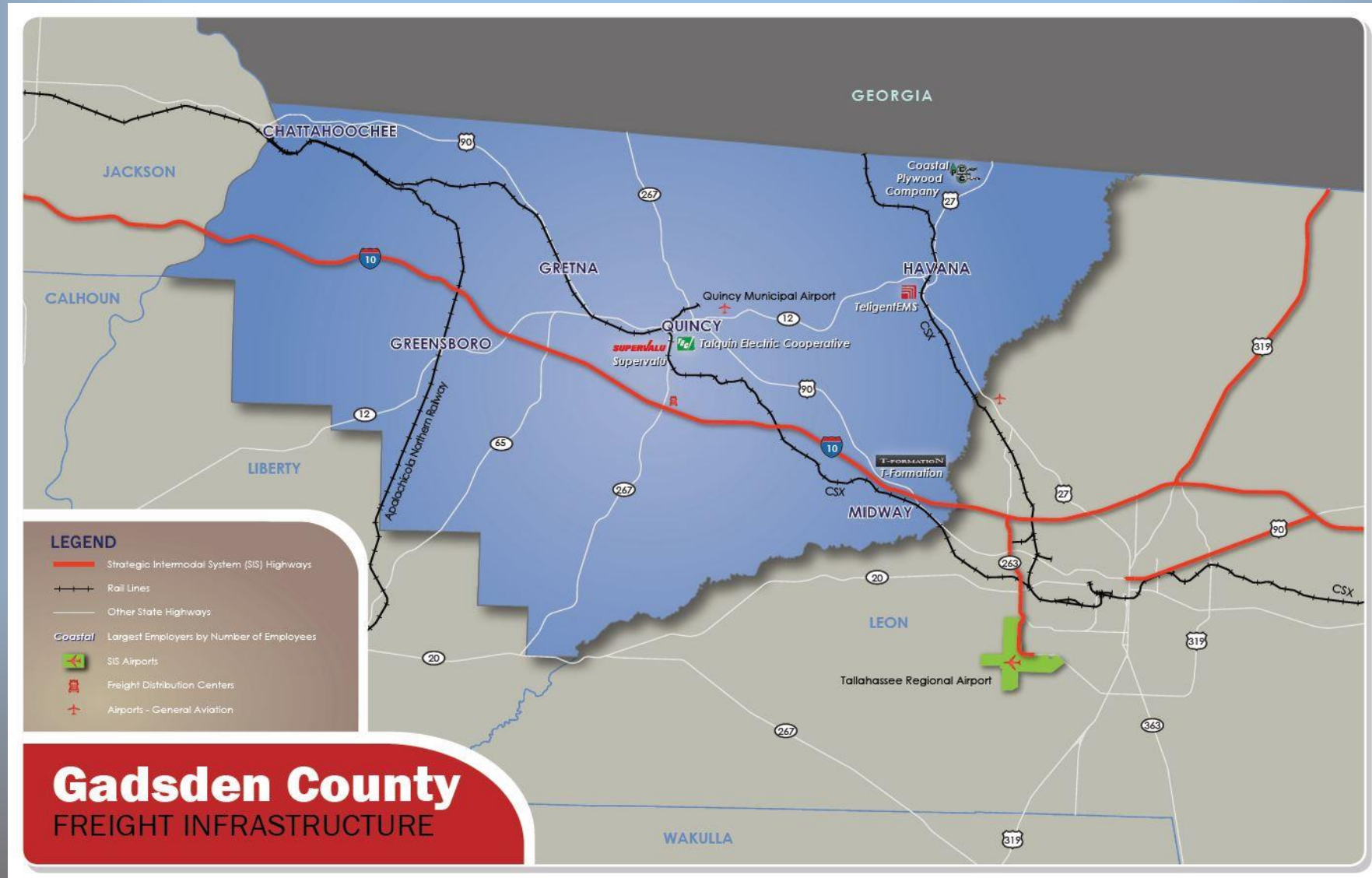
Franklin County Freight Infrastructure



Liberty County Freight Infrastructure



Gadsden County Freight Infrastructure



Planned Infrastructure Improvements

- FDOT Freight Mobility and Trade Plan
- FDOT Strategic Intermodal System
- Metropolitan Planning Organization
- Other improvements not yet formally included in existing plans

Workforce Availability

- Freight related workforce
- Unemployed workforce
- Distance from logistic clusters

Workforce Training Capabilities

- Secondary and Higher education programs
- Machinery Repair and Maintenance Training Programs
- Machinery Operation Training programs

Local, state, or federal transportation, seaport, or airport plans

- Port of Port St Joe Master Plan
- Apalachicola Regional Airport Master Plan and ongoing planning efforts
- Gulf Coast Parkway
- Capital Region Transportation Planning Agency
- FDOT Freight Mobility and Trade Plan
- FDOT Strategic Intermodal System
- Critical Rural Freight Corridors – Federal Highway Administration

Development Incentives

- Local and Regional Incentives (Ad valorem tax exemptions, impact fee mitigation/exemption, regulatory and site selection assistance, foreign trade zone)
- State and Federal Incentives (tax credits, grant programs, training programs, etc)

Consistency with Local Plans

- FLZ Strategic Plan is not a regulatory plan, no need to amend the local government comprehensive plans
- Consultation with local governments (Counties and Municipalities) to ensure consistency with their comprehensive plans
- Freight and Land Use Compatibility

Stakeholders Coordination

- State Agencies
- Local Governments
- Intermodal Agencies and Freight Providers
- Economic Development Organizations
- Other interested parties

Infrastructure Priorities

- Local strategic priorities to improve goods movements in the region will be identified by stakeholders
- Strategic Plan will include list of facilities and the type of improvement needed in each county.

Timetable

- **October 14, 2016:** Deliverable #1. Working Group Summit 1/Map preliminary areas of interest for proposed FLZ
- **December 15, 2016:** Deliverable #2. Strategic Sites Inventory Report
- **March 31, 2017:** Deliverable #3. Draft Strategic Plan for proposed FLZ
- **May 15, 2017:** Deliverable #4. Working Group Summit 2
- **June 15, 2017:** Deliverable #5. Public Hearings and Final Strategic Plan

Questions?

- Bruce Ballister – ARPC Economic Development
- Kwentin Eastberg - ARPC Transportation Consultant
- Marina Pennington – Planning Consultant
- Victor Leotta – LEO, LLC



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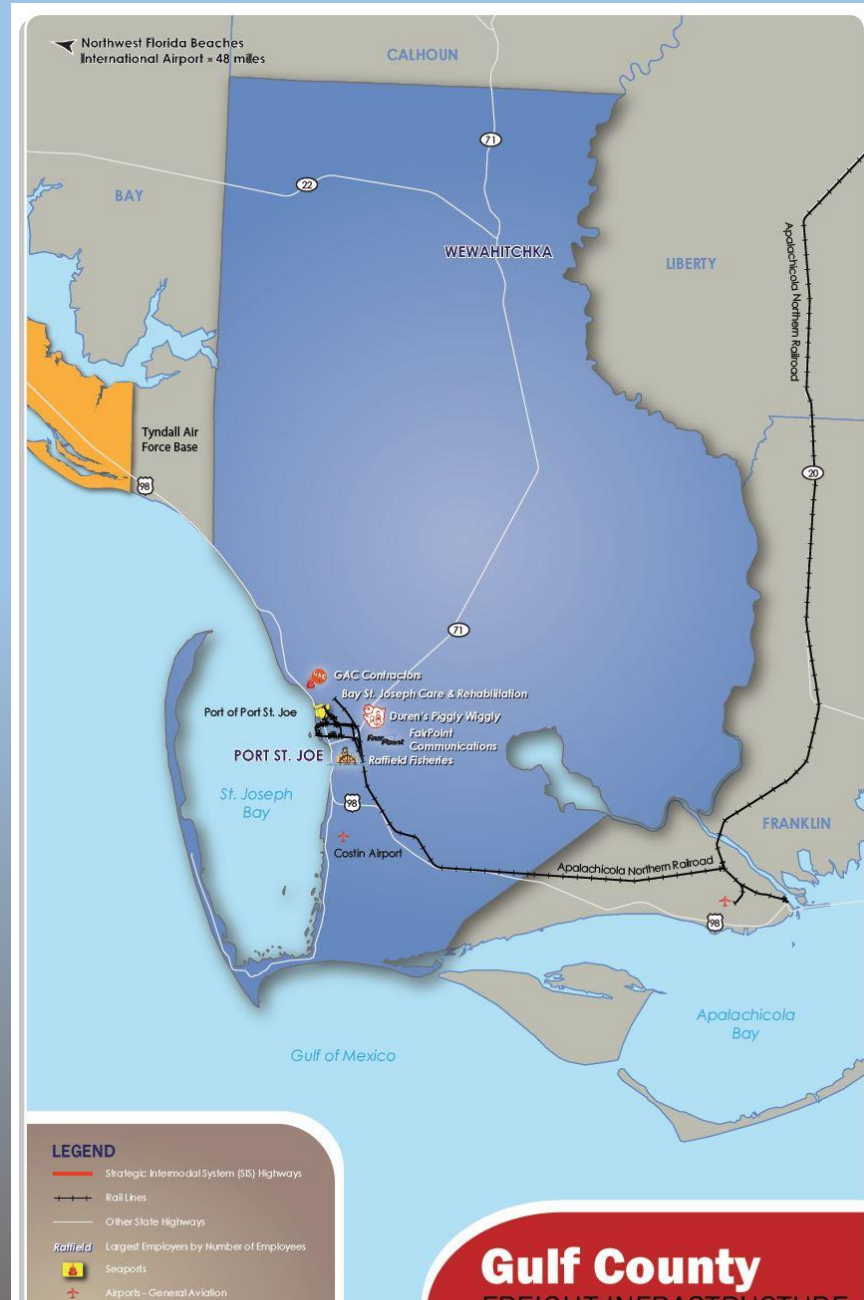
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FDOT District 3 Freight Infrastructure



Gulf County Freight Infrastructure



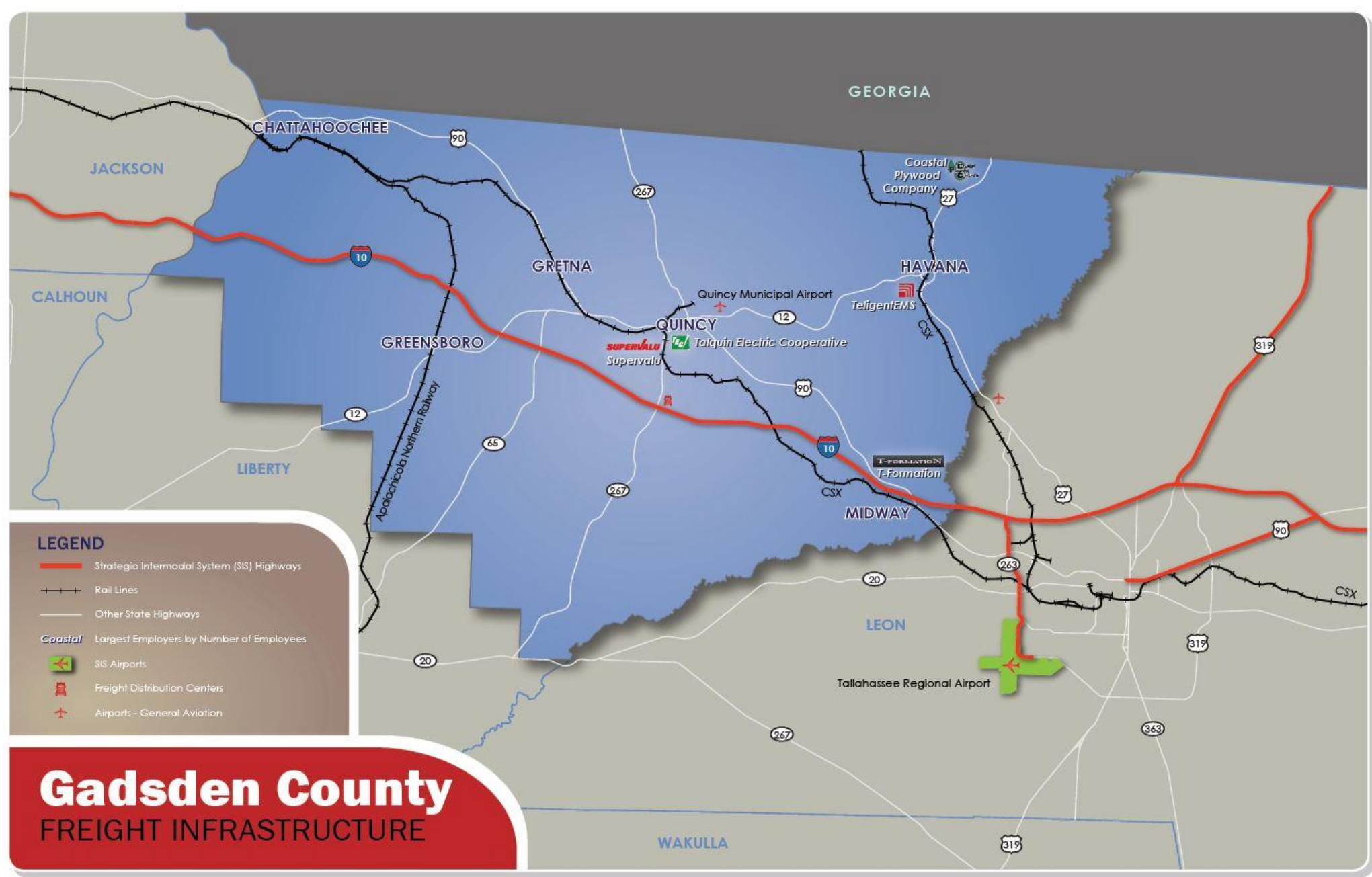
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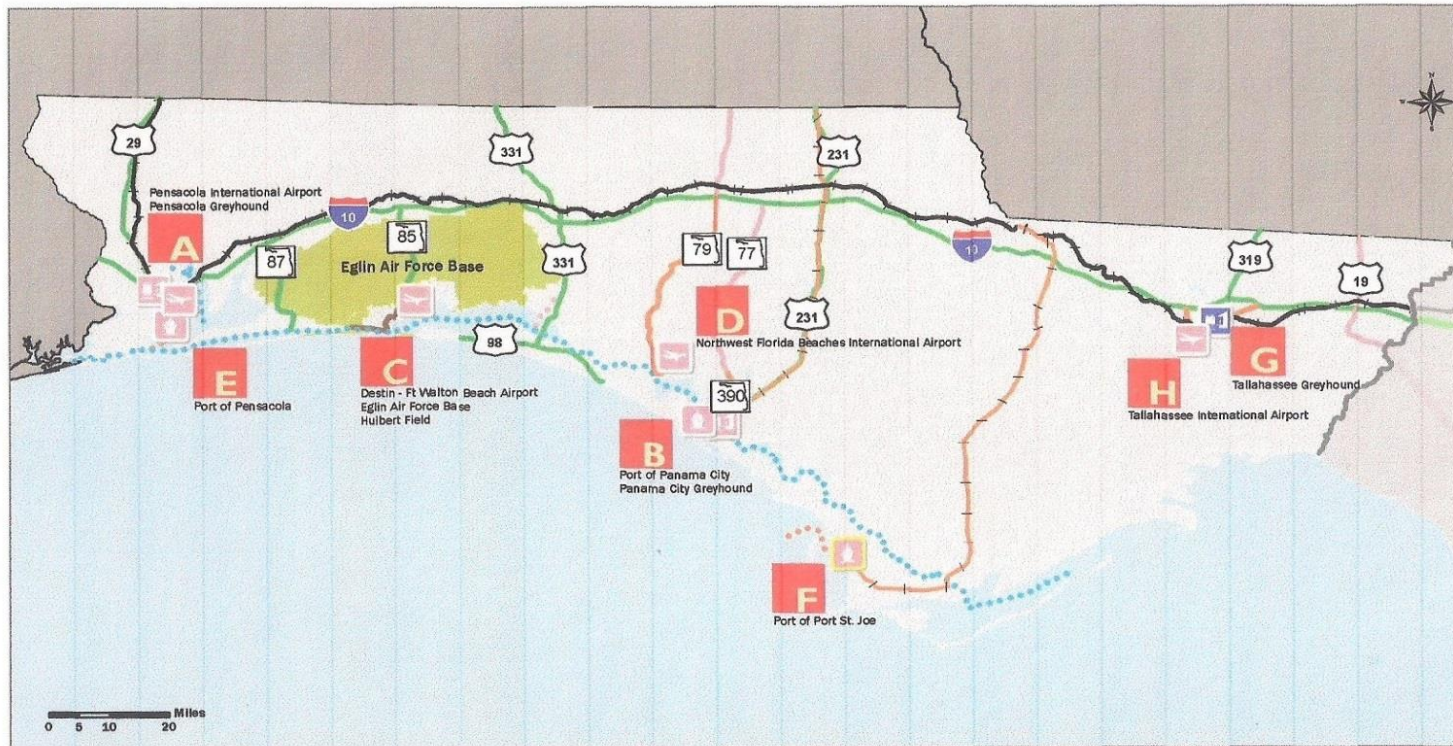
Gadsden County Freight Infrastructure



FDOT District 3 SIS Facilities

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Rail

SIS Railway Corridor

SIS Railway Connector

Waterways

SIS Waterway

Emerging SIS Waterway

SIS Waterway Connector

Connector Map

A

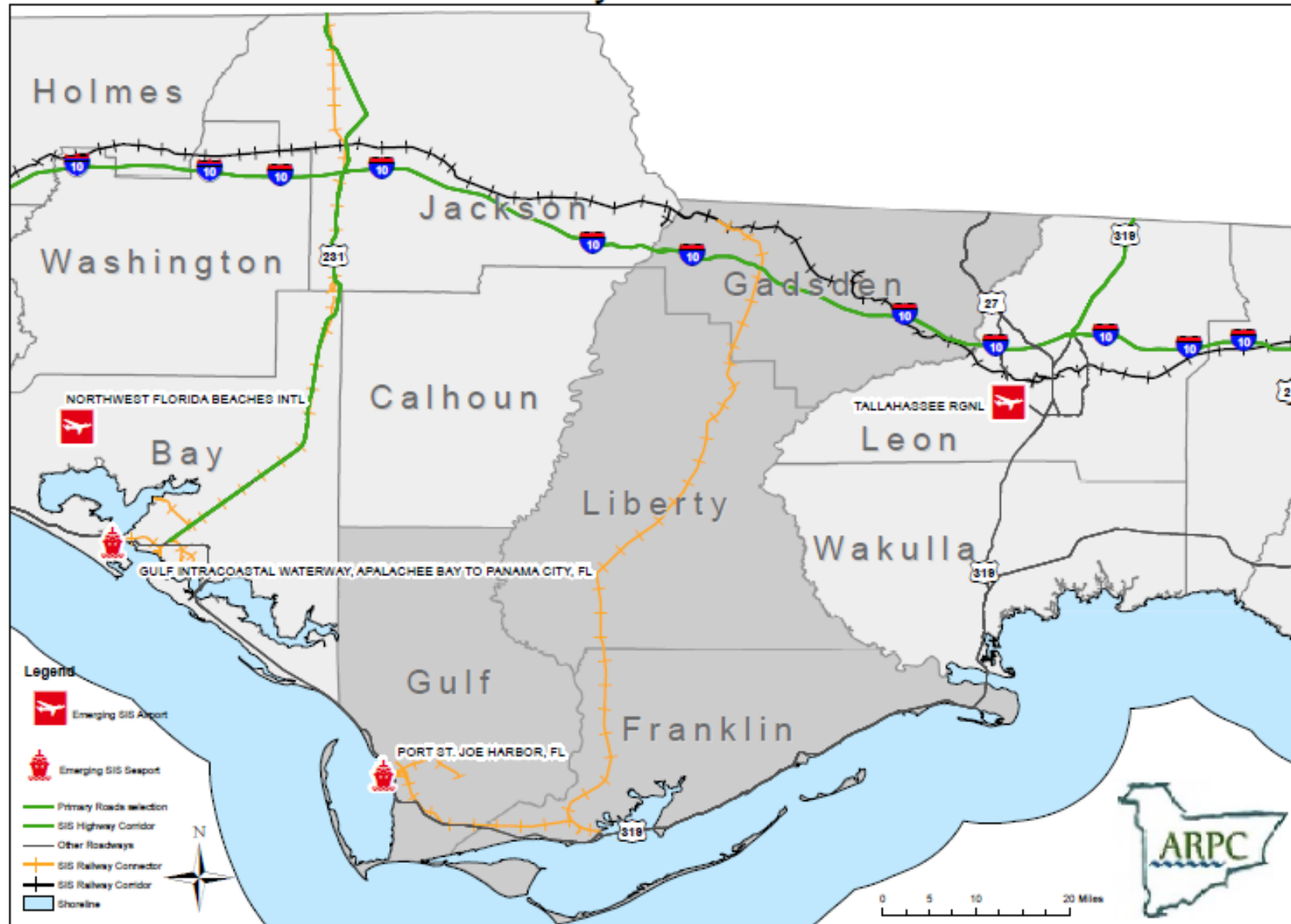
Facilities: Planned Add & Drop

Planned Add

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FDOT District 3 SIS Facilities

Preliminary Areas of Interest

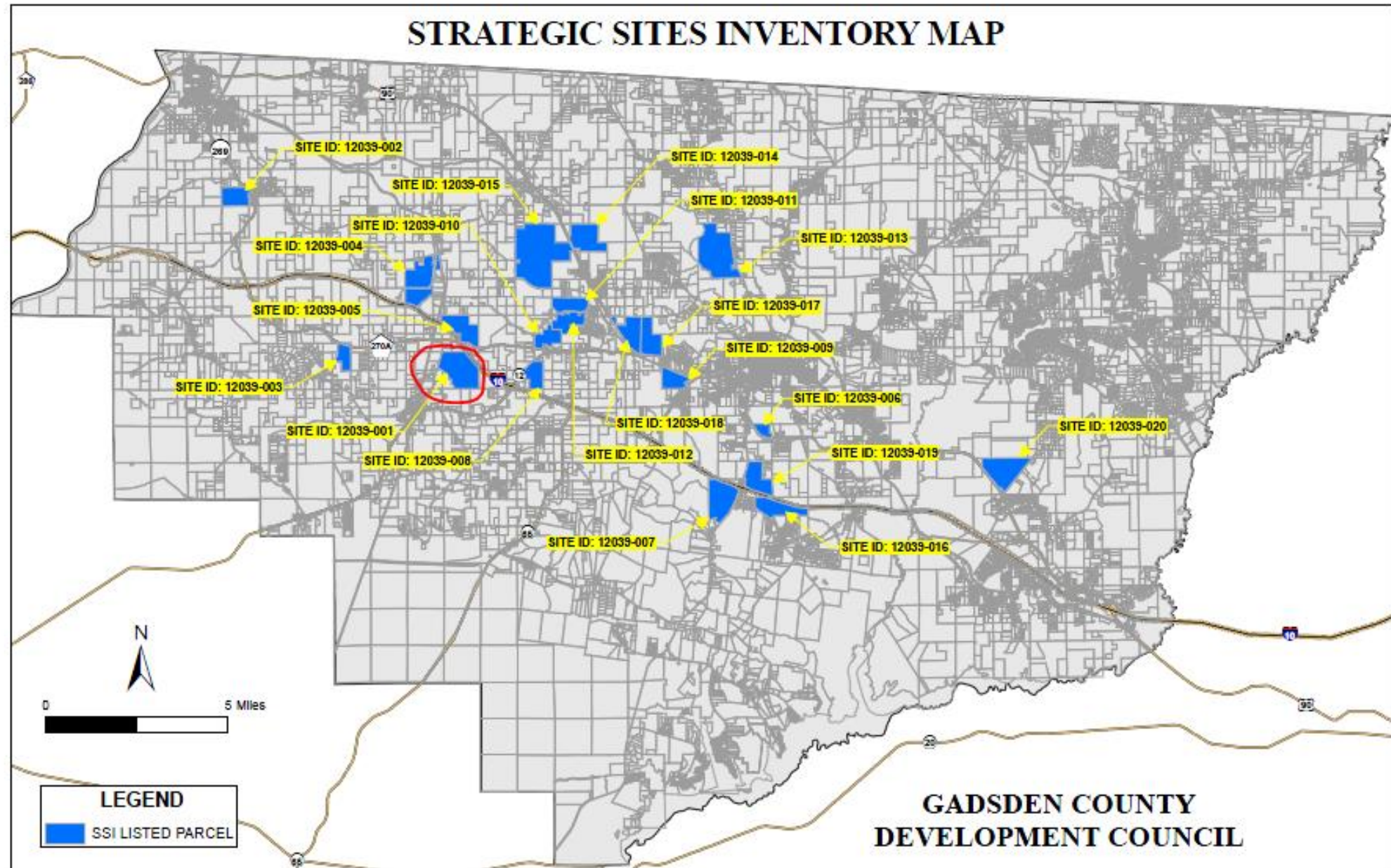


Inclusive Map & Truck Data

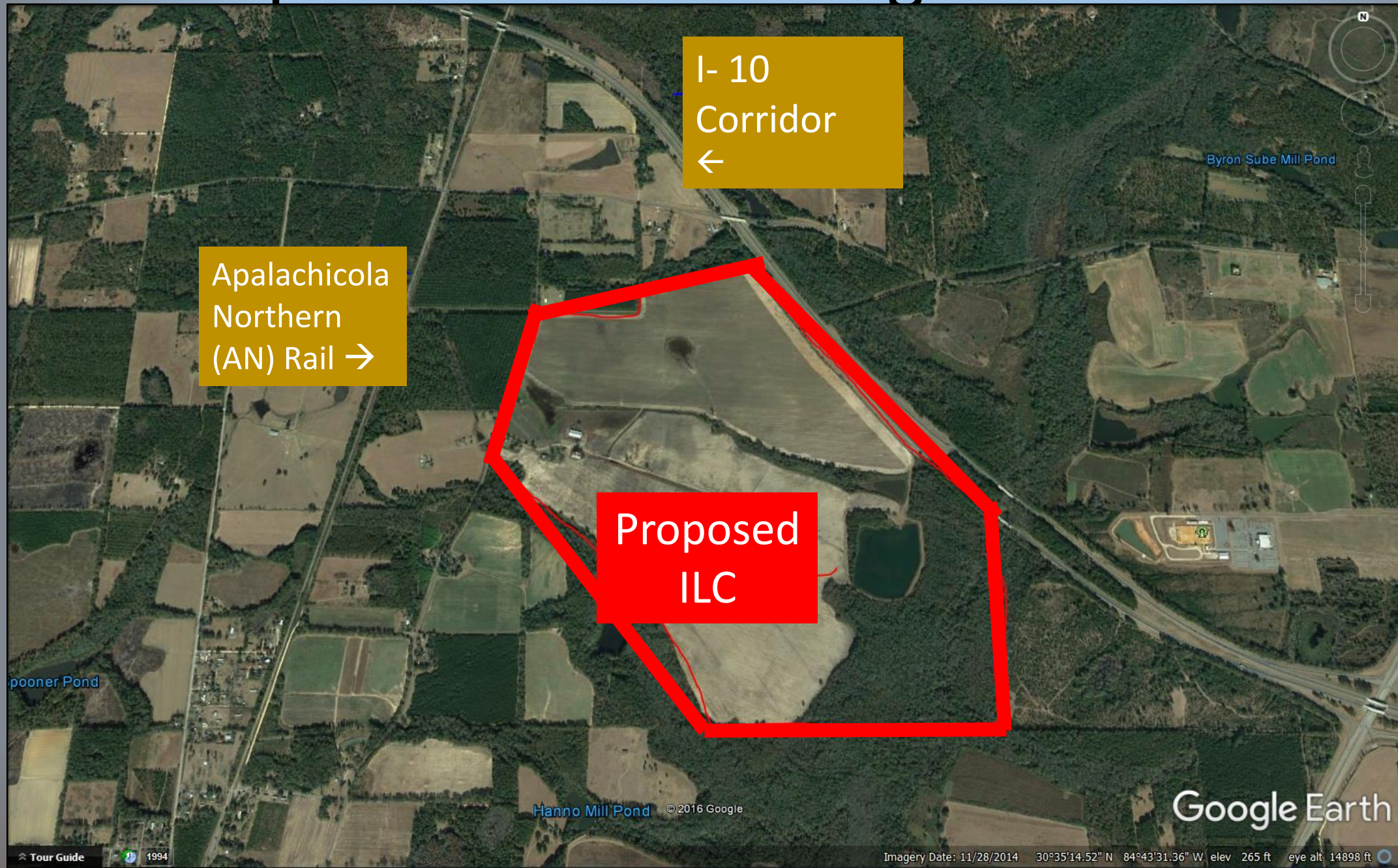
District 3 Freight Volume - Trucks



Strategic Sites Inventory and ILC



Proposed Intermodal Logistics Center



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Apalachicola Regional Airport

Gulf to Gadsden Freight Logistics Zone

October 12, 2016



Apalachicola Regional Airport



Apalachicola Regional Airport

- Primary Assets
 - Three concrete runways
 - Runway 14-32: 5,425 x 150
 - Runway 6-24: 5,271 x 150
 - Runway 18-36: 5,251 X 150
 - Fixed Base Operator (Crystal Air, Inc.)
 - Corporate and T-Hangars
 - General Aviation aprons
 - Jet-A and 100LL fuel



Apalachicola Regional Airport

- Recent investments
 - Stormwater Improvements (2008 and 2014)
 - Replaced deteriorating stormwater pipe
 - Improved concrete drainage swale



Apalachicola Regional Airport

- Corporate Hangar Development (2010)
 - 11,489 sf hangar space
 - 1,600 sf office space
 - 126 ft x 27 ft clear door opening
 - Designed to accommodate paint booth insert



Apalachicola Regional Airport

- Runway 14-32 Rehabilitation (2011)
 - Spall and cracked concrete slab repair
 - Remark runway and taxiway markings



Apalachicola Regional Airport

- Airfield Pavement Rehabilitation (2016)
 - Replace silicone joint sealant
 - Repair concrete spalls

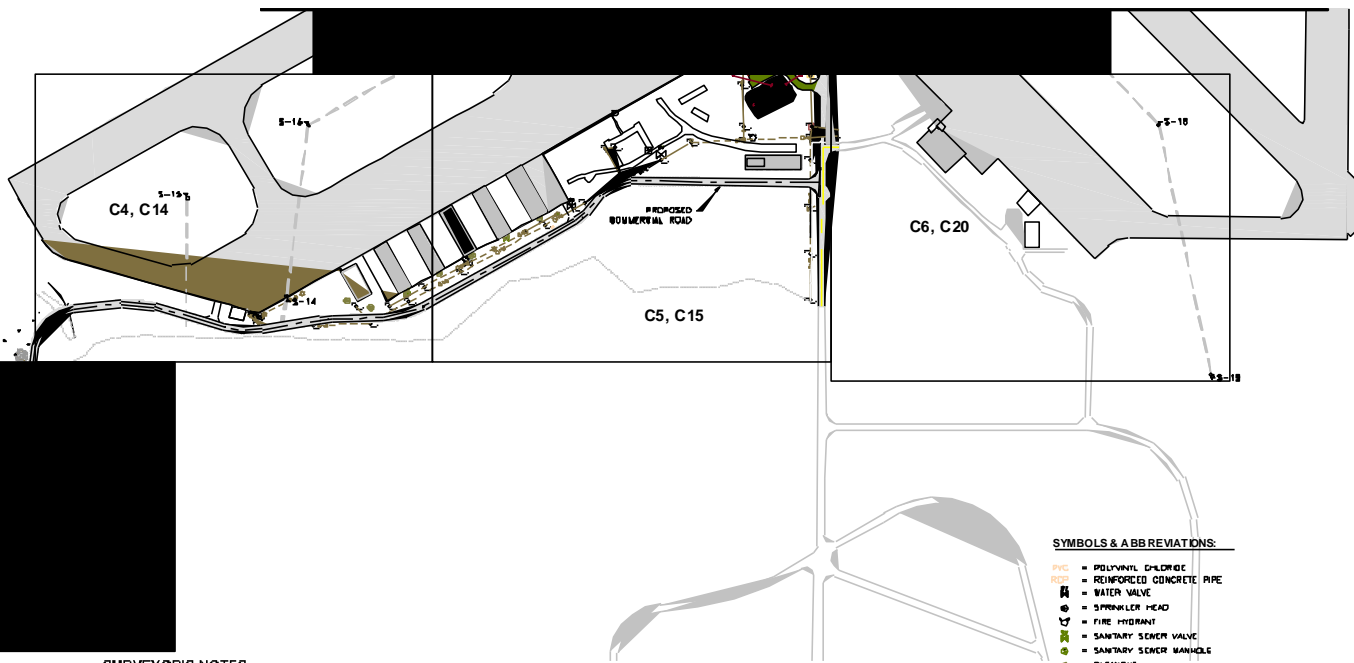
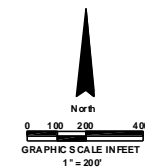


Apalachicola Regional Airport

- Current projects
 - Upgrade Airfield Lighting Systems
 - Upgrade airfield lighting system to 21st century technology
 - LED fixtures, 40% more energy efficient
 - Commercial Access Road and Infrastructure
 - Provide efficient commercial access to Hwy 98
 - Install infrastructure to accommodate industrial development
 - Stormwater Drainage Improvements
 - Pre-permit industrial development to reduce development time



Apalachicola Regional Airport



SYMBOLS & ABBREVIATIONS:

- PVC = POLYVINYL CHLORIDE
- RC = REINFORCED CONCRETE PIPE
- W = WATER VALVE
- S = SPRINKLER HEAD
- F = FIRE HYDRANT
- S = SANITARY SEWER VALVE
- S = SANITARY SEWER MANHOLE
- E = ELEVATION
- T = TEMPORARY BENCHMARK
- C = CONCRETE BOLLARD / PILING
- A = ANCHOR
- U = UTILITY POLE
- E = ELECTRIC BOX
- T = TELEPHONE BOX
- T = TELEVISION BOX
- X = SPOT ELEVATION AT "X"
- C = CONTOUR ELEVATION AT 1' INTERVALS
- D = EXISTING PINE TREE (DIAMETER SHOWN IN INCHES)
- D = EXISTING OAK TREE (DIAMETER SHOWN IN INCHES)
- D = EXISTING CEDAR TREE (DIAMETER SHOWN IN INCHES)
- D = EXISTING PALM TREE (DIAMETER SHOWN IN INCHES)
- D = EXISTING POPCORN TREE (DIAMETER SHOWN IN INCHES)
- D = EXISTING TREE, TYPE UNKNOWN (DIAMETER SHOWN IN INCHES)
- E = BURIED ELECTRIC LINE
- E = OVERHEAD UTILITY LINE
- E = EXISTING ASPHALT PAVEMENT
- E = EXISTING CONCRETE

SURVEYOR'S NOTES:

- THIS SURVEY IS REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET. PURSUANT TO FEDERAL BASE NETWORK CONTROL STATION "APALPORT 1983" AS SHOWN HEREON.
- VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NAVD 1983 PURSUANT TO FEDERAL BASE NETWORK CONTROL STATION "APALPORT 1983", AS SHOWN HEREON.
- THIS SURVEY, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SURVEYING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEYING PARTY OR PARTIES.
- SOURCE OF INFORMATION: PREVIOUS SURVEYS BY PREBLE-RISH, INC.; FIELD SURVEY.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT HAS BEEN PROVIDED TO PREBLE-RISH, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCUMBRANCES, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH WOULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
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- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.
- DATE OF FIELD SURVEYS: OCTOBER 28, 2019 AND NOVEMBER 18, 2019

SOURCE BENCHMARKS: (NOT GRAPHICALLY SHOWN)

- STAINLESS STEEL ROD IN SLEEVE STAMPED ALPORT 1983 - ELEVATION = 14.19'
- STAINLESS STEEL ROD IN SLEEVE STAMPED ALPORT AZ MC 1988 - ELEVATION = 17.90'

SITE BENCHMARKS:

- SET NAIL AND DISK LB. 7137 IN UTILITY POLE - ELEVATION = 19.01'
- SET NAIL AND DISK LB. 7137 IN UTILITY POLE - ELEVATION = 17.18'

BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY:
PREBLE-RISH, INC.
 PROJECT NO: 710.012 DATED: 11/13/19
 PROJECT NO: 710.013 DATED: 10/23/19
 CONTRACTOR RESPONSIBLE TO OBTAIN SIGNED AND SEALED SURVEY FROM OWNER AND VERIFY BENCHMARKS, CONTROL, AND CONSTRUCTION FIELD STAKES PRIOR TO CONSTRUCTION. OWNER TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
PREBLE-RISH, INC.
 324 MARINA DRIVE
 FORT ST. J., FLORIDA 32456
 PHONE: (904) 227-7700



BOARD OF COUNTY COMMISSIONERS
 FRANKLIN COUNTY, FLORIDA
 P.O. BOX 610
 APALACHICOLA, FL 32929-0610

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 330 BAYSHORE DRIVE, SUITE A, MOBILE, AL 36688
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ENGINEER OF RECORD

NAME: JOHN R. COLUMBE, P.E.
 F.L.C. NO. 7549

AVCON, INC.

330 BAYSHORE DRIVE, SUITE A
 MOBILE, AL 36688
 PHONE: (205) 479-0000
 FAX: (205) 479-0001

FSBP CERTIFICATE OF AUTHORIZATION NO. 5507

APALACHICOLA
 REGIONAL AIRPORT
 FRANKLIN COUNTY,
 FLORIDA

COMMERCIAL ACCESS
 ROAD, INFRASTRUCTURE,
 AND DRAINAGE
 IMPROVEMENTS

KEY SHEET (1 OF 2)

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REVISIONS:		
NO.	DATE	DESCRIPTION

60% DESIGN REVIEW

DESIGNED BY: J.R.C.
 DRAWN BY: J.R.W.
 CHECKED BY: J.R.C.
 APPROVED BY: V.C.L.
 DATE: JUNE 2016

AVCON PROJECT NO. 2014.158.0102

SHEET NUMBER

C1



Questions?

John Collins, P.E.
Jcollins@avconinc.com
850-678-0050 – office
850-678-0040 – fax
850-737-0415 – cell



BRPH Introduction



CREATIVE IDEAS. PRECISELY DELIVERED.

Who We Are

- **52 Year Old Firm with Diverse Project Experience**
- **Complete In House A/E Services**
 - Planning
 - Architecture
 - Structural Engineering
 - Electrical Engineering
 - Civil Engineering
 - Mechanical Engineering
 - Interior Design
 - 3D Visualization/Graphic Design
 - Technology
 - Program Management



◇ Aerospace ◇



◇ Education ◇



◇ Government Programs ◇



◇ Commercial ◇



◇ Entertainment ◇



◇ Manufacturing ◇

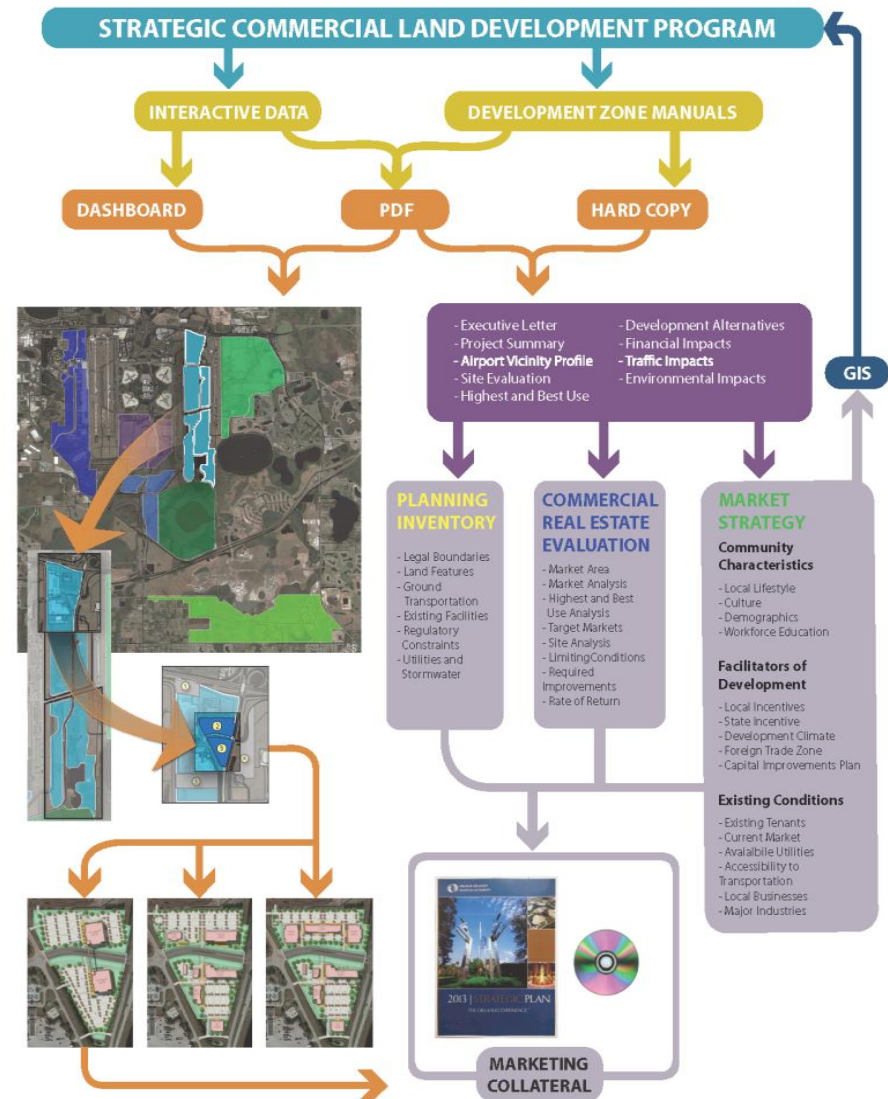


Clients from Multiple Industries

◇

Strategic Commercial Land Development Program

◇



Case Study: Orlando International Airport

A Three Pronged Approach



Bench Marking Approach: Qualitative and Quasi-Experimental Airport Planning

Site Selection Preparedness	Speed to market	Shovel Ready & Available Property	Land Constraints Physical and Political	Developed v. Available
	Economic Development	EDO Structure	Incentives	Financial Models
	Lifestyle	Climate	Amenities	Quality of Life
	Transportation Infrastructure	Multimodal Capability	Distance	Cost/ Mile

Key Site Selection Factors



LOCATION

Central location with a global reach. Located on the east coast of Central Florida, MLB is perfectly positioned to support businesses tapping into the global economy. And because of our unique size and Foreign Trade Zone status, where else in the United States can passengers regularly clear customs in 20 minutes or less?



UTILITIES

Existing, available infrastructure to accelerate future growth. MLB has shovel-ready sites, many with connectivity to the airport's facilities and ramps. Managed by the Melbourne Airport Authority, sites have confirmed entitlements for development, plus utilities and telecom connections already in-place.



ACCESSIBILITY

Five modes of transportation that can take you to the other side of town or out of this world. Whether by Air, Land, Sea, Rail, or Space, MLB is the world's only quinta-modal community. Our central location provides cost-effective accessibility to the U.S. and Canada, plus the Caribbean, Central & South America, Europe, Africa and Asia.



HIGH-TECH

Our inherent, high-tech heritage is attracting high-tech neighbors. In the last five years, MLB has facilitated unmatched business expansion at a time when the U.S. economy was at its most challenging. Our nimble approach and entrepreneurial spirit continues to attract Fortune 500 companies and global acclaim.



TRAINING

Higher education surrounds our campus. Our partnerships with the region's brightest think tanks including Florida Institute of Technology, Keiser University, and Eastern Florida State College create innovative training programs to deliver highly educated employees in engineering, manufacturing, logistics, and supply chain management.



WORKFORCE

The Space Coast is home to more engineers per capita than any other U.S. region. Since the dawn of America's Space Program, our high-tech workers continue to advance the next generation of the world's most important products, services, and research. In fact, Brevard County workers receive 13 patents for every 10,000 workers - more than double the national average.



PRO-BUSINESS

MLB is your business advocate; and we've brought along some friends. Florida is a recognized pro-business state with no personal income tax and a shrinking corporate income tax. A coalition of state, regional, and local partners will rapidly address your business drivers in a confidential and competitive manner.



COMMUNITY BALANCE

Affordable homes, A-rated schools, and beautiful beaches. Florida's Space Coast places high-tech industry in a tranquil yet energizing setting. Whether you want to enjoy the beaches, a minor league baseball game, a night at the theatre, or shopping in one of our many downtown areas, there are plenty of reasons to embrace the Space Coast lifestyle.

The NEXT Generation



SARA:
Born in Osceola County (2016)
Educated in Osceola County
Works in Osceola County
Lives in Osceola County

RAISE HER HERE



STEM Foundation Prep

TRAIN HER HERE



STEM Specialization

RETAIN HER HERE



STEM Professional



Access to the Workforce of the Future

Home to the 2nd largest research university in the country

4,612

2013 Graduates in High-Tech Fields

A culture of innovation and a commitment to high-tech

11,147

2013 Graduates in Health-Related Fields

35 post-secondary institutions located in Central Florida

51,023

2013 Total Graduates in the Central Florida Region



16
Major
Colleges
and
Universities

Within a 100 mile
(160 km) radius
of Orlando



Source: www.orlandoedc.com



1. University of Central Florida
2. Rollins College
3. Valencia College
4. Full Sail University
5. Seminole State College
6. Lake Sumter State College
7. Stetson University

8. Florida Polytechnic University
9. Embry-Riddle Aeronautical University
10. Bethune-Cookman University
11. University of Florida

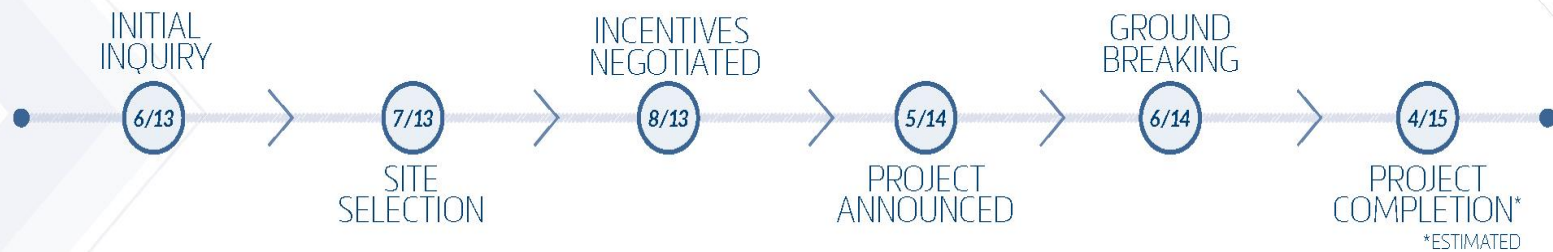
12. Florida Southern University
13. University of South Florida
14. University of Tampa
15. Florida Institute of Technology
16. Daytona State College





WARP SPEED TO MARKET.

In 2014, the largest economic development deal in the United States, in terms of capital investment and average annual wages, touched down at Melbourne International Airport. Northrop Grumman's selection of MLB for a new 220,000 square foot office building with the potential for additional facilities totaling 500,000 square feet is expected to bring 1,800 new jobs to the region by 2015. Working together with state and local partners, Melbourne International Airport's ability to rapidly and concisely package the best deal set the community apart from the competition, and compressed the entire process to 22 months from initial inquiry through design, construction and final move-in.



"Florida's competitive business environment and economic development programs were among the factors we evaluated to make the business decision to locate our centers of excellence in **MELBOURNE** and St. Augustine."

WESLEY BUSH
PRESIDENT AND CHIEF EXECUTIVE OFFICER, NORTHROP GRUMMAN



WELCOME TO THE
MLB NEIGHBORHOOD

NORTHROP GRUMMAN

EMBRAER AIRCRAFT

ROCKWELL
COLLINS



MIDAIR
USA

- MLB PROPERTY
- AVAILABLE SITES
- FORTUNE 500 NEIGHBORS



Tradeport



Here, Now, and Ready.

Located on the western edge of MCO along two parallel runways, the Tradeport area is a thriving industrial zone for both aviation and non-aviation related businesses.

- Tradeport Development Zone: 1,143 acres (463 hectares) of developable property
- Full service utilities
- Airfield access
- Available buildings and sites
- Immediate access to major highways: S.R. 528 and S.R. 417



Greenfield Development Areas

ADVANCED MANUFACTURING

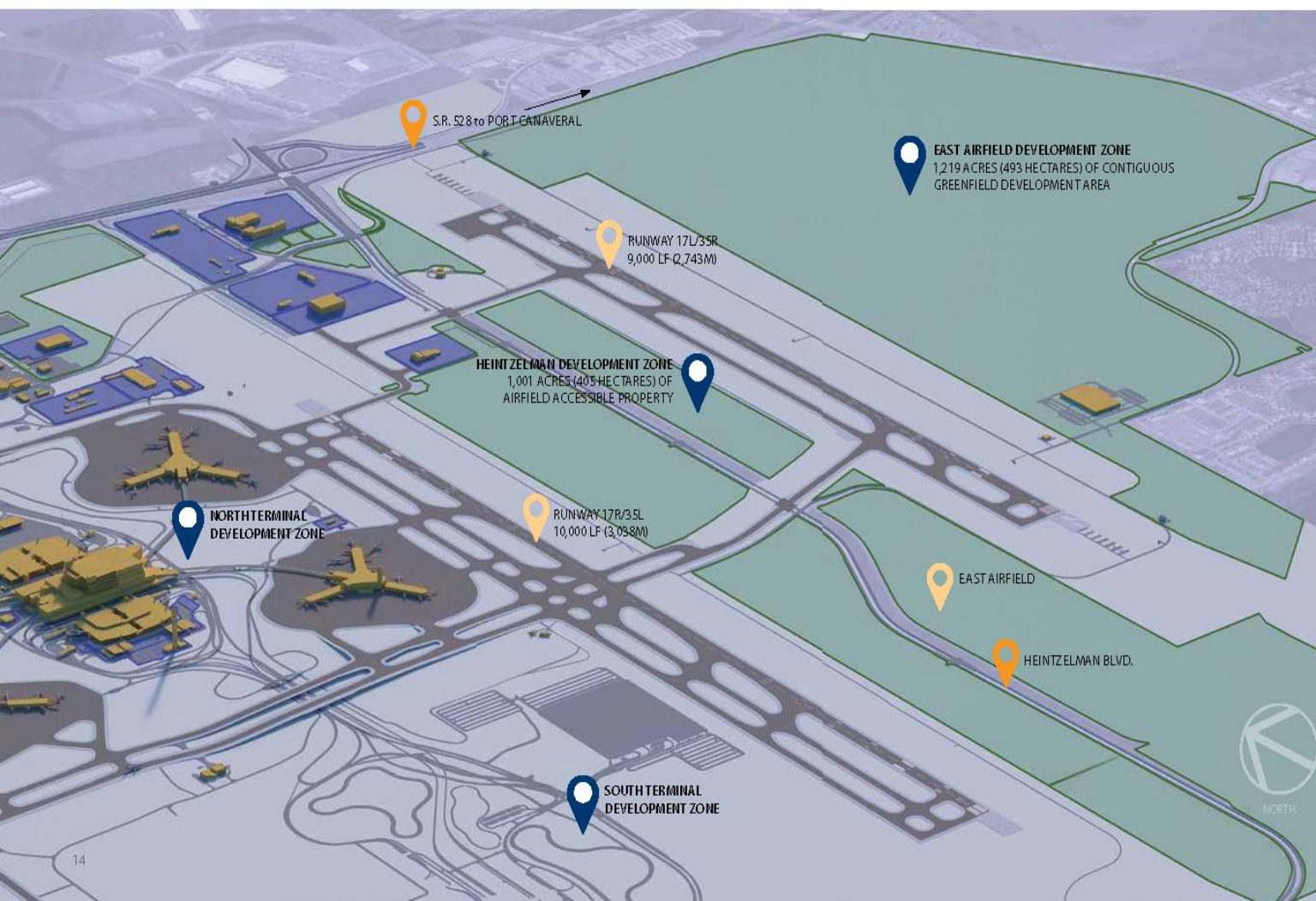
- Educated workforce in place to support advanced manufacturing
- Innovative culture throughout the region

Advanced manufacturing is the future of innovation and MCO is a strategic location for a high tech manufacturing base of operation. The high tech and aerospace industry at Cape Canaveral and a new Advanced Manufacturing Research Center in the works in Osceola County, put companies located at MCO in a position to take advantage of this workforce.

WAREHOUSE DISTRIBUTION

- Large parcels available for warehouse use
- Port Canaveral less than an hour away
- Strategic location for transporting goods with FTZ #42

Make MCO the center for your warehouse distribution needs. Its central location and variety of transportation options make getting goods to their destination easy, convenient, and cost effective.



- AVAILABLE
- UNDER CURRENT LEASE
- AIRPORT PROPERTY

CORPORATE CAMPUSES

- MCO is an ideal location for a corporate campus
- Large parcels of contiguous land available
- Easy access for business travel

MCO is a great home for any company who requires airfield access for its operations. We also have sites available without airfield access. The emerging JetBlue campus is an example of the potential that exists when you locate your company at MCO.

RESEARCH AND DEVELOPMENT

- Located in the Florida High-tech Corridor
- Located near University of Central Florida, the 2nd largest research university in the country
- Region known for its strong high-tech industry

With its strategic location in the middle of the Florida High Tech corridor, MCO has great potential as a home for research and development.



Applicability

- Property Inventory
- Data Management
- Facility Management
- Commercial Real Estate Evaluation
- Economic Development Support
- Job Creation

Thank You