

# **Endeavor Commerce Site** Marianna, Jackson County, Florida

*Certification Report*  
*February 2022*



**CONTINGENT**





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# Overview





## Florida First Sites

Site certification is a designation that a property meets or exceeds specific criteria for industrial development. While there is no national certification standard, Quest Site Solutions' (Quest) certification programs have stringent requirements and properties undergo detailed analysis. A property that has achieved certification has a wealth of information which reduces the risk for prospects and speeds up the decision timeframe.



Quest is dedicated to assisting with the location selection for companies that are seeking a new location, a competitive expansion, or a consolidation. Quest is able to leverage its expertise in site selection consulting to assist economic development organizations in preparing for the challenges of attracting and retaining capital investment and employment opportunities. The majority of Quest's economic development services are related to site development, primarily site evaluation and certification services. Quest, and its predecessor McCallum Sweeney Consulting, have been managing the Florida First Sites Program since 2013.

Contact: Lindsey Cannon, [lcannon@questsitesolutions.com](mailto:lcannon@questsitesolutions.com), (864) 551-0349



## Gulf Power®

Gulf Power Company is an energy provider and subsidiary of NextEra Energy, Inc. Gulf Power's beginnings go back to 1926 when the company became a public utility. Today, Gulf Power serves nearly half a million customers in 71 towns and communities throughout Northwest Florida. Customers are at the center of everything Gulf Power does which is reflected in their mission to safely provide exceptional customer value by delivering reliable, affordable and environmentally responsible electricity while strengthening communities.

The Florida First Sites Program was launched by Gulf Power in 2013 to develop project-ready industrial sites in Northwest Florida; it is an independent, third-party certification program designed to consider a combination of national site location standards, as well as the region's assets and the needs of Florida's targeted industry sectors.

Contact: Steve Rhodes, [Stephen.Rhodes@nexteraenergy.com](mailto:Stephen.Rhodes@nexteraenergy.com), (850) 429-2401

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## Certification Letter



## CONTINGENT CERTIFICATION

February 2, 2022

Tiffany Garling  
Interim Executive Director  
Jackson County Economic Development Committee  
4636 Highway 90, Suite K  
Marianna, FL 32446



Dear Ms. Garling:

Endeavor Commerce Site, located in Jackson County, Florida, has completed the Florida First Sites certification program through Quest Site Solutions (Quest). Quest has conducted a thorough analysis of the property and based on the information provided by David H. Melvin, Inc. Consulting Engineers and our evaluation of the property, we are certifying the **Endeavor Commerce Site** as an **Industrial Site**.

Quest has developed a program, Florida First Sites, in partnership with Gulf Power to certify industrial sites and industrial parks as ready for industrial development. We have recertified the Endeavor Commerce Site as meeting the following criteria:

- The site must be available for sale or lease (with a documented price and terms) to prospective industrial investors.
- The site must be a minimum of 50 total acres, with at least 80% of the available acreage contiguous and developable.
- The site's developable acreage must be located outside of the 100-year flood zone or be able to be filled.
- The site must be free of recognized environmental conditions or have recognized environmental conditions remediated prior to certification.
- The site's developable acreage must be free of wetlands or be able to be mitigated.
- The site's developable acreage must be free of federal threatened and endangered species or be able to be mitigated.
- The site's developable acreage must be free of areas of archaeological or historical significance or be able to be mitigated.
- The site's developable acreage must have soils compatible with industrial development.
- The site must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must be compatible with industrial uses.

- The site must be directly served or be able to be served by a road(s) that is compatible with U.S. DOT standards for tractor-trailer access. The site must also be within 10 miles of a four-lane highway.
- The site must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 2.5 MW of capacity within six months.
- The site must be served or be able to be served by natural gas infrastructure that can provide a minimum of 10,000 mcf per month within six months.
- The site must be served or be able to be served by water infrastructure and a water system with a minimum excess capacity of at least 150,000 gallons per day within six months.
- The site must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 100,000 gallons per day within six months.
- The site must be served or be able to be served within six months by telecommunications fiber.

The details on how the property meets each of these criteria is included in Sections 3 through 10 of this report.

**This certification is contingent upon receiving a Formal Wetland Determination from the Northwest Florida Water Management District.** An application for a Formal Wetland Determination was submitted November 19, 2021, but the process is still ongoing at the time of certification.

This certification will expire on **February 2, 2027**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team in Jackson County for their hard work and on achieving recertification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Lindsey M. Cannon  
Director

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## Property Overview





# PROPERTY OVERVIEW

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## LOCATION (LAT / LONG)

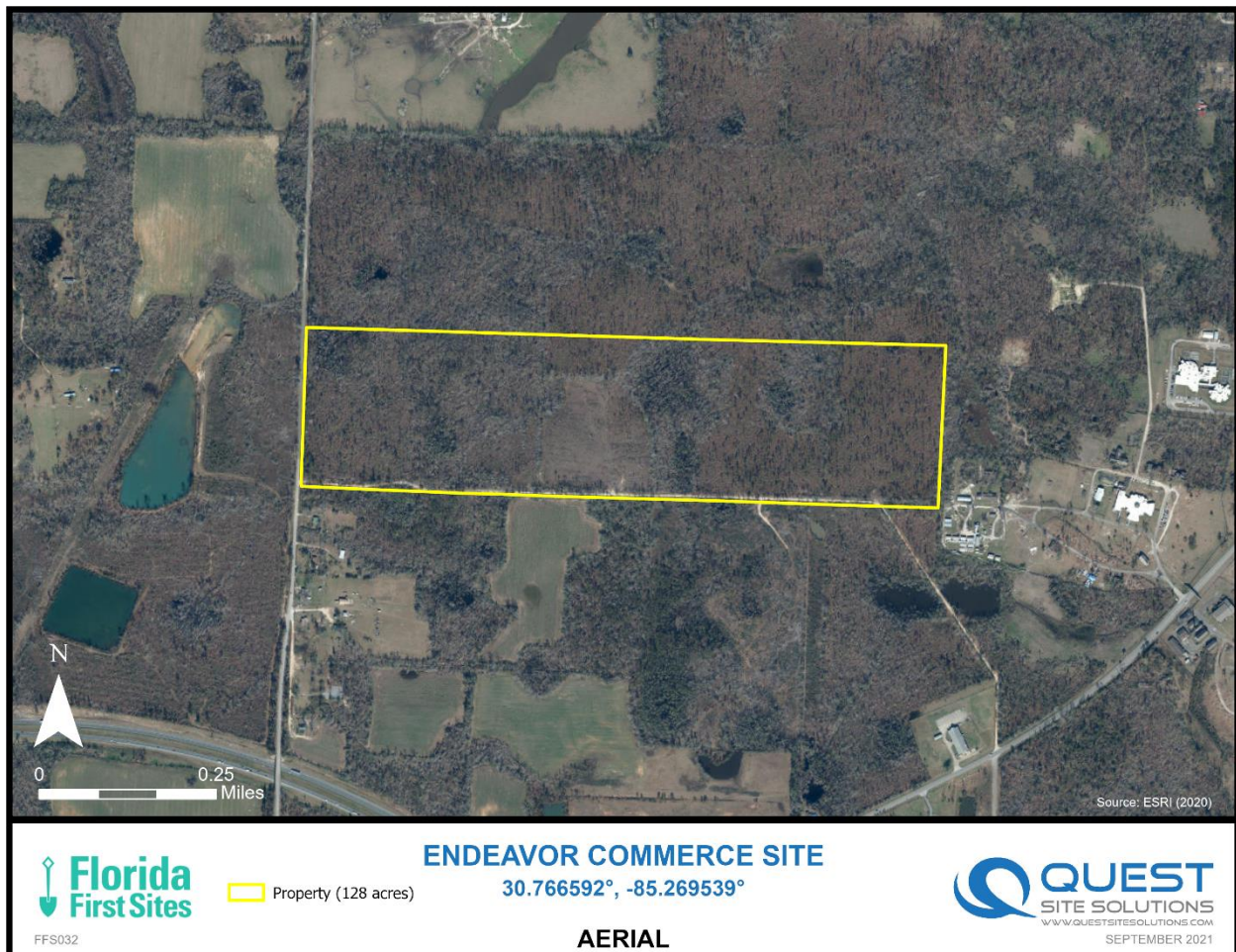
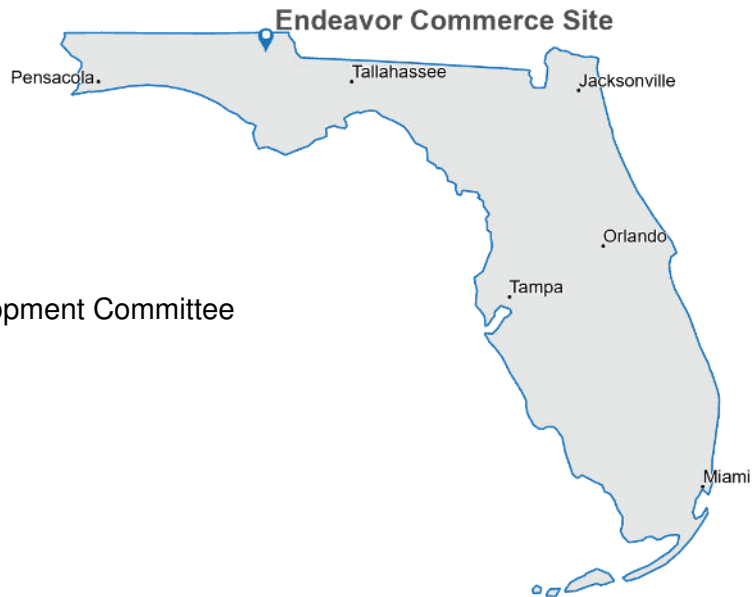
30.766592°, -85.269539°

## CONTACT INFORMATION

Tiffany Garling  
Interim Executive Director  
Jackson County Economic Development Committee  
executive@jacksonedc.com  
(850) 633-2203

## SIZE/ACREAGE

127.68 total acres  
90.88 developable acres



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## Ownership + Availability



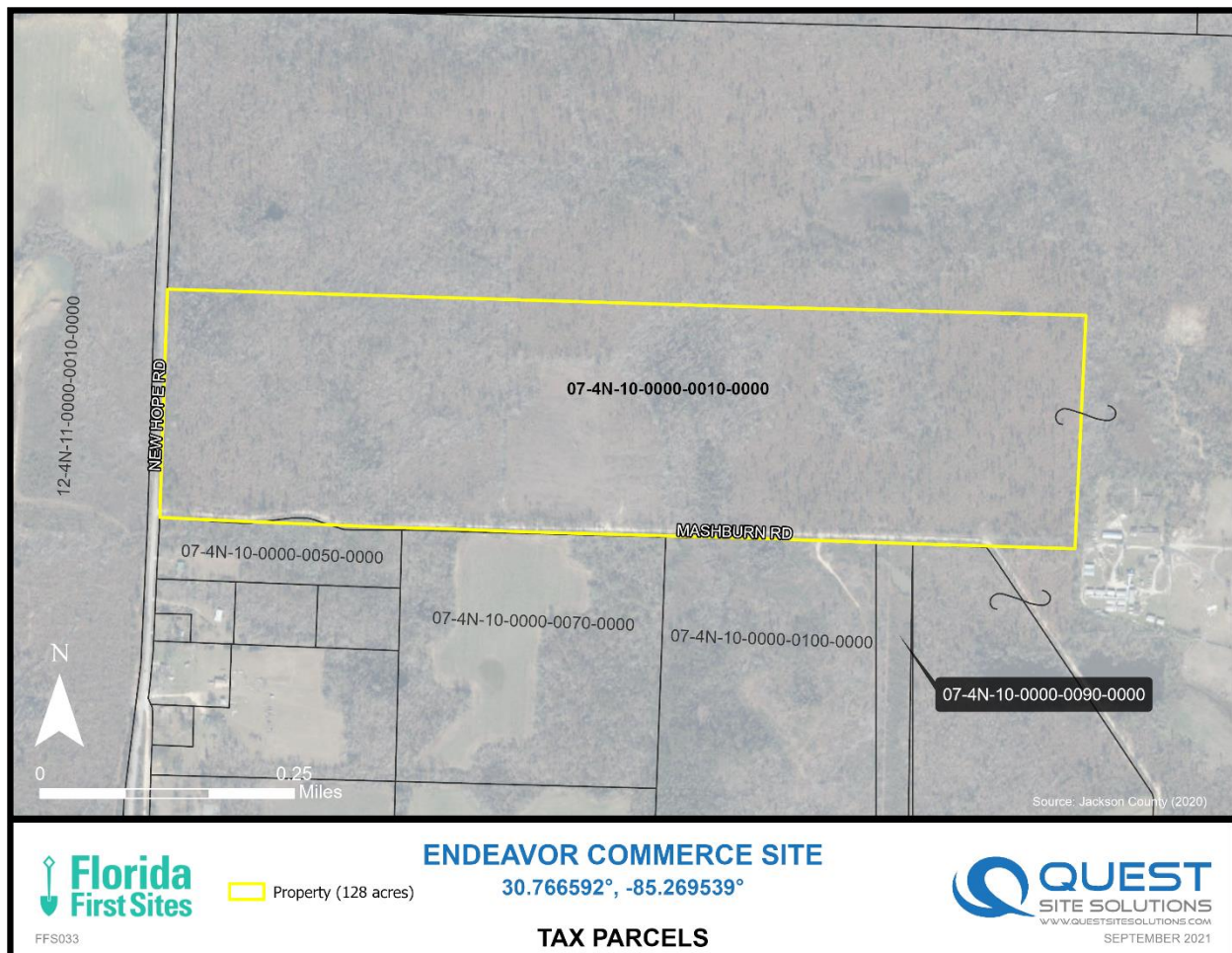
## OWNERSHIP + PRICE

The property is owned by Jackson County and consists of a portion of tax parcel 07-4N-10-0000-0010-0000.

The price of the property is based upon job creation and capital investment per acre as follows:

Minimum Job Creation Per Acre	Minimum Capital Investment Per Acre	Land Price Per Acre
2	\$200,000	\$20,000
4	\$300,000	\$15,000
6	\$400,000	\$10,000
8	\$500,000	\$5,000
10	\$750,000	Free

A sale is subject to formal approval by the Jackson County Board of County Commissioners and Marianna City Commission.



Support Documentation:  
Letter from Jackson County Economic Development Committee, Inc. – July 9, 2020

## TITLE

Per a title opinion from Nabors, Giblin, and Nickerson, fee simple title is vested in Jackson County to the surface lands.

The Board of Trustees of the Internal Improvement Trust Fund of the State of Florida has  $\frac{3}{4}$  interest to all phosphate, minerals, and metals that may be in, on, or under said land. They also sold an undivided  $\frac{1}{2}$  interest in all petroleum that is in, on, or under said land with the privilege to mine and develop the same.

The title opinion identified two easements in relation to the property:

- The first was an easement to Marianna, Florida for construction and maintenance of utility lines. This easement is located south of State Road 276 and does not impact the certification acreage.
- The second was an easement for fiber optics line, over, under, upon, and across 25' strip of land. This is for an AT&T fiber that runs northeast from the southwest corner of the site. This line is not shown on the survey, but it is shown on the Utility Infrastructure Map in Section 8 and the Buildable Area Map in Section 10.

*Support Documentation:*

*Email from Melvin Engineering (Paula Weeks) – October 11, 2021*

*Letter from Nabors, Giblin, and Nickerson – July 2, 2021*

*Chain of Title Report – Environmental Data Management, Inc. – May 20, 2021*

## LEASES

Prison Rehabilitative Industries and Diversified Enterprises, Inc. (P.R.I.D.E) had a lease on the entire Endeavor property through 2036, but they released all of the property north of State Road 276 (also known as the North Campus) in October 2021. The release allows P.R.I.D.E. to remove timber from the property through April 20, 2022.

*Support Documentation:*

*Partial Release of an Unrecorded Lease – Prison Rehabilitative Industries and Diversified Enterprises, Inc. (P.R.I.D.E.) – October 20, 2021*

*Lease Agreement – Board of Trustees of the Internal Improvement Trust Fund of the State of Florida/ Prison Rehabilitative Industries and Diversified Enterprises, Inc. (P.R.I.D.E.) – October 29, 1986*

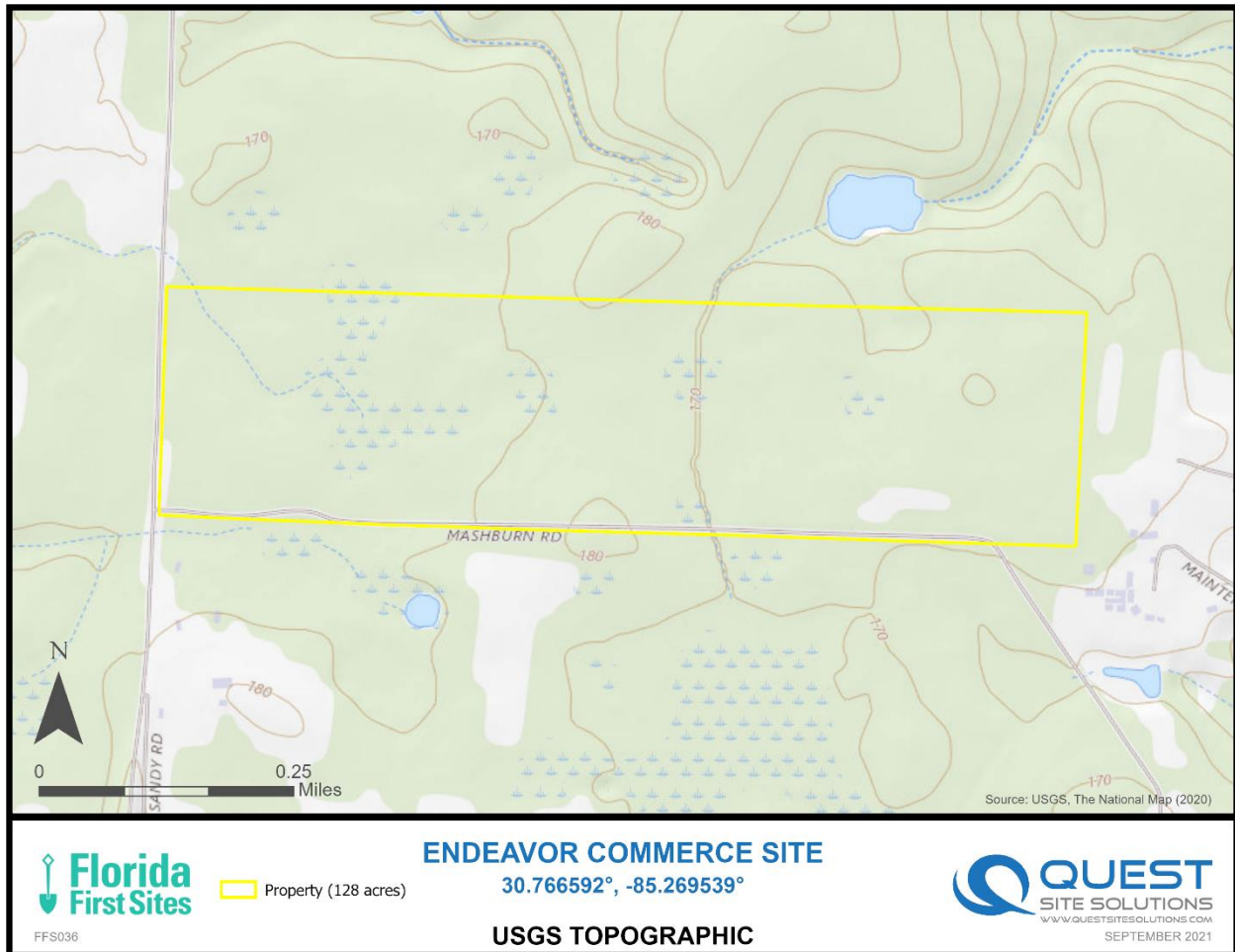


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## Site Characteristics



## TOPOGRAPHY



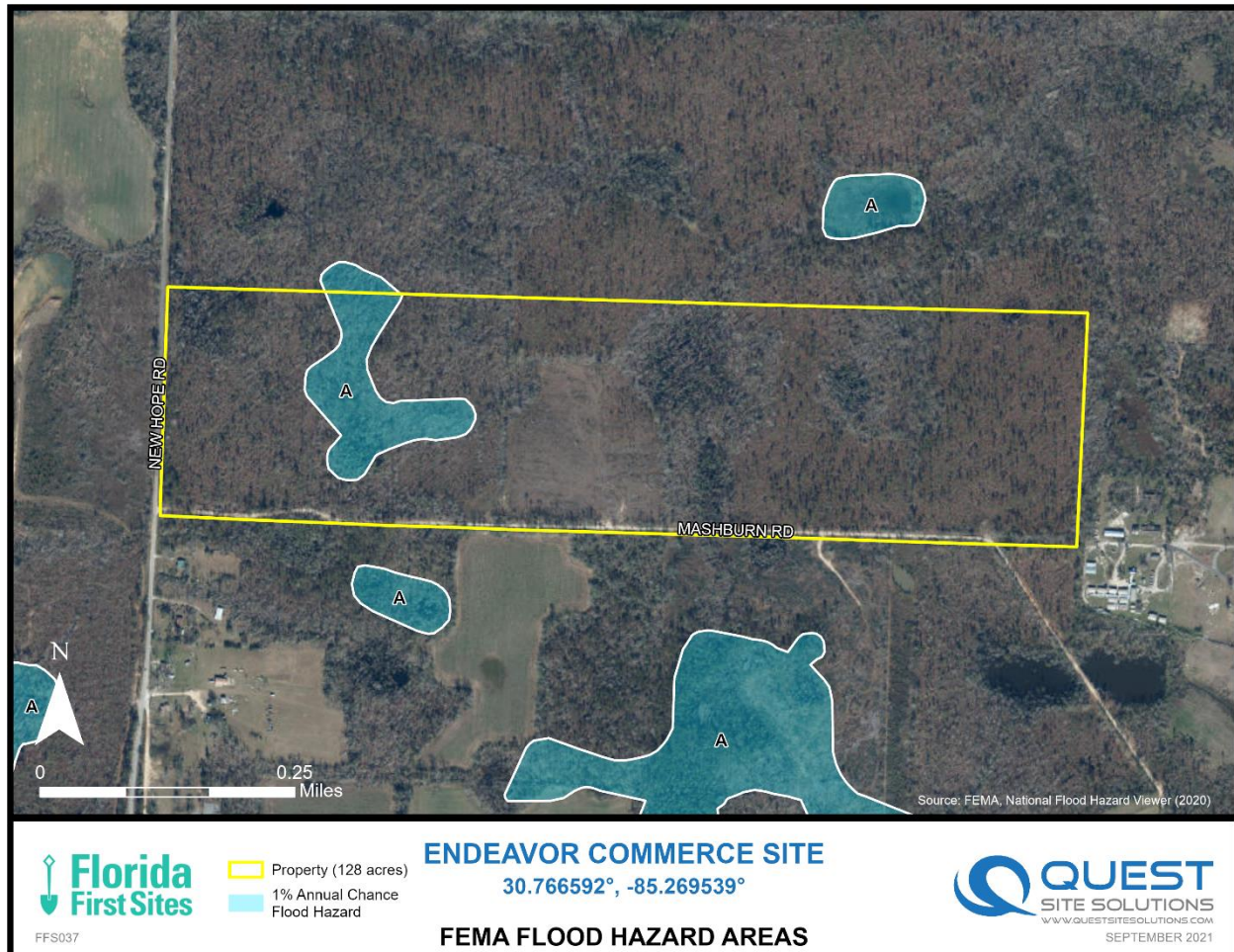
## SURVEY



## FEMA

Majority of the site is located in Flood Zone X – outside of the 100- and 500-year flood zones, but there is an area in the western portion of the site located in Flood Zone A – inside the 100-year flood zone.

Map Number 12063C0294D



## IMPEDIMENTS

The following items, which are all indicated on the Buildable Area Map in Section 10, will impact the developability of the property:

- Wetlands – There is 18.88 acres of wetlands located across four areas of the site. There is also a 50-foot buffer required around each wetland. The wetlands and associated buffers are shown on the visual in the Section 9 – Due Diligence.
- Flood Zone A – There is approximately 5.6 acres of Flood Zone A located in the western portion of the site as shown on the FEMA Flood Hazard Areas map above. Additionally, the Flood Zone A is also zoned Conservation as shown in Section 6.
- AT&T Fiber Line – An AT&T fiber line, with an associated 25-foot easement, runs northeast from the southwest corner of the site. This line is shown on the Utility Infrastructure Map in Section 8.

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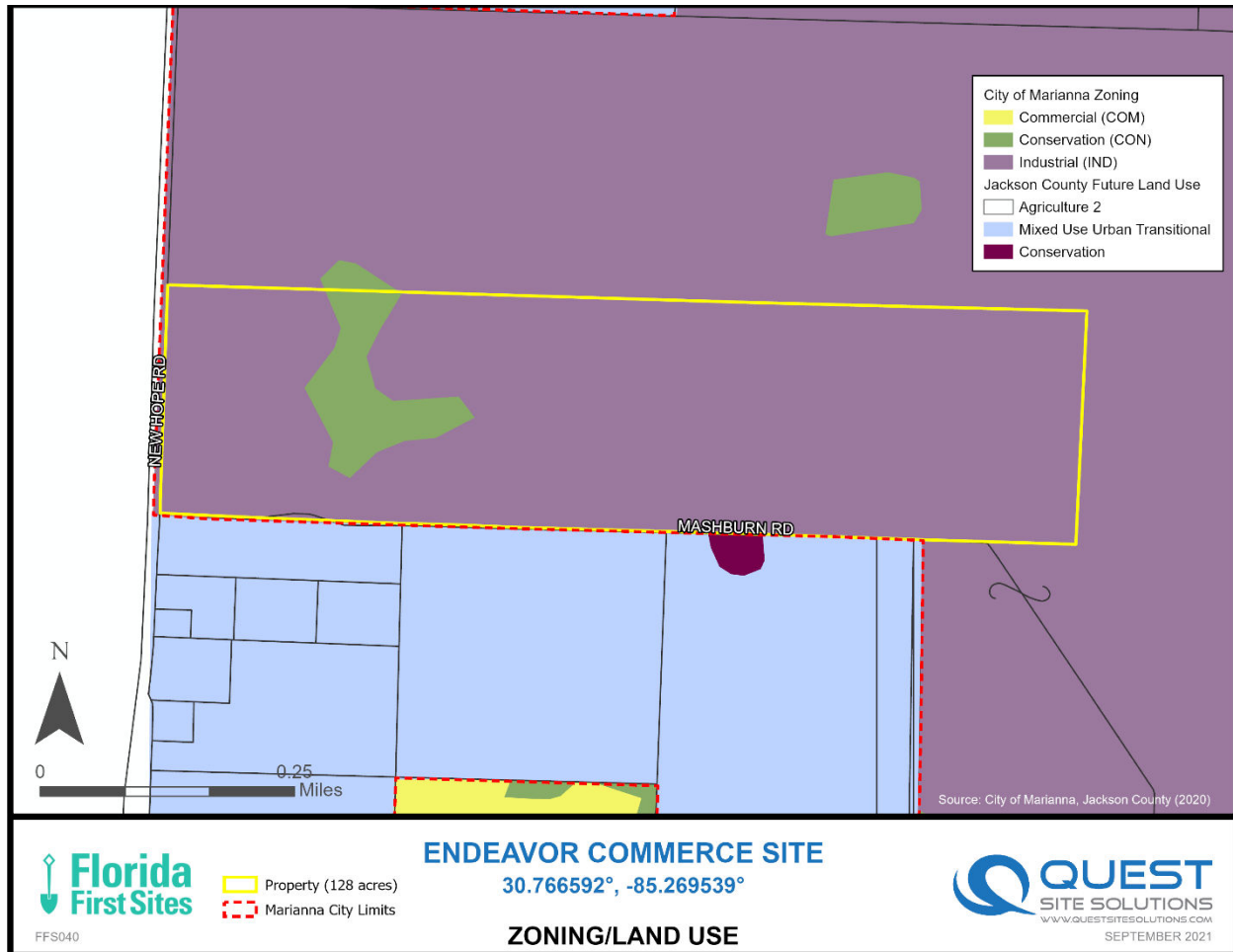
## Zoning





## CURRENT ZONING

Industrial (IND); An area in the western portion of the site, which is the same area as the FEMA Flood Zone A, is zoned Conservation (CON).



## ALLOWABLE USES

Distribution, warehousing, manufacturing, fuel storage, associated sales activities, and other similar uses are allowed as of right in the IND district. Telecommunications facilities may be allowed in the IND district upon approval by the Planning and Zoning Board and the City Commission.

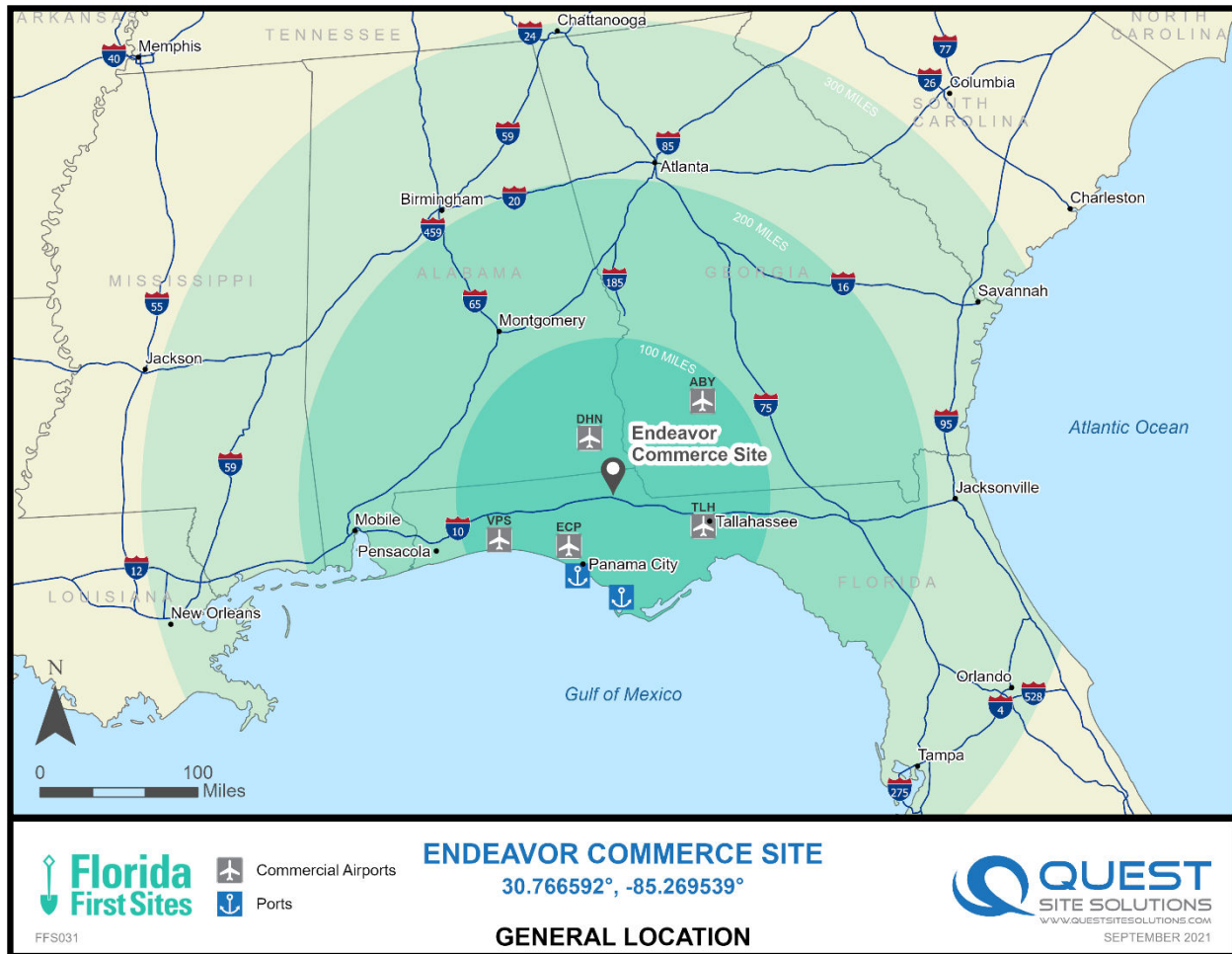
*Support Documentation:*

*City of Marianna Land Development Regulations – Adopted November 2013*

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# Transportation





## COMMERCIAL SERVICE AIRPORTS

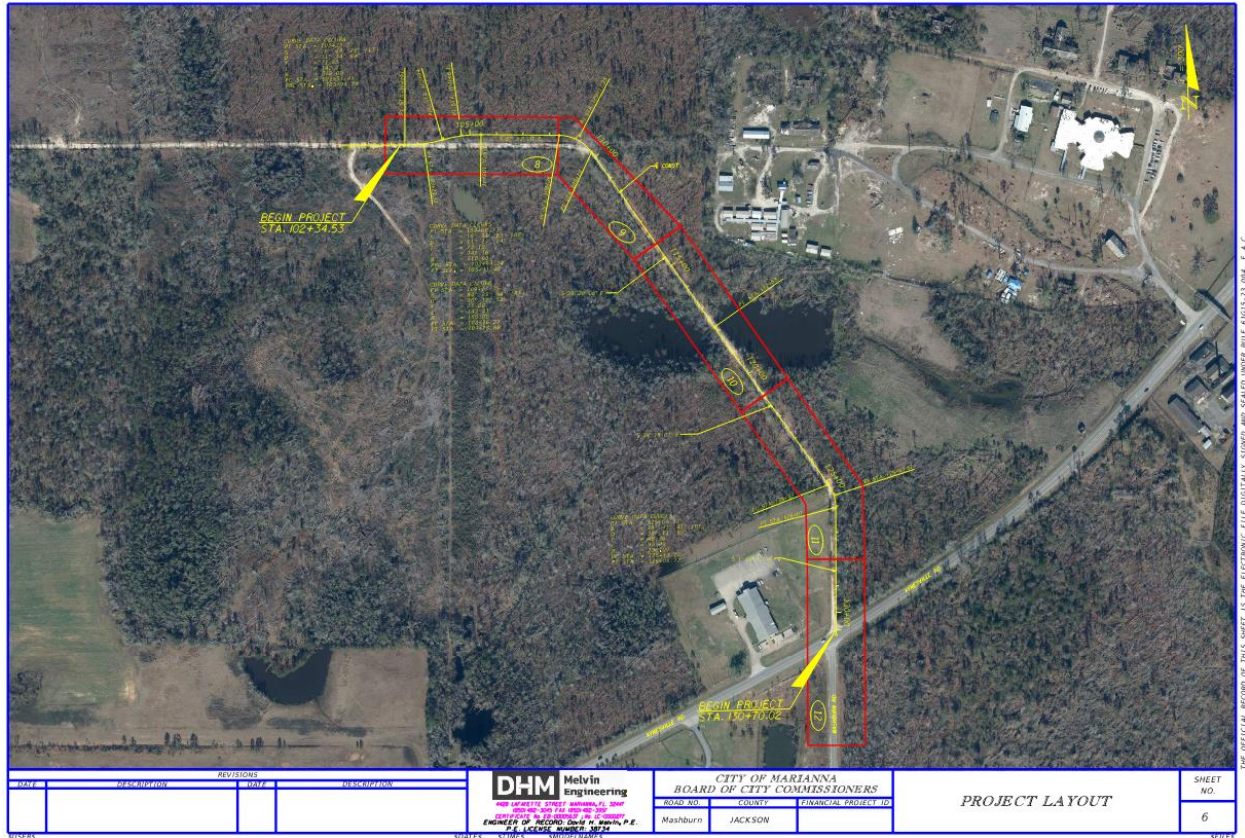
Dothan Regional Airport (DHN) – 45 miles  
 Northwest Florida Beaches International Airport (ECP) – 57 miles  
 Tallahassee International Airport (TLH) – 66 miles

## PORT

Port Panama City – 56 miles

## ROADS

The site is approximately one mile from I-10. From I-10, the site is accessed via State Road 276/Kynesville Highway to Mashburn Road. Mashburn Road is currently an unpaved road but approximately ½ mile is in the process of being paved with an anticipated completion date in July 2022. The roadway is designed with two 12-foot lanes with three-foot shoulders.



Support Documentation:  
 Notice to Proceed – December 2, 2021  
 Road Access Plan – May 17, 2021



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## Utilities



*Note: Utility information, including available capacity and infrastructure locations, changes over time. The utility information below reflects the conditions present at the time of certification documentation. Future users should confirm that the utility infrastructure is adequate for their specific project.*



## ELECTRIC

Provider: Gulf Power (transmission) and Florida Public Utilities (distribution)

### Service Details

- Existing Infrastructure:
  - Distribution: A 12.47 kV three-phase distribution runs along New Hope Road which is the western boundary of the site.
  - Transmission: A 115 kv transmission line is located approximately 525 feet to the west of the site.
  - Substation: Marianna Substation – 6,000 feet north
- Available Capacity: 2.5 MW
- Improvements to Provide 2.5 MW: Extend line within the site to end user.
- Estimated Cost: Minimal cost to extend to end user.
- Estimated Schedule: Extension to end user facility will be minimal.
- Other: Redundant service is feasible but would require a line extension.

### Contact:

Shane Magnus  
Supervisor of Electrical Engineering  
Florida Public Utilities Company  
smagnus@chpk.com  
(904) 430-4727 office  
(904) 557-1678 cell

### Support Documentation:

*Electric Questionnaire – January 26, 2022*

## NATURAL GAS

Provider: Florida Gas Transmission Company (transmission) and City of Marianna (distribution)

### Service Details

- Existing Infrastructure: A 4-inch HDPE 60 psi line runs along State Road 276. A 4-inch steel line at a minimum of 375 psi is currently being extended down Mashburn Road to the southeast property boundary.
- Available Capacity: Approximately 277.1 dekatherms (or 277,100 mcf)
- Improvements: Extend line within the site to end user.
- Estimated Cost: \$318,875 for upgrades under construction; Minimal cost to extend to end user.
- Estimated Schedule: Anticipated completion date for extension along Mashburn Road is July 2022; Extension to end user facility will be minimal.

### Contact:

Jim Dean  
City Manager  
City of Marianna  
jdean@mariannafl.city  
(850) 482-4353

*Support Documentation:*

*Letter from Melvin Engineering – December 6, 2021*

*Notice to Proceed – December 2, 2021*

*Natural Gas Questionnaire – September 13, 2021*

## WATER

Provider: City of Marianna

### Service Details

- Existing Infrastructure: A 12-inch water main runs along State Road 276. This line has 5,184,000 gallons per day of total capacity and 300,000 gallons per day of excess capacity. A line is currently being extended from State Road 276 to the site boundary along Mashburn Road.
- Improvements: Extend line within the site to end user.
- Estimated Cost: \$275,700 for upgrades under construction; Minimal cost to extend to end user.
- Estimated Schedule: Anticipated completion date for extension along Mashburn Road is July 2022; Extension to end user facility will be minimal.

### Water Treatment

- Plant: City of Marianna (1 mile)
- Total Permitted Capacity: 5,328,000 gallons per day
- Average Utilization: 1,400,000 gallons per day
- Peak Utilization: 1,611,000 gallons per day
- Excess Capacity: 3,928,000 gallons per day (factoring in average utilization)

### Contact:

Jim Dean

City Manager

City of Marianna

jdean@mariannafl.city

(850) 482-4353

*Support Documentation:*

*Notice to Proceed – December 2, 2021*

*Water Questionnaire – September 13, 2021*

## WASTEWATER

Provider: City of Marianna

### Service Details

- Existing Infrastructure: An 8-inch sewer main runs along State Road 276 and Maintenance Drive. This line has 4,000,000 gallons per day of total capacity and 200,000 gallons per day of excess capacity.
- Improvements: The City of Marianna has received a CDBG grant for construction of a 24-inch gravity sewer line which would replace the existing 8-inch line.
- Estimated Cost: Once 24-inch line is completed, minimal cost to extend to end user.
- Estimated Schedule: The 24-inch sewer line upgrade is anticipated to begin in February 2023 and be completed in August 2023; Extension to end user facility will be minimal.



## Wastewater Treatment

- Plant: City of Marianna Wastewater Treatment Plant (5 miles)
- Total Permitted Capacity: 4,000,000 gallons per day
- Allocated Capacity: 160,000 gallons per day
- Average Utilization: 1,500,000 gallons per day
- Peak Utilization: 1,800,000 gallons per day
- Excess Capacity: 2,200,000 gallons per day (factoring in peak utilization)

### Contact:

Jim Dean  
City Manager  
City of Marianna  
jdean@mariannafl.city  
(850) 482-4353

### Support Documentation:

*Emails (2) from Melvin Engineering (David Melvin) – January 20, 2022*  
*Wastewater Questionnaire – September 13, 2021*

## TELECOMMUNICATIONS

Provider: Uniti Fiber

### Service Details

- Existing Infrastructure: Fiber parallels State Road 276. Fiber is also available at the north campus school which is located approximately 1,000-feet from the southeast corner of the site.
- Improvements: Extend fiber through the site to a new user.
- Estimated Cost: TBD based on services requested.
- Estimated Schedule: 90-120 days
- Other: Florida DOT permits would be required to provide service.

### Contact:

David Wentworth  
RVP Enterprise Sales  
Uniti Fiber  
dave.wentworth@uniti.com  
(504) 355-0613

### Support Documentation:

*Telecommunications Questionnaire – August 27, 2021*

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## Due Diligence



## ENVIRONMENTAL

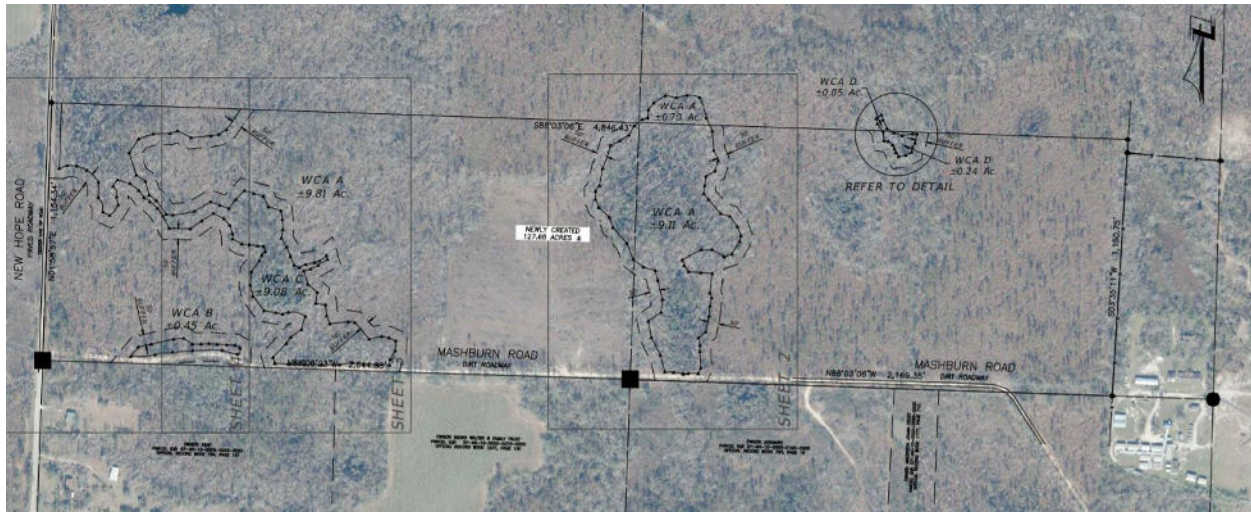
The modified Phase I Environmental Site Assessment revealed no potential evidence of recognized environmental conditions in connection with the subject property.

*Support Documentation:*

*Phase I Environmental Site Assessment – David H. Melvin Inc. – September 10, 2020*

## WETLANDS

There are a total of 18.88 acres of wetlands within the site as shown on the visual below. In addition to the wetlands, there is also a required 50-foot buffer around the wetlands.



An application for a Formal Wetland Determination (FWD-063-302439-1) was submitted to the Northwest Florida Water Management District on November 19, 2021. On November 22, 2021, the District requested additional information which was provided on January 31, 2022. At the time of certification, the process is still ongoing. Therefore, a contingent certification is issued until the Formal Wetland Determination is received.

*Support Documentation:*

*Endeavor Wetland Map – DHM Melvin Engineering – January 27, 2022*

*Letter from Northwest Florida Water Management District – November 22, 2021*

## CULTURAL RESOURCES

The Cultural Resources Survey identified four archaeological sites (8JA2177-8JA2180) and two isolated finds. All six resources are recommended as ineligible for inclusion in the NRHP, and no further work is recommended.

Florida's Division of Historical Resources reviewed the report, and while their review does not constitute a review under Section 106 of the National Historical Preservation Act, they found the submitted report complete and sufficient in accordance with Chapter 1A-46, Florida Administrative Code.

*Support Documentation:*

*Letter from Florida Department of State – November 5, 2021*

*Phase I Cultural Resources Survey – Wiregrass Archaeological Consulting – October 2021*

## SPECIES

### U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
  - Gray Bat (Mammal) – Endangered
  - Wood Stork (Bird) – Threatened
  - Eastern Indigo Snake (Reptile) – Threatened
  - Gopher Tortoise (Reptile) – Candidate
  - Reticulated Flatwoods Salamander (Amphibian) – Endangered
  - Chipola Slabshell (Clam) – Threatened
  - Fat Threeridge (Clam) – Endangered
  - Gulf Moccasinshell (Clam) – Endangered
  - Oval Pigtoe (Clam) – Endangered
  - Shinyrayed Pocketbook (Clam) – Endangered
  - Gentian Pinkroot (Flowering Plant) - Endangered
- Critical Habitats
  - No critical habitats at this location.

An Environmental Ecological Assessment stated, “Based on the current observational and known recorded data, it is our opinion the subject property will have no effect on any listed species, unique habitat, geologic outcrops, sink holes or other active karst features. However, the lack of current discovered listed species on the subject property does not preclude the possibility of species being discovered by comprehensive and sustained studies in its degraded ecotonal communities.”

#### Support Documentation:

*Environmental Ecological Assessment - David H. Melvin Inc. Consulting Engineers – September 10, 2021*  
*IPaC Official Species List – May 19, 2021*

## GEOTECHNICAL

A Preliminary Geotechnical Engineering Report was completed in May 2021. Ten (10) soil borings were drilled to a depth of 25 feet each within the larger Endeavor property with three located within the certification acreage. The site is classified as Seismic Site Class D. Additionally, while no sinkholes were found on the property, this region is influenced by karst geology.

#### Support Documentation:

*Preliminary Geotechnical Engineering Report – NOVA Engineering and Environmental LLC – May 21, 2021*



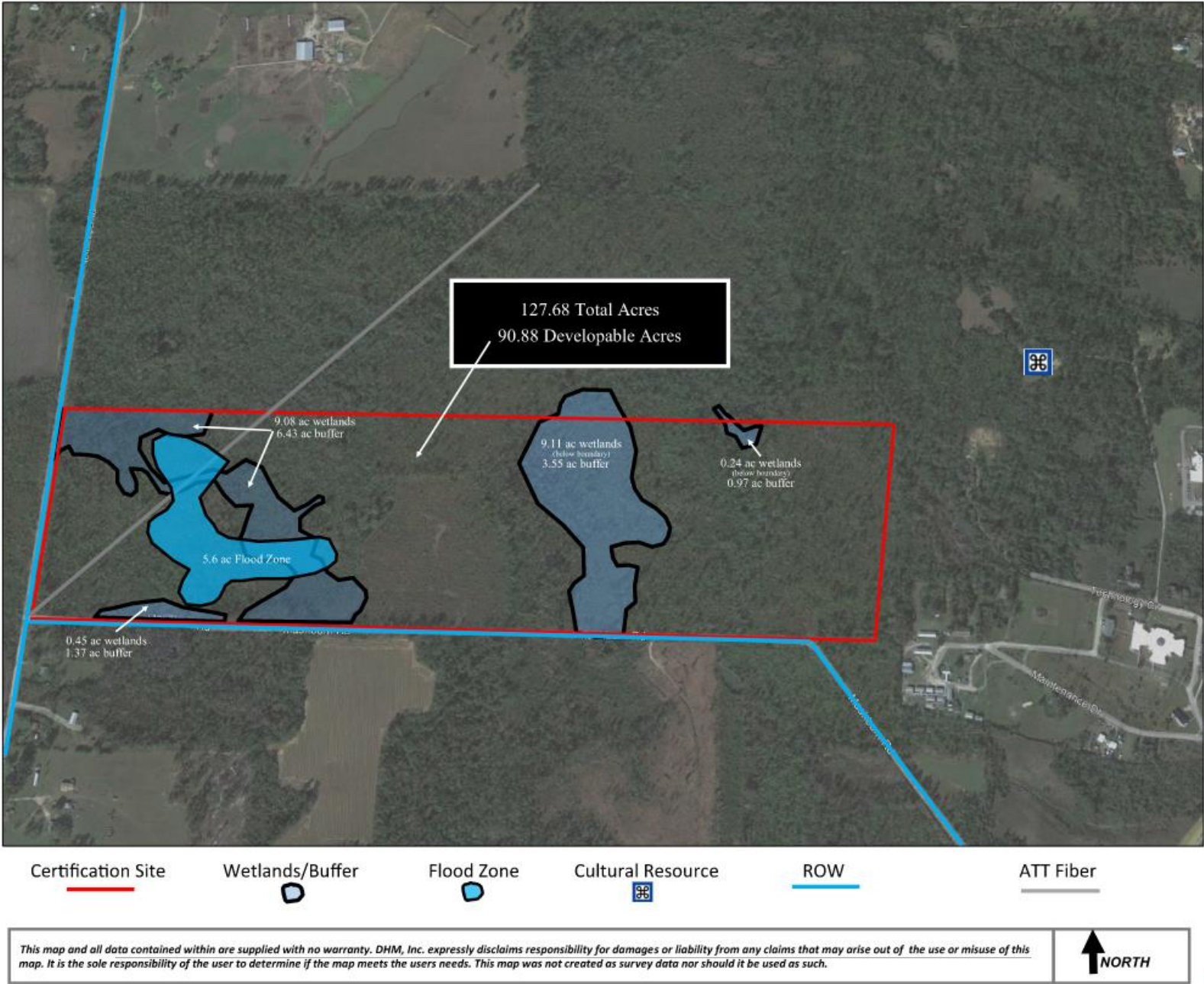


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## **Buildable Area Map**



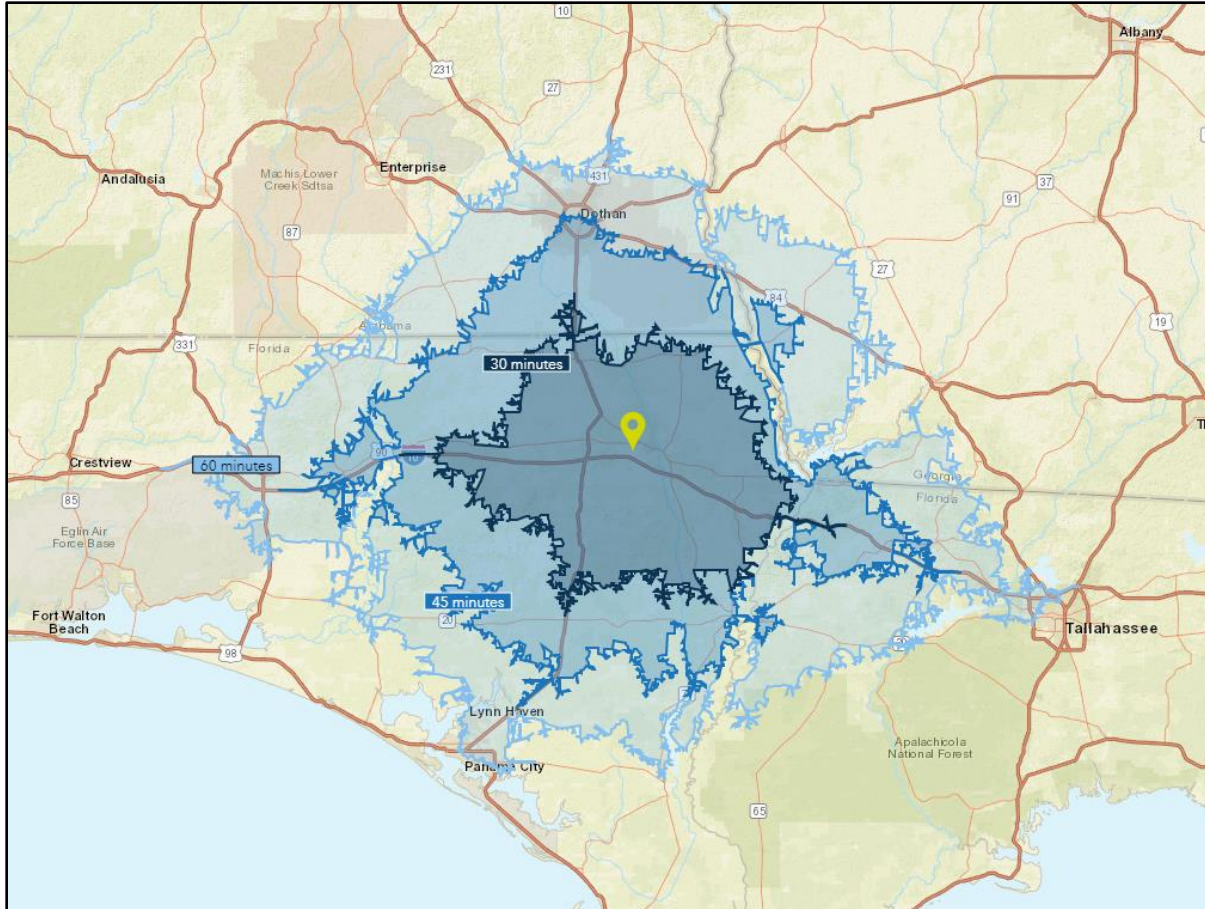
# BUILDABLE AREA MAP



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# Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	64,198	171,058	429,446
Labor Force	24,692	66,464	181,438
Manufacturing Employment	1,155	3,707	11,564
Percentage Employed in Manufacturing	5%	6%	7%
Median Age	41.9	41.3	39.8
Bachelor's Degree Attainment	13%	14%	19%
Average Hourly Wage	\$18.53	\$18.96	\$21.38
Average Manufacturing Wage	\$18.20	\$19.05	\$25.50

Source:  
 ESRI Business Analyst Online – 2021 (all data except wages)  
 JobsEQ – Q1 2021 (wage data)





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