

Marianna Jackson County Distribution Park

Marianna, Jackson County, Florida

*Certification Report
September 2021*





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01

Overview





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, (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, (850) 429-2401

02

Certification Letter



September 27, 2021

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



Dear Ms. Garling:

The Marianna Jackson County Distribution Park, located in Jackson County, Florida, originally achieved certification through the Florida First Sites certification program, administered by McCallum Sweeney Consulting (MSC), on April 7, 2015. Quest Site Solutions (Quest, formerly MSC) has conducted a thorough analysis of the property and based on the updated information provided by David H. Melvin, Inc. Consulting Engineers and our evaluation of the property, we are recertifying the **Marianna Jackson County Distribution Park** as an **Industrial Park**.

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 Marianna Jackson County Distribution Park as meeting the following criteria:

- The park must be available for sale or lease (with a documented price and terms) to prospective industrial investors.
- The park must be a minimum of 100 total acres, with at least one site of 20 acres and 60% of the remaining park acreage developable.
- The park's developable acreage must be located outside of the 100-year flood zone or be able to be filled.
- The park must be free of recognized environmental conditions or have recognized environmental conditions remediated prior to certification.
- The park's developable acreage must be free of wetlands or be able to be mitigated.
- The park's developable acreage must be free of federal threatened and endangered species or be able to be mitigated.
- The park's developable acreage must be free of areas of archaeological or historical significance or be able to be mitigated.
- The park's developable acreage must have soils compatible with industrial development.

- The park 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 park 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 park must also be within 10 miles of a four-lane highway.
- The park must be served or be able to be served by electric infrastructure that can provide a minimum of 5 MW of capacity (2.5 MW within six months with the remaining 2.5 MW in the following six months for a total of 5 MW within 12 months).
- The park must be served or be able to be served by natural gas infrastructure that can provide a minimum of 15,000 mcf per month (7,500 mcf per month within six months with the remaining 7,500 mcf per month in the following six months for a total of 15,000 mcf per month within 12 months).
- The park must be served or be able to be served by water infrastructure and a water system with a minimum excess capacity of at least 300,000 gallons per day (150,000 gallons per day within six months with the remaining 150,000 gallons per day in the following six months for a total of 300,000 gallons per day within 12 months).
- The park must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 200,000 gallons per day (100,000 gallons per day within six months with the remaining 100,000 gallons per day in the following six months for a total of 300,000 gallons per day within 12 months).
- The park 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 will expire on **September 27, 2026**. Upon certification expiration, the property will need to submit for recertification.

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

Sincerely,



Lindsey M. Cannon
Director

03

Property Overview



PROPERTY OVERVIEW

03

LOCATION (LAT / LONG)

30.743531°, -85.264901°

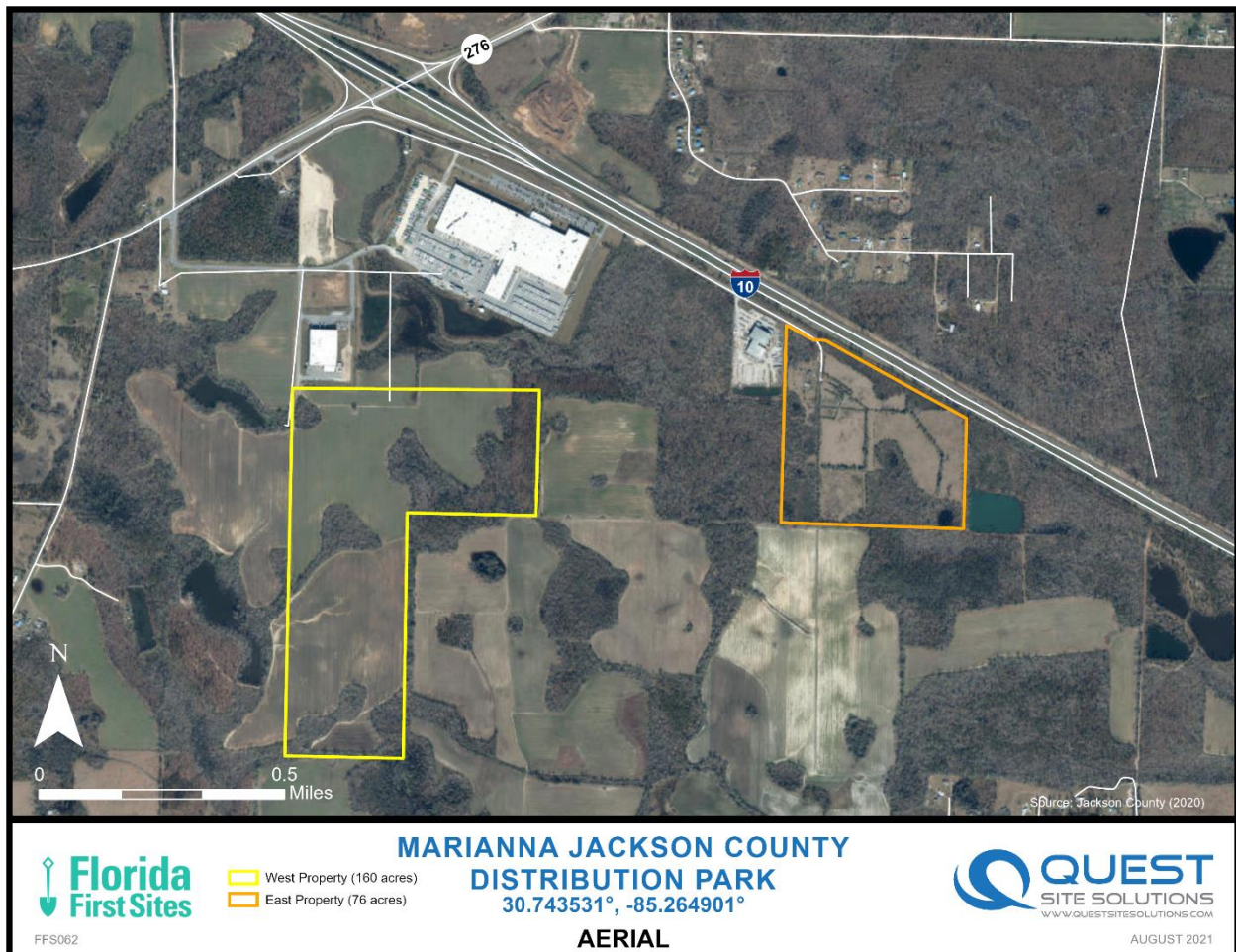
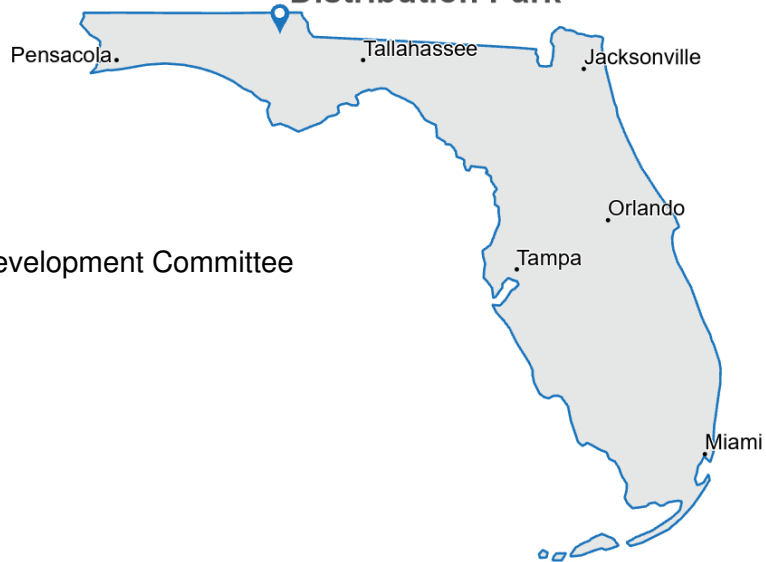
CONTACT INFORMATION

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

SIZE/ACREAGE

236.76 total acres
216.67 developable acres

Marianna Jackson County Distribution Park



04

Ownership + Availability



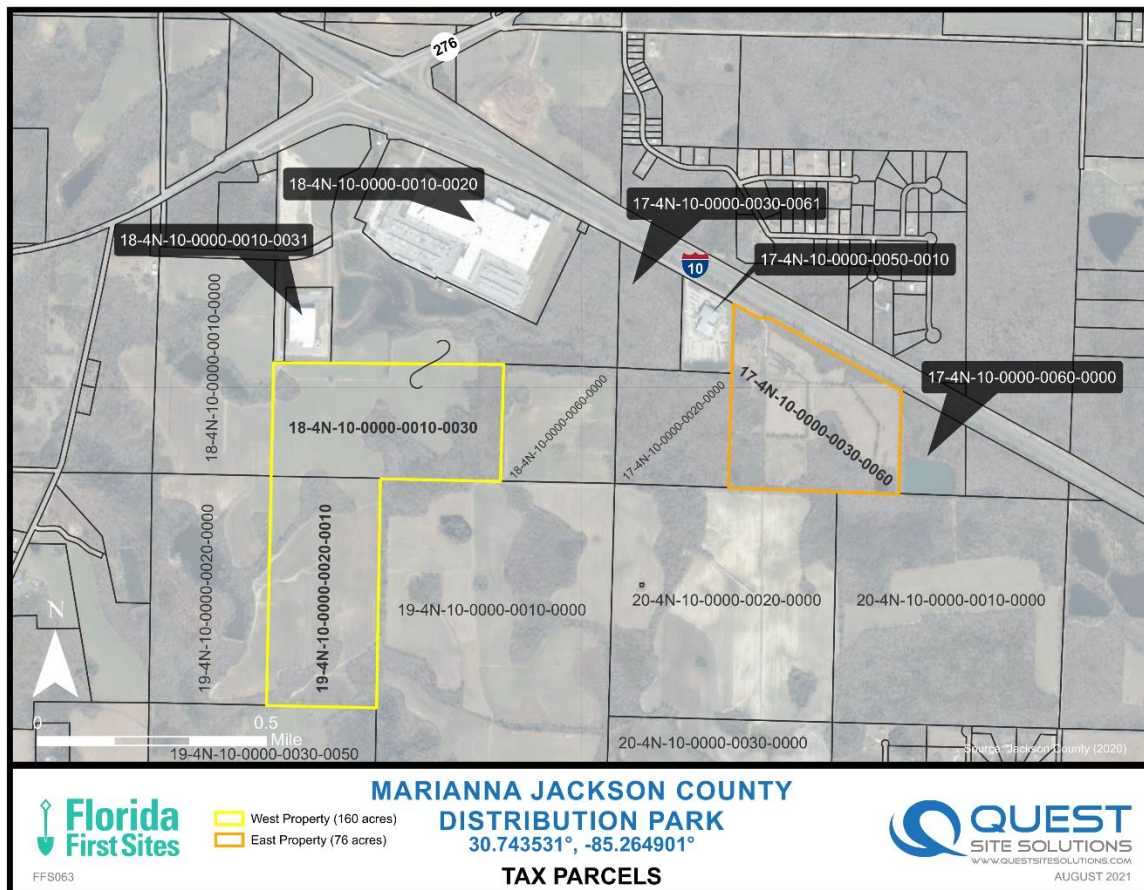
OWNERSHIP + PRICE

The property is jointly owned by the City of Marianna and Jackson County and consists of three tax parcels: 17-4N-10-0000-0030-0060, 19-4N-10-0000-0020-0010, and 18-4N-10-0000-0010-0030 (portion).

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 minimum of five acres must be purchased. A sale is subject to formal approval by the Marianna City Commission and the Jackson County Board of County Commissioners.



Support Documentation:
Letter from City of Marianna and Jackson County – March 8, 2021

TITLE

Parcels 19-4N-10-0000-0020-0010 and 18-4N-10-0000-0010-0030 (160 acres)

Marketable fee simple title is vested in City of Marianna and Jackson County. The property is subject to Protective Covenants dated December 1, 2003.

Parcel 17-4N-10-0000-0030-0060 (76 acres)

Marketable fee simple title is vested in City of Marianna and Jackson County Board of County Commissioners. The property is subject to a Communications Systems Right-of-Way and Easement, Ordinance No. 934, and right-of-way for Family Dollar Parkway.

Support Documentation:

Letter from Fuqua & Milton, P.A. – September 15, 2021

Letter from Fuqua & Milton, P.A. – April 21, 2021

LEASES

There are no active leases on the property.

Support Documentation:

Recertification Questionnaire – July 6, 2021

05

Site Characteristics



05

LEGEND

— CERTIFICATION SITE
 --- BOUNDARY
 - - - 2' EXISTING CONTOURS

0 600
 SCALE

ARIZONA CHEMICAL

LOT 1
 20 AC±

LOT 2
 57.13 AC±

LOT 3
 34.00 AC±

LOT 4
 19.41 AC±

STORMWATER
 MANAGEMENT
 EASEMENT
 20.80 AC±

OLD CASTLE

HOWARD L.
 SMITH
 LIFE
 ESTATE
 6.00 AC±

LOT 5
 21.70 AC±

LOT 6
 76.47 AC±

MAHANNA DISTRICT TOP PARK

MASTER PLAN

JCDC
 REVERSON STREET
 MAHANNA, FL 32066

DATE: 01/11/2011

BY: [Signature]

PROJECT: [Signature]

TOPOGRAPHIC ANALYSIS

C2

MAP OF BOUNDARY SURVEY
 TOWN & CANTON, VERMONT
 JAMES H. HARRIS

GRAPHIC SCALE
 1" = 100'

LEGEND

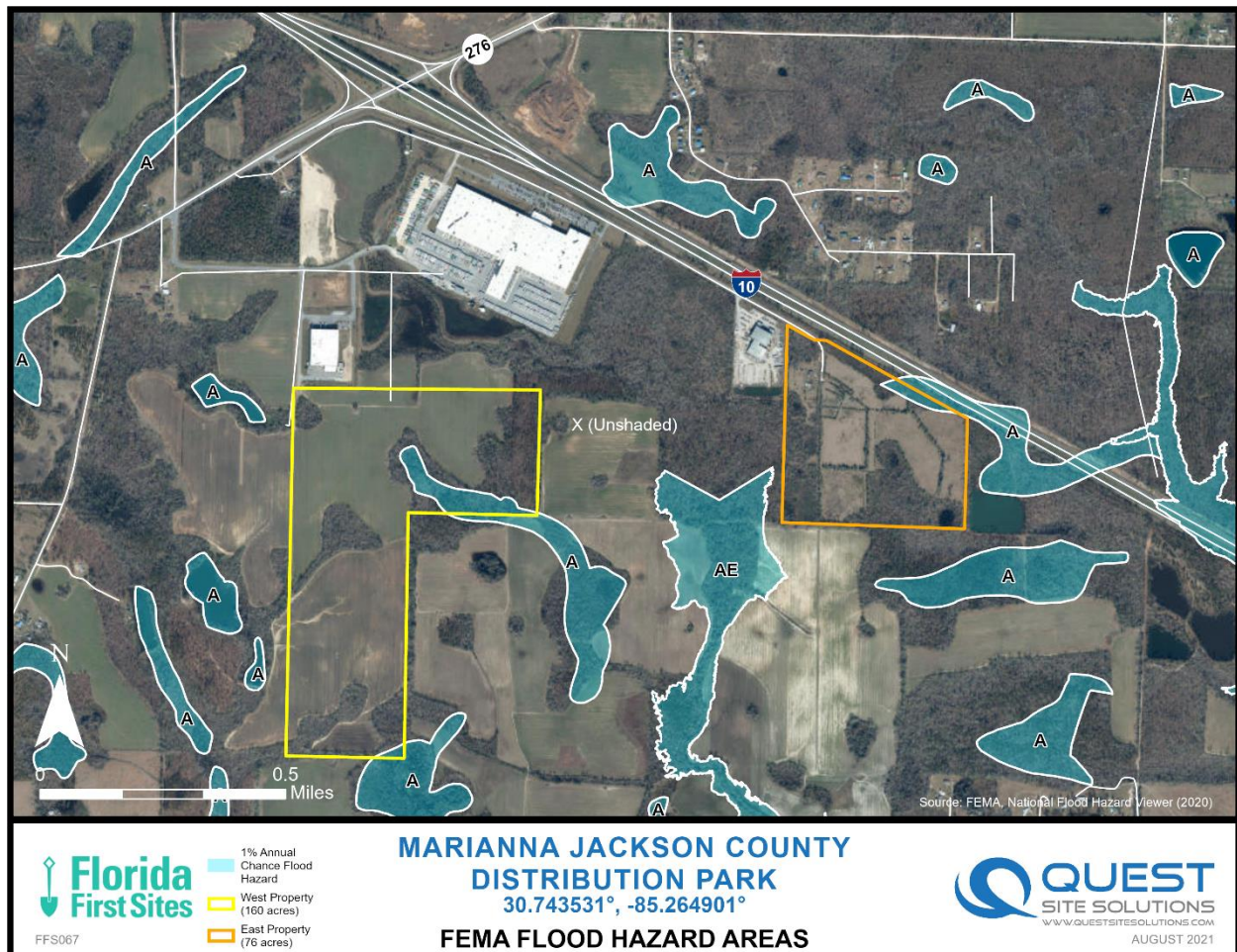
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- 330. Survey length



FEMA

Majority of the property is in FEMA Flood Zone X – outside of the 100- and 500-year flood zones. A small portion of the site, as shown on the map below, is in FEMA Flood Zone A – inside the 100-year flood zone.

Map Number 12063C0407D; Letter of Map Revision 11-04-4218P (Parcel #19-4N-10-0000-0020-0010)



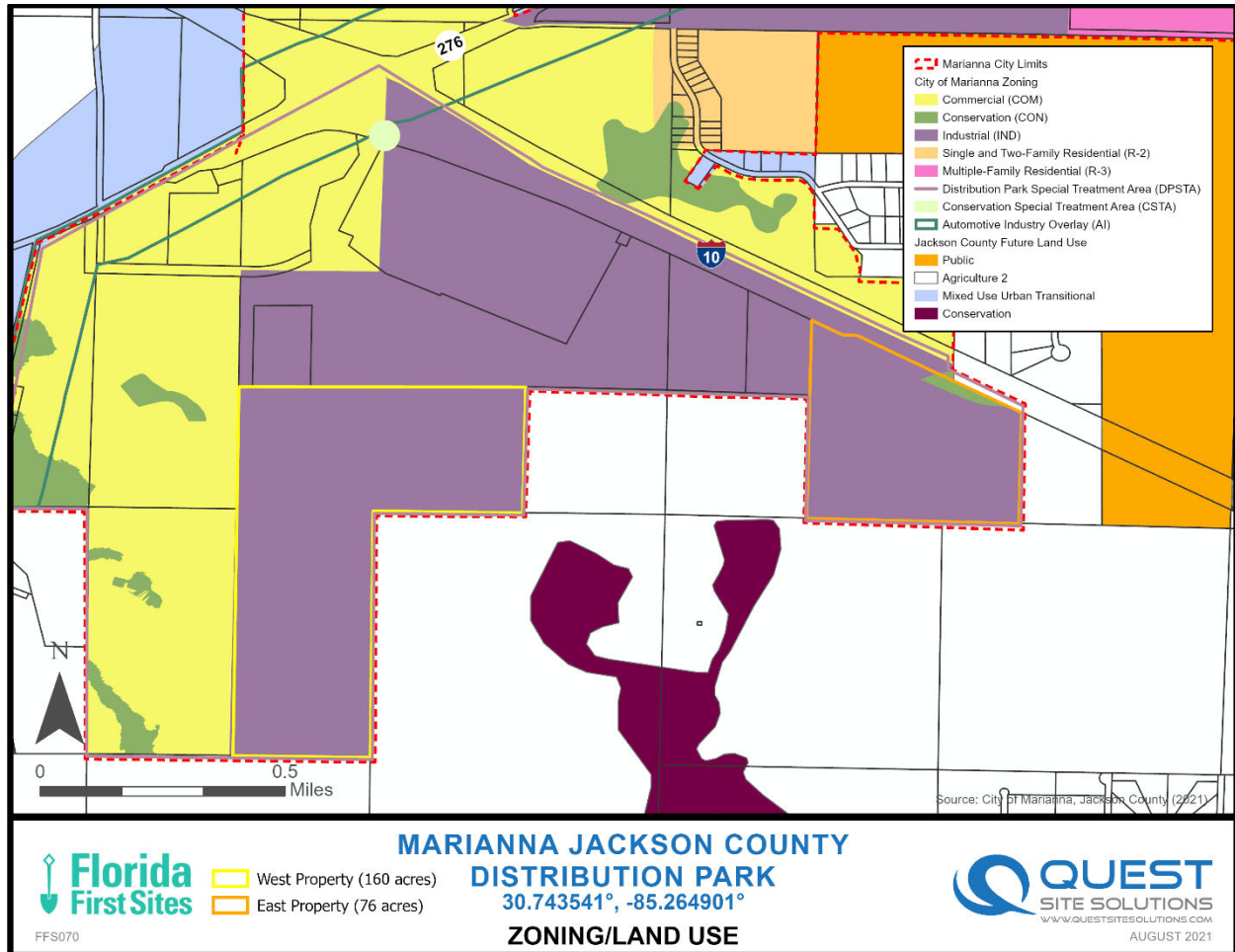
06

Zoning



CURRENT ZONING

Industrial (IND); A small portion in the northeast corner of the 76-acre parcel 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.

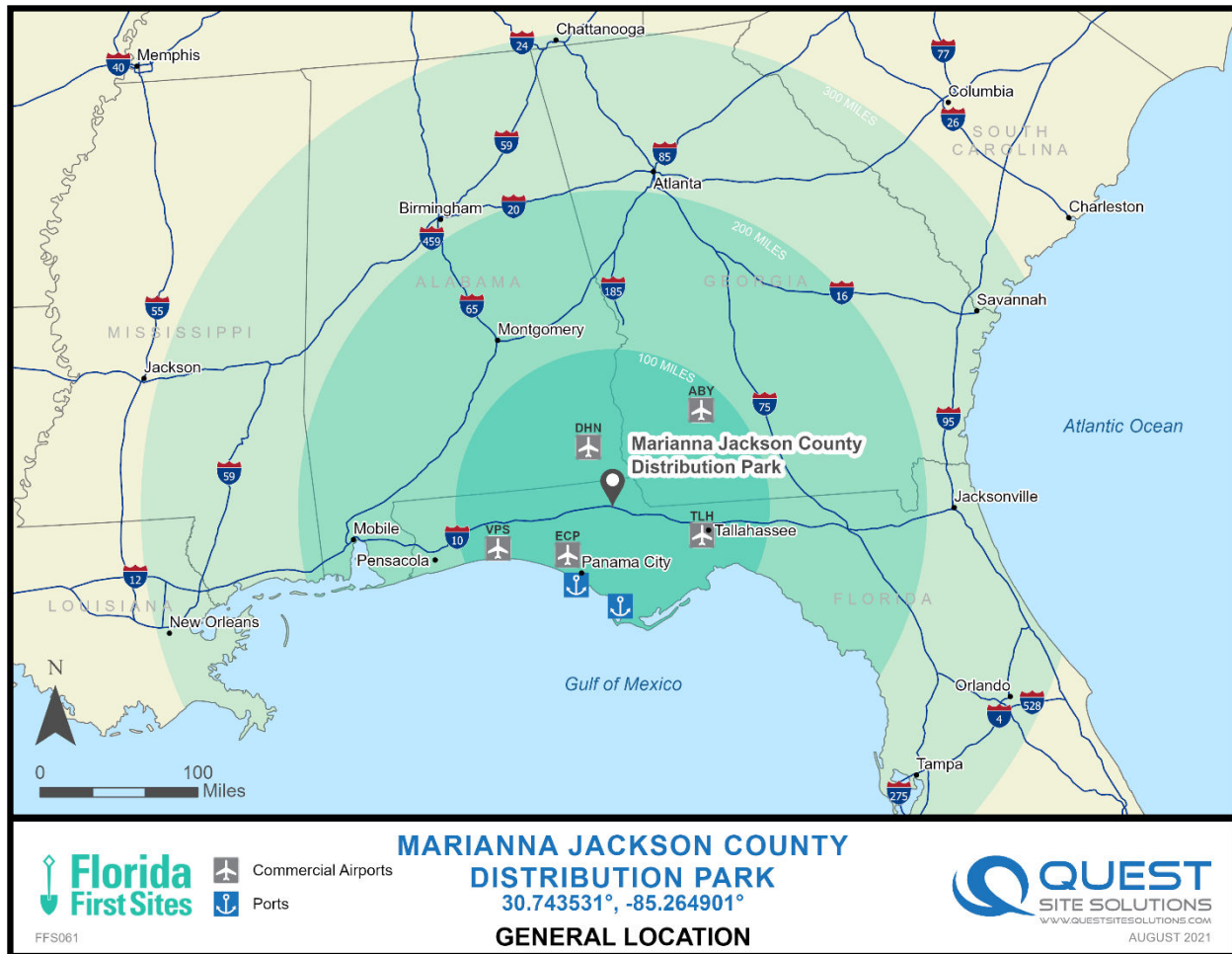
Support Documentation:

City of Marianna Land Development Regulations – Adopted November 2013

07

Transportation





ROADS

The 160-acre western site is accessed off Highway 276 by Distribution Drive and Commerce Drive. The 76-acre eastern site is accessed off Highway 276 by Family Dollar Parkway. Both sites are within two miles of I-10.

COMMERCIAL SERVICE AIRPORTS

Dothan Regional Airport (DHN) – 46 miles
Northwest Florida Beaches International Airport (ECP) – 56 miles
Tallahassee International Airport (TLH) – 66 miles

PORT

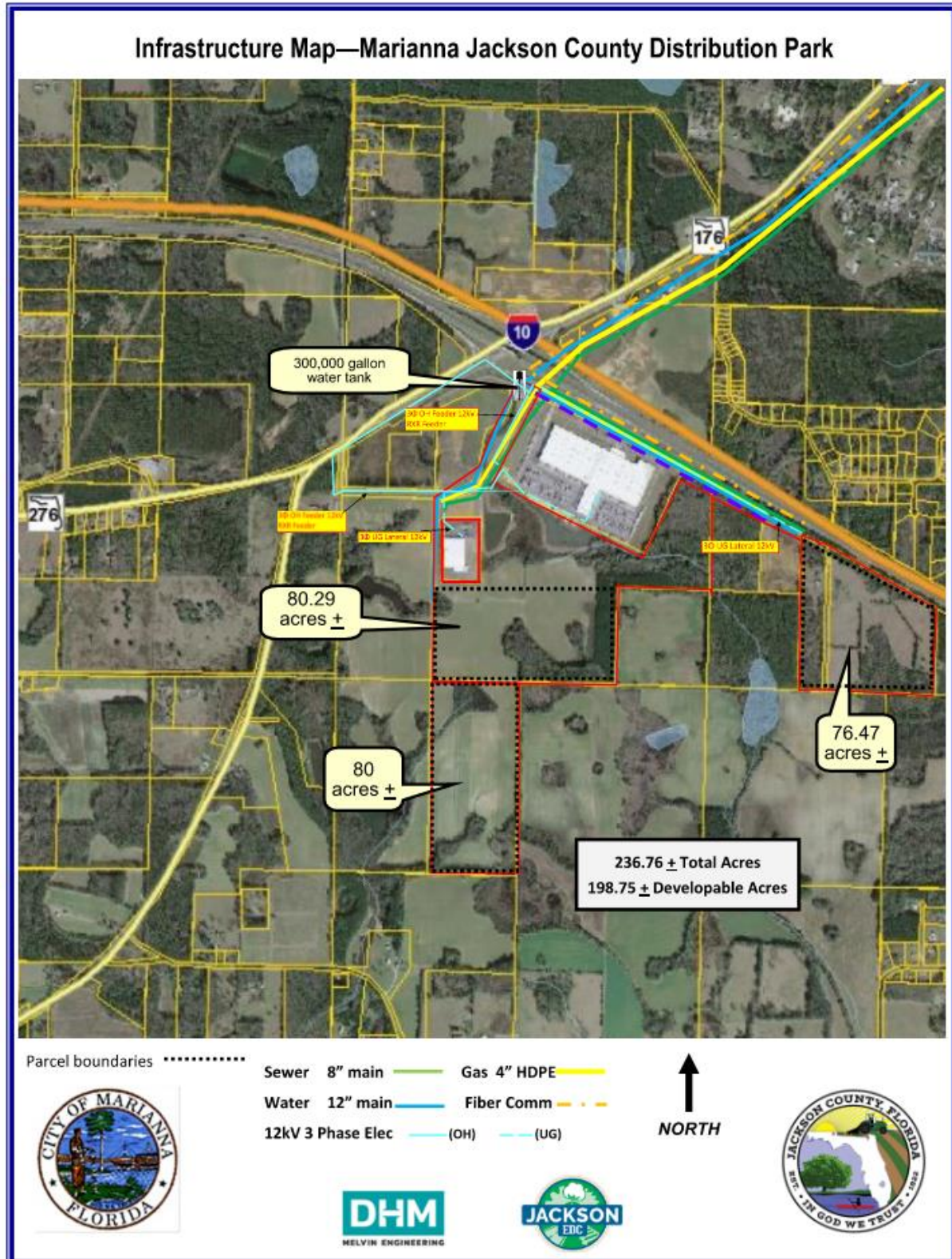
Port Panama City – 55 miles

08

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 Company (distribution)

Service Details

- Existing Infrastructure:
 - Distribution: A 12.47 kV distribution line runs along Family Dollar Parkway and ends approximately 650-feet from the northwest corner of the 76-acre eastern parcel. A 12.47 kV distribution line also runs down Distribution Drive and Commerce Drive, ending approximately 650-feet from the northwest corner of the 160-acre western parcel.
 - Substation: Marianna Substation – 3 miles
- Available Capacity: 5 MW
- Improvements to Provide 5 MW: A distribution feeder line would need to be extended 650 feet to either of the two parcels. An upgrade to larger regulators at the substation may also be needed.
- Estimated Cost: \$170,000 for substation upgrades + approximately \$12 per foot of three-phase overhead feeder line extension
- Estimated Schedule: Three months for permitting and construction plus additional time for materials (currently approximately six months)
- Other: Redundant power may be available. If possible, it would take additional time and engineering than the schedule provided above.

Contact:

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

Support Documentation:

Email from Florida Public Utilities Company (Shane Magnus) – September 17, 2021

Email from Florida Public Utilities Company (Shane Magnus) – June 18, 2021

Electric Questionnaire – May 21, 2021

NATURAL GAS

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

Service Details

- Existing Infrastructure: A four-inch HDPE 60 psi line runs along Family Dollar Parkway and ends approximately 650-feet from the northwest corner of the 76-acre eastern parcel. A four-inch HDPE 60 psi line also runs west of the Family Dollar distribution facility and ends at the intersection of Distribution Drive and Commerce Drive, approximately 1,200-feet from the northwest corner of the 160-acre western parcel.
- Available Capacity: Approximately 277.1 dekatherms (or 277,100 mcf)
- Improvements: Extend the line to the property – approximately 650-feet to the northwest corner of the 76-acre parcel or 1,200-feet to the northwest corner of the 160-acre parcel
- Estimated Cost and Schedule: \$60,000 (160-acre parcel) or \$32,500 (76-acre parcel) and six months

Contact:
Clay Wells
Director
City of Marianna
cwells@mariannafll.city
(850) 482-4129

Support Documentation:
Natural Gas Questionnaire – August 23, 2021

WATER

Provider: City of Marianna

Service Details

- Existing Infrastructure: A twelve-inch water line runs along Family Dollar Parkway to the northwest corner of the 76-acre parcel, and a twelve-inch line runs down Commerce Drive to the northwest corner of the 160-acre parcel. The lines have a total capacity of 5,184,000 gallons per day and an excess capacity of 300,000 gallons per day. A 300,000-gallon water tank is also located within the park to the northwest of the Family Dollar distribution facility.
- Improvements: Extend line to end user.
- Estimated Cost: Approximately \$102 per foot of extension
- Estimated Schedule: Minimal

Water Treatment

- Plant: City of Marianna Water Plant (4 wells)
- 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@mariannafll.city
(850) 482-4353

Support Documentation:
Email from Melvin Engineering (Paula Weeks) – September 16, 2021
Water Questionnaire – August 23, 2021

WASTEWATER

Provider: City of Marianna

Service Details

- Existing Infrastructure: An eight-inch gravity sewer line runs along Family Dollar Parkway to the northwest corner of the 76-acre parcel, and an eight-inch gravity sewer line is approximately 1,200 feet north of the northwest corner of the 160-acre parcel. The lines

have a total capacity of 4,000,000 gallons per day and an excess capacity of 200,000 gallons per day.

- Improvements: For the 76-acre parcel, a line would only need to be extended to the end user. For the 160-acre parcel, a line would need to be extended approximately 1,200 feet to the northwest corner of the parcel.
- Estimated Cost: Approximately \$45,000 for the 1,200-foot extension; additional extension costs are approximately \$37 per foot of extension
- Estimated Schedule: Six months for the 1,200-foot extension

Wastewater Treatment

- Plant: City of Marianna (3.5 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:

Email from Melvin Engineering (Paula Weeks) – September 16, 2021
Wastewater Questionnaire – August 23, 2021

TELECOMMUNICATIONS

Provider: Lumen/CenturyLink

Service Details

- Existing Infrastructure: Copper and fiber available. Provider would not provide location, but the Utility Infrastructure Map indicates fiber runs along Family Dollar Parkway to the northwest corner of the 76-acre parcel.
- Estimated Schedule: Up to 60 days after order for service.
- Other: A 5-foot easement in the right-of-way will be needed.

Contact:

Michael Vines
Account Manager II
Lumen
Michael.Vines@lumen.com
(727) 666-8213

Support Documentation:

Telecommunications Questionnaire – August 23, 2021

09

Due Diligence



ENVIRONMENTAL

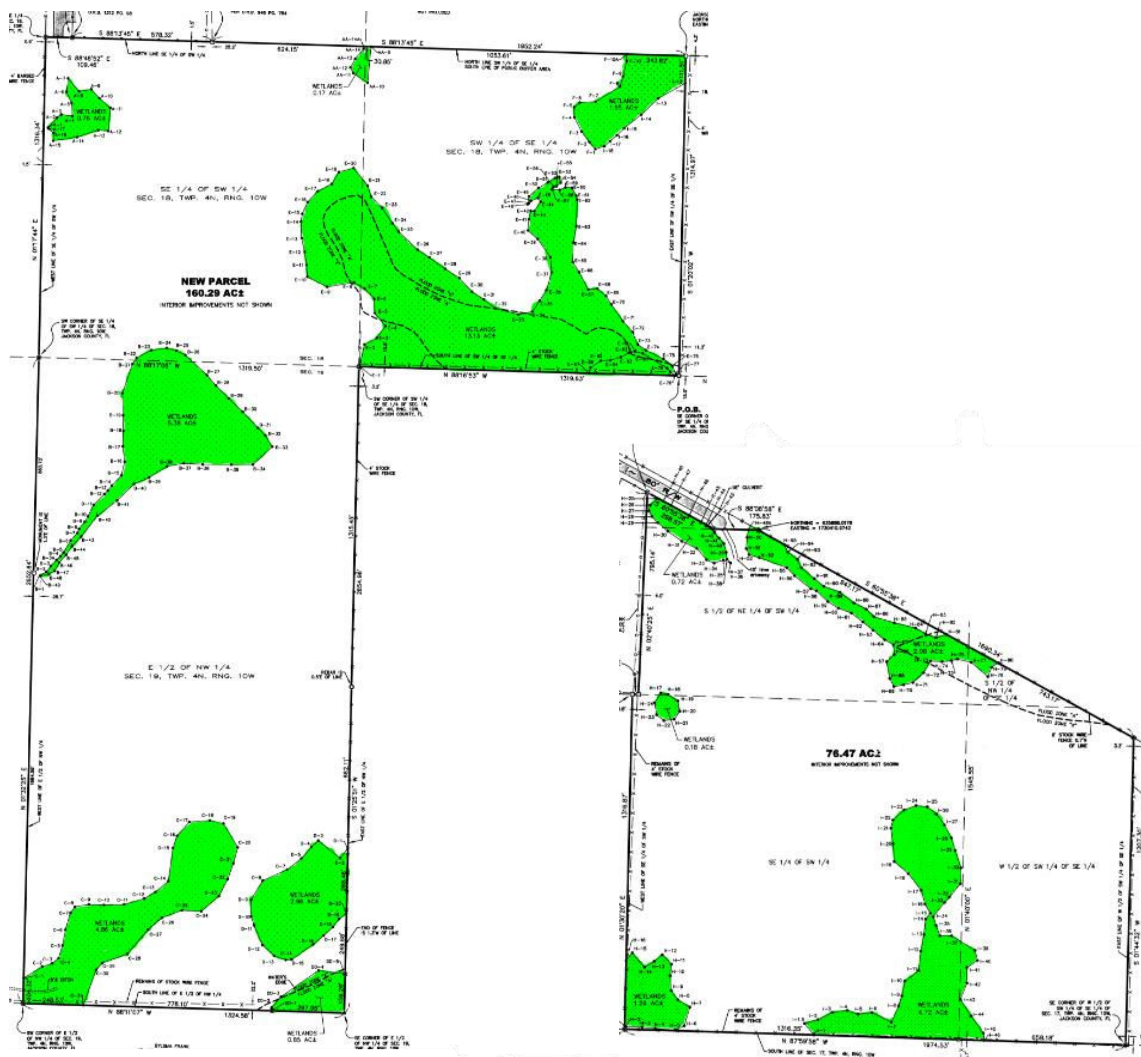
The Phase I Environmental Site Assessment revealed minimal evidence of recognized environmental conditions in connection with the property. No further investigations are recommended at this time.

Support Documentation:

Phase I Environmental Site Assessment – David H. Melvin Inc. Consulting Engineers – Amended June 8, 2021

WETLANDS

There is a total of 39.04 acres of wetlands on the property. On the 160-acre parcel, there are 30.08 acres of wetlands, and on the 76-acre parcel, there are 8.96 acres of wetlands. A Formal Wetland Determination was issued September 9, 2021 and expires September 9, 2026.



Support Documentation:

Formal Wetland Determination (FWD-063-9679-2) – Northwest Florida Water Management District – September 9, 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 does not harbor any listed species, unique habitat, or observed active karst features.”

Support Documentation:

Environmental Ecological Assessment - David H. Melvin Inc. Consulting Engineers – May 4, 2021

IPaC Official Species List – April 12, 2021

CULTURAL RESOURCES

In February 2014, the State Historic Preservation Office stated, “It is the opinion of this office that the proposed projects will have no effect on historic properties listed, or eligible for listing, on the National Register of Historic Places. Furthermore, it is our opinion that the projects will have no effect on historic properties that may be ineligible for the National Register, but are otherwise significant.” Per an email in March 2021, the State Historic Preservation Office no longer issues these types of letters.

Support Documentation:

Email from State Historic Preservation Office (Eman Vovsi) – March 2, 2021

Letter from the Florida Division of Historical Resources – February 5, 2014

GEOTECHNICAL

A Report of Limited Geotechnical Evaluation of Surficial Soils was completed in January 2014. Six (6) soil borings were drilled to depths ranging from 50 feet to 100 feet. The site is classified as Seismic Site Class E. Additionally, while no karst features were found on the property, this region is influenced by karst geology.



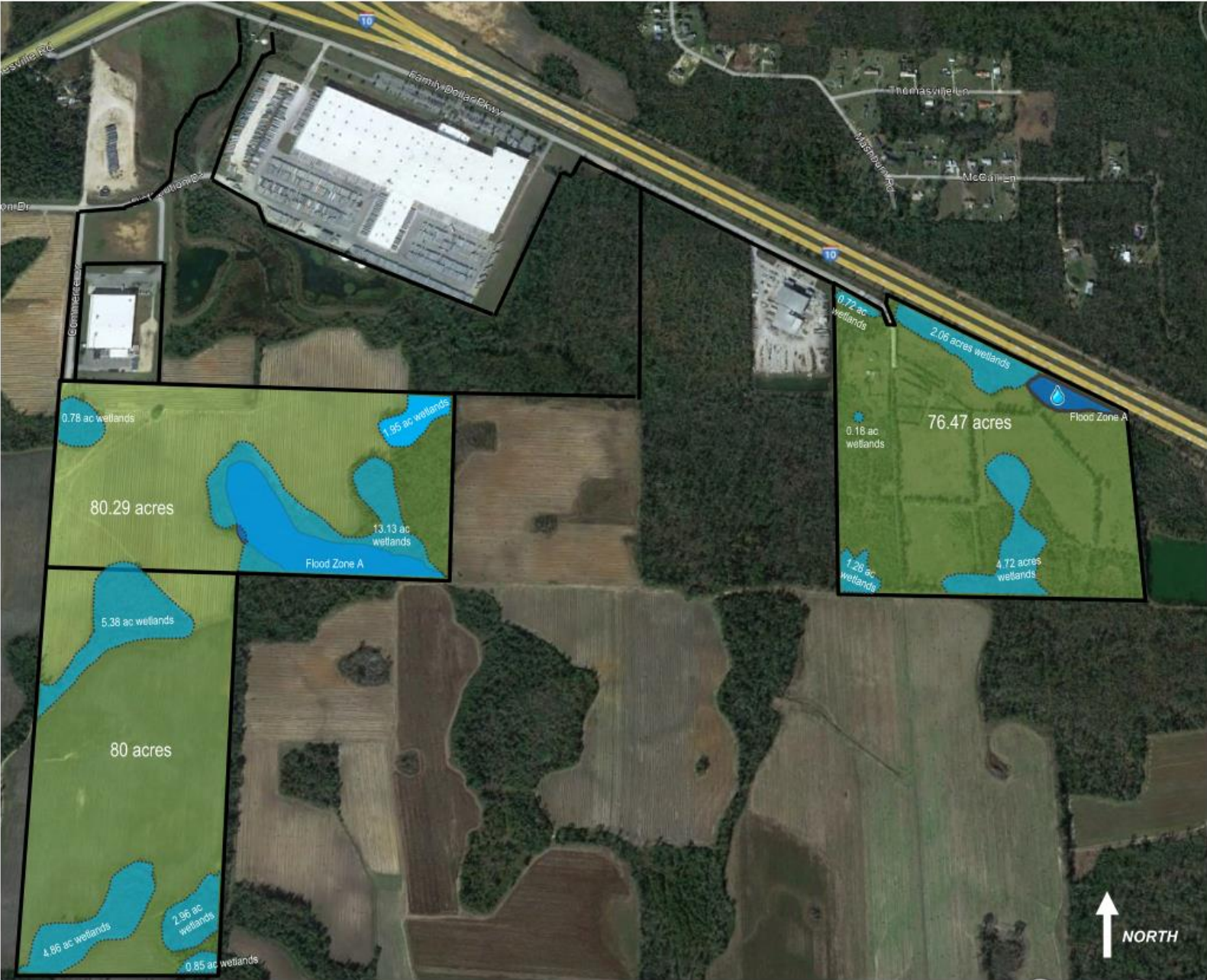
Support Documentation:
Report of Limited Geotechnical Evaluation of Surficial Soils – NOVA Engineering and Environmental –
January 24, 2014

10

Buildable Area Map



BUILDABLE AREA MAP



Park Boundary

Certification/
Buildable Area

Wetlands with
10' Buffer

Flood Zone A

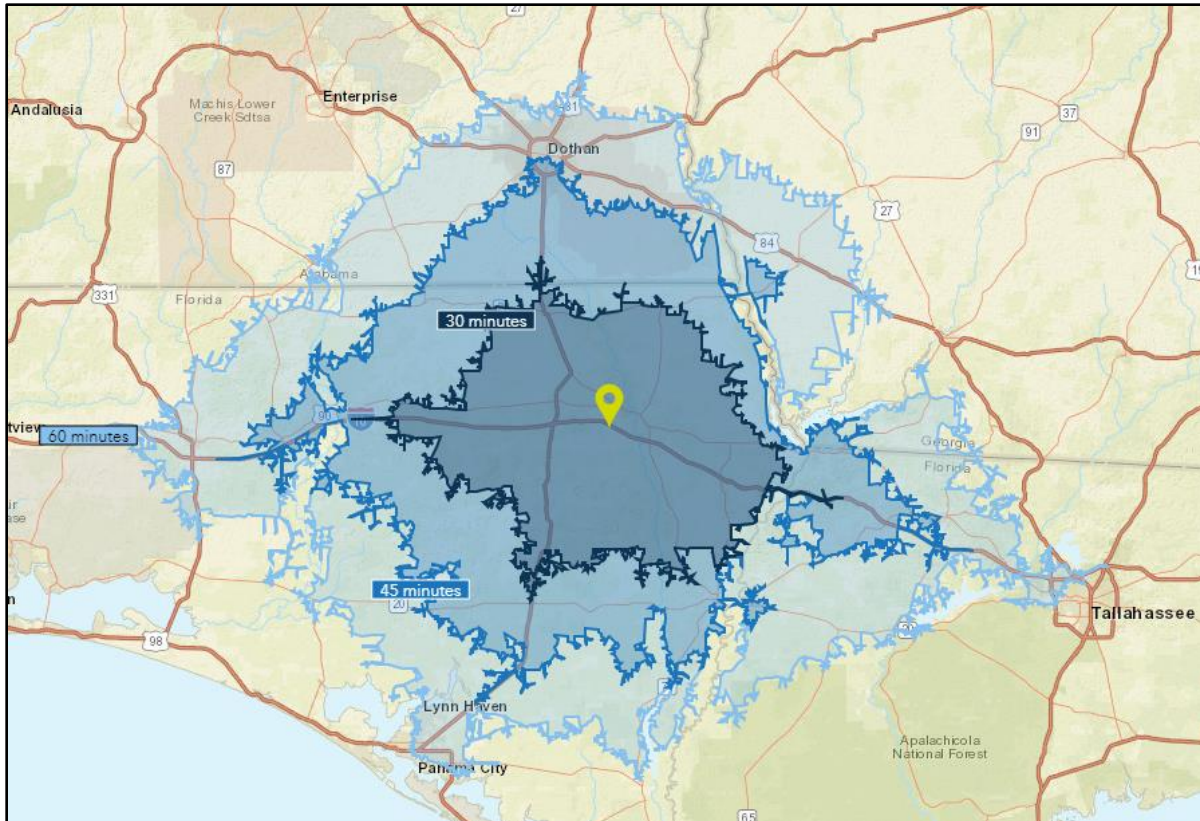
Conservation



11

Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	60,048	155,077	422,355
Labor Force	23,270	59,595	178,280
Manufacturing Employment	1,110	3,107	11,311
Percentage Employed in Manufacturing	5%	5%	7%
Median Age	42.0	41.4	39.9
Bachelor's Degree Attainment	14%	14%	19%
Average Hourly Wage	\$16.87	\$18.83	\$21.39
Average Manufacturing Wage	\$17.24	\$18.71	\$25.16

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



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