

Spanish Trail Commerce Site Jackson County, Florida

*Certification Report
February 2022*

 **QUEST**
SITE SOLUTIONS
THE GEOGRAPHY OF BUSINESS™



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01

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, (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





February 1, 2022

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

Dear Ms. Garling:

Spanish Trail 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 **Spanish Trail 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 Spanish Trail 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 within 12 months by rail if marketed as rail served.
- 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 will expire upon the expiration of the option on **January 25, 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

03

Property Overview



PROPERTY OVERVIEW

03

LOCATION (LAT / LONG)

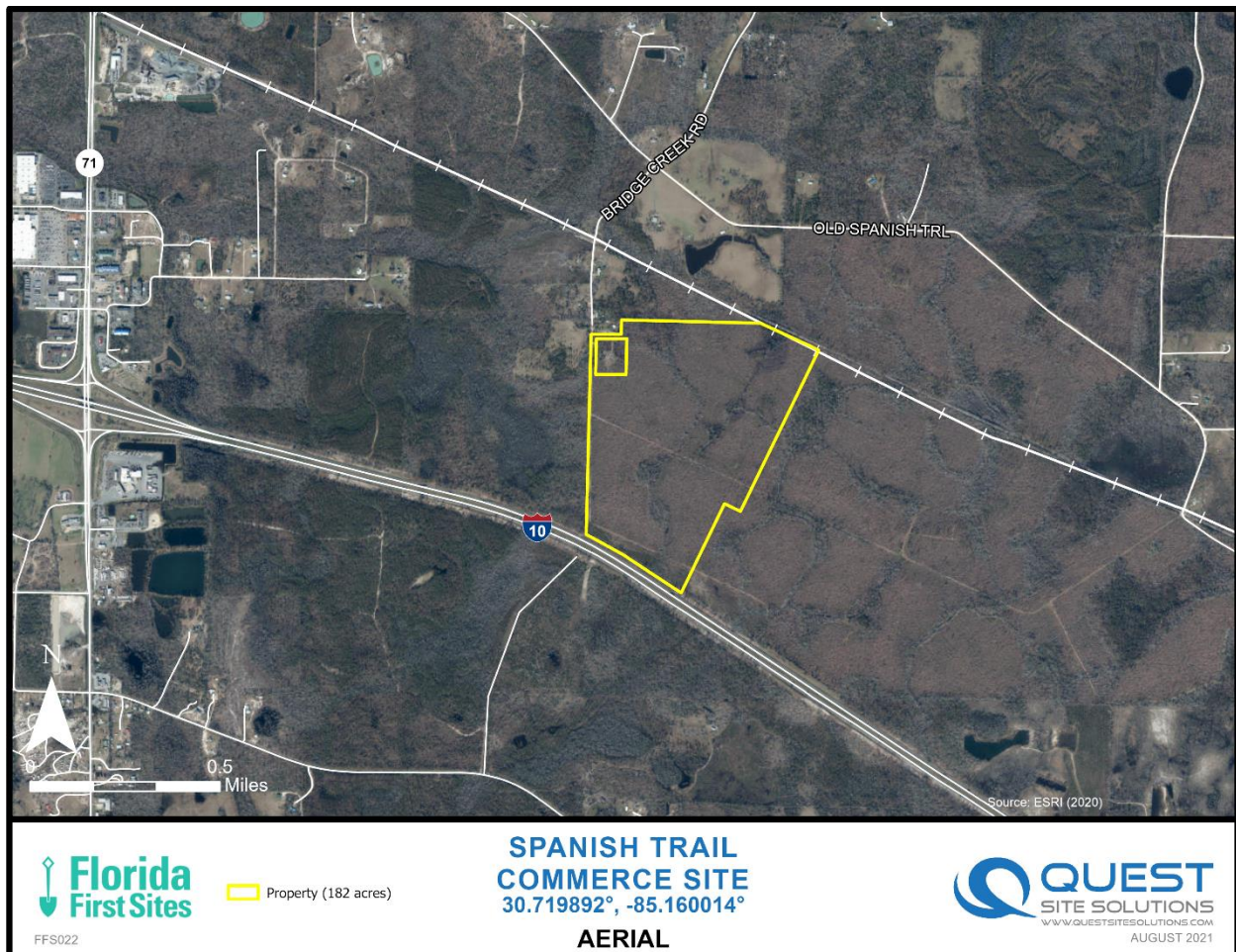
30.719892°, -85.160014°

CONTACT INFORMATION

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

SIZE/ACREAGE

181.81 total acres
147.75 buildable acres (prior to mitigation)
173.91 buildable acres (after mitigation)



04

Ownership + Availability



OWNERSHIP + PRICE

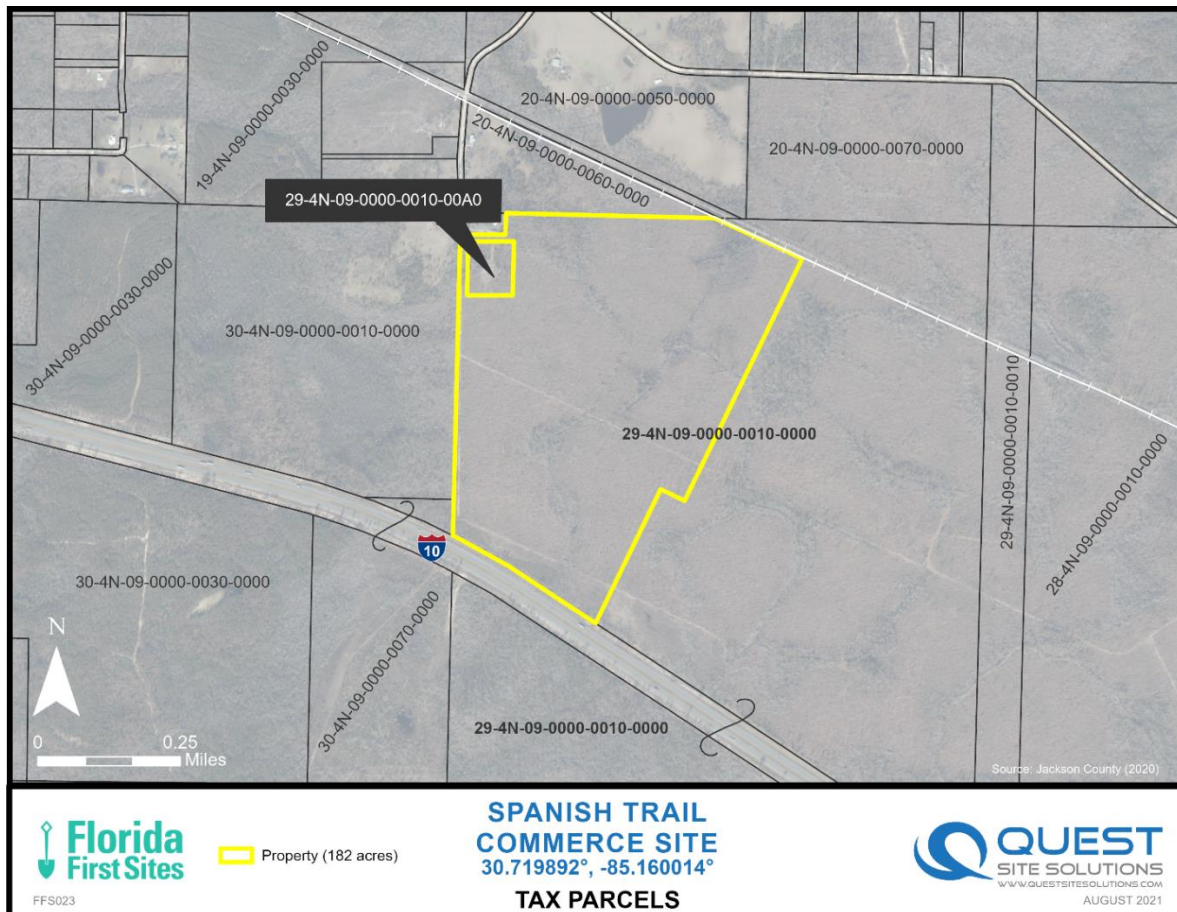
The property is owned by the Dallas N. Malloy 1997 Revocable Trust and consists of portions of tax parcel 29-4N-09-0000-0010-0000.

Jackson County Economic Development Committee, Inc. has an option on tax parcels 29-4N-09-0000-0010-0000 (approximately 565 acres) through January 25, 2027. The option that requires that the entire property be purchased. If an end user only desires the 182 certified acres, then Jackson County Economic Development Committee will purchase the entire property and then resale a subdivision to an end user.

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:

Option to Purchase Real Property – Spanish Trail Commerce Park – January 25, 2022

Letter from Jackson County Economic Development Committee, Inc. – June 15, 2021

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

TITLE

Per an attorney title opinion in November 2021, title is vested in the Dallas N. Malloy 1997 Revocable Trust. The title opinion noted multiple encumbrances on the property, but these are primarily related to the telecommunications tower that is not part of the certification acreage.

Support Documentation:

Letter from Nabors, Giblin, and Nickerson – November 5, 2021

Emails (2) from David H. Melvin, Inc. Consulting Engineers (Rick Pettis) – September 29, 2021

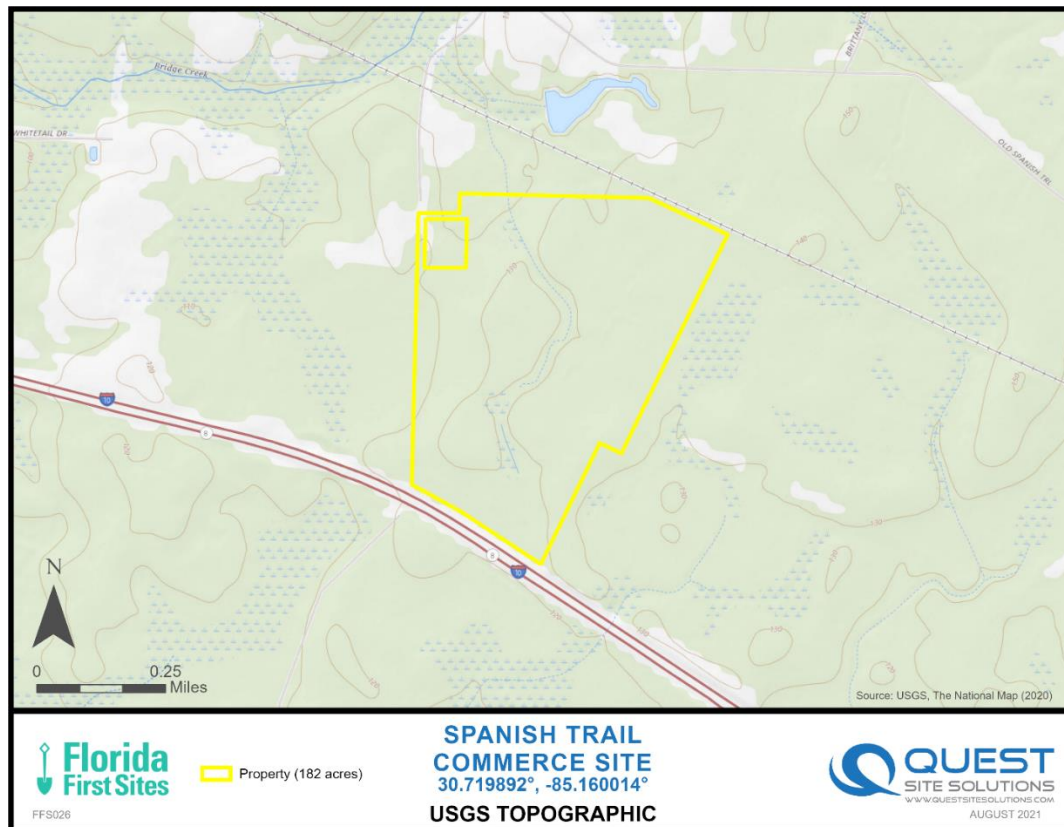
05

Site Characteristics

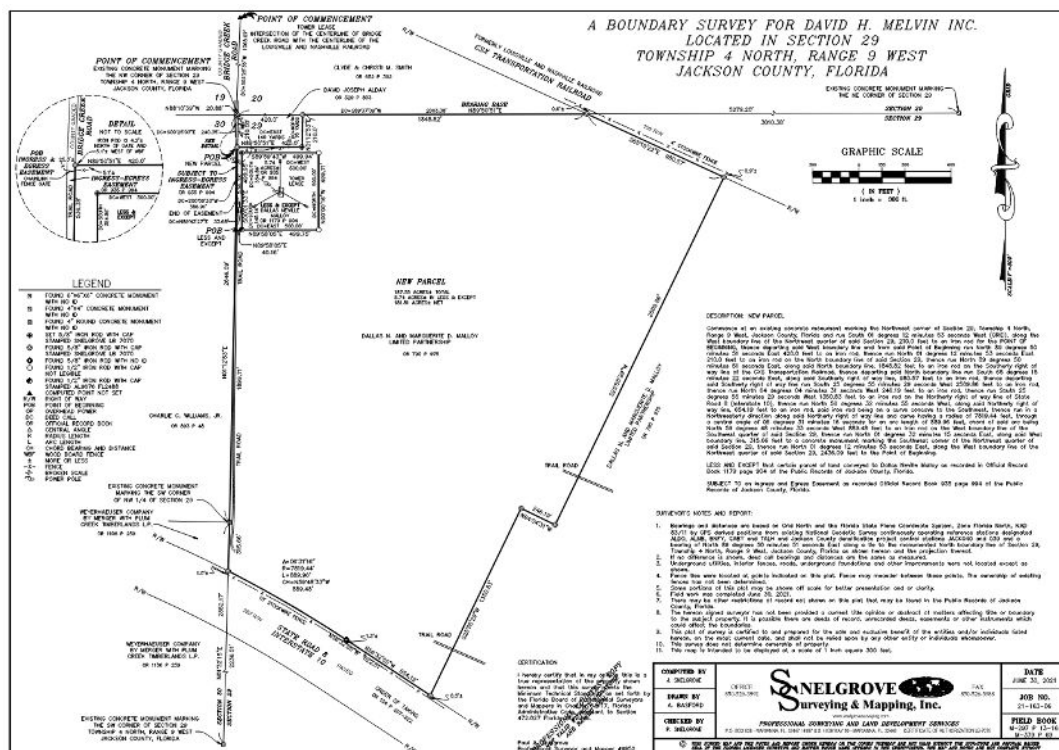


05

TOPOGRAPHY



SURVEY



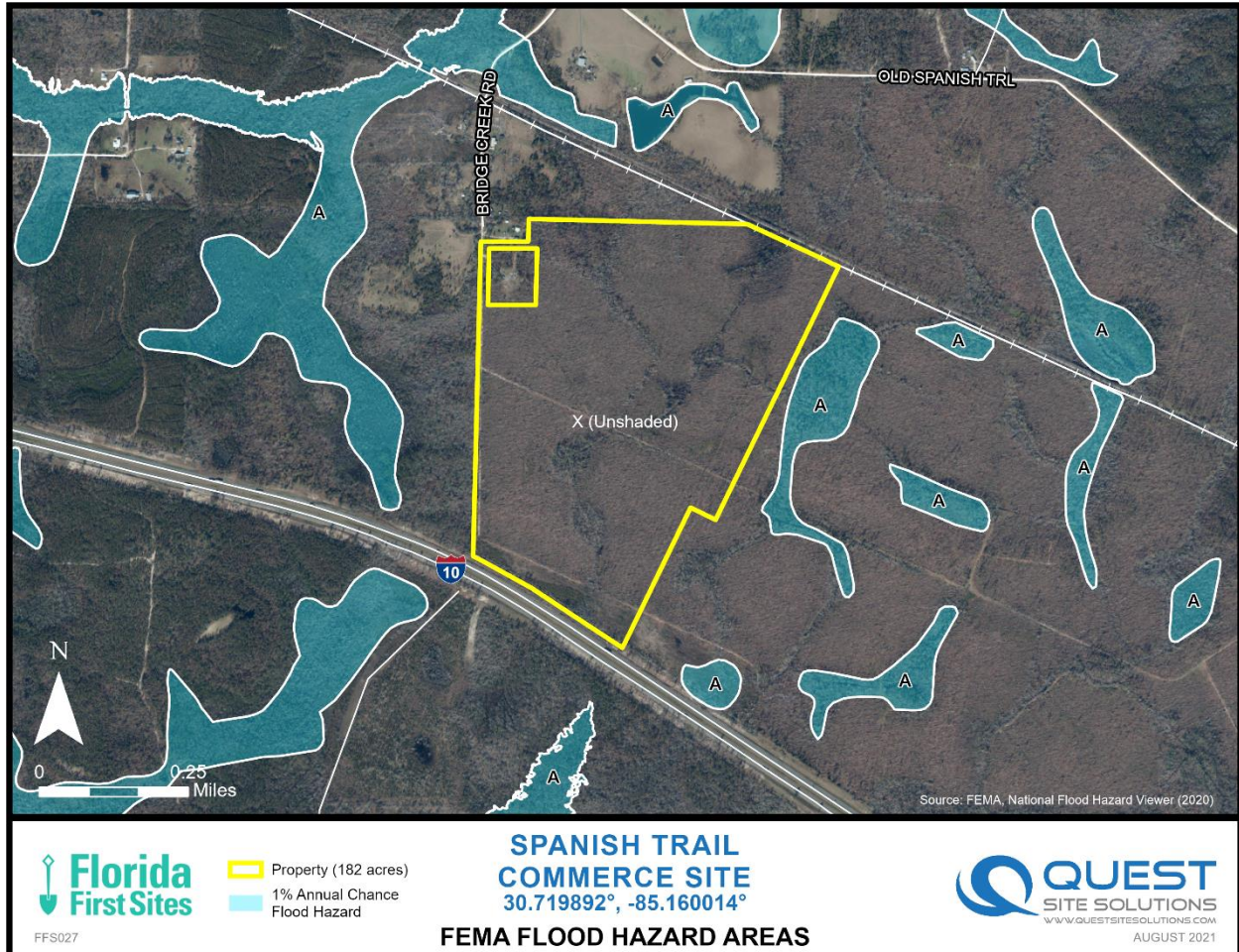
SITE CHARACTERISTICS

05

FEMA

FEMA Flood Zone X – outside of the 100- and 500-year flood zones

Map Number 12063C0435D



06

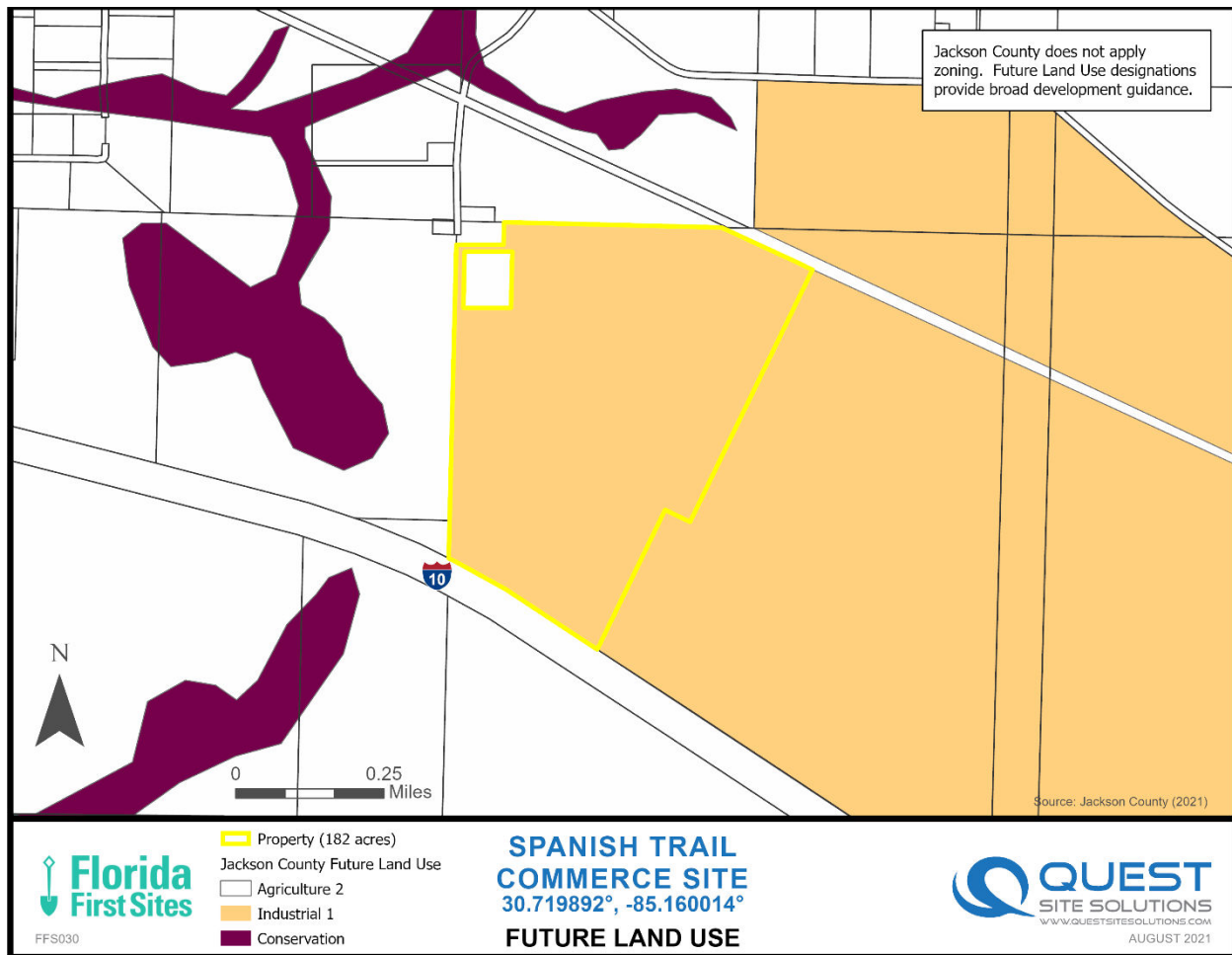
Zoning



CURRENT FUTURE LAND USE DESIGNATION

Jackson County does not apply zoning, but they do apply Future Land Use Map designations through the Comprehensive Plan which provide broad development guidance.

The Spanish Trail Commerce Site is designated Industrial 1 (Light Industrial / Light Manufacturing).



Support Documentation:

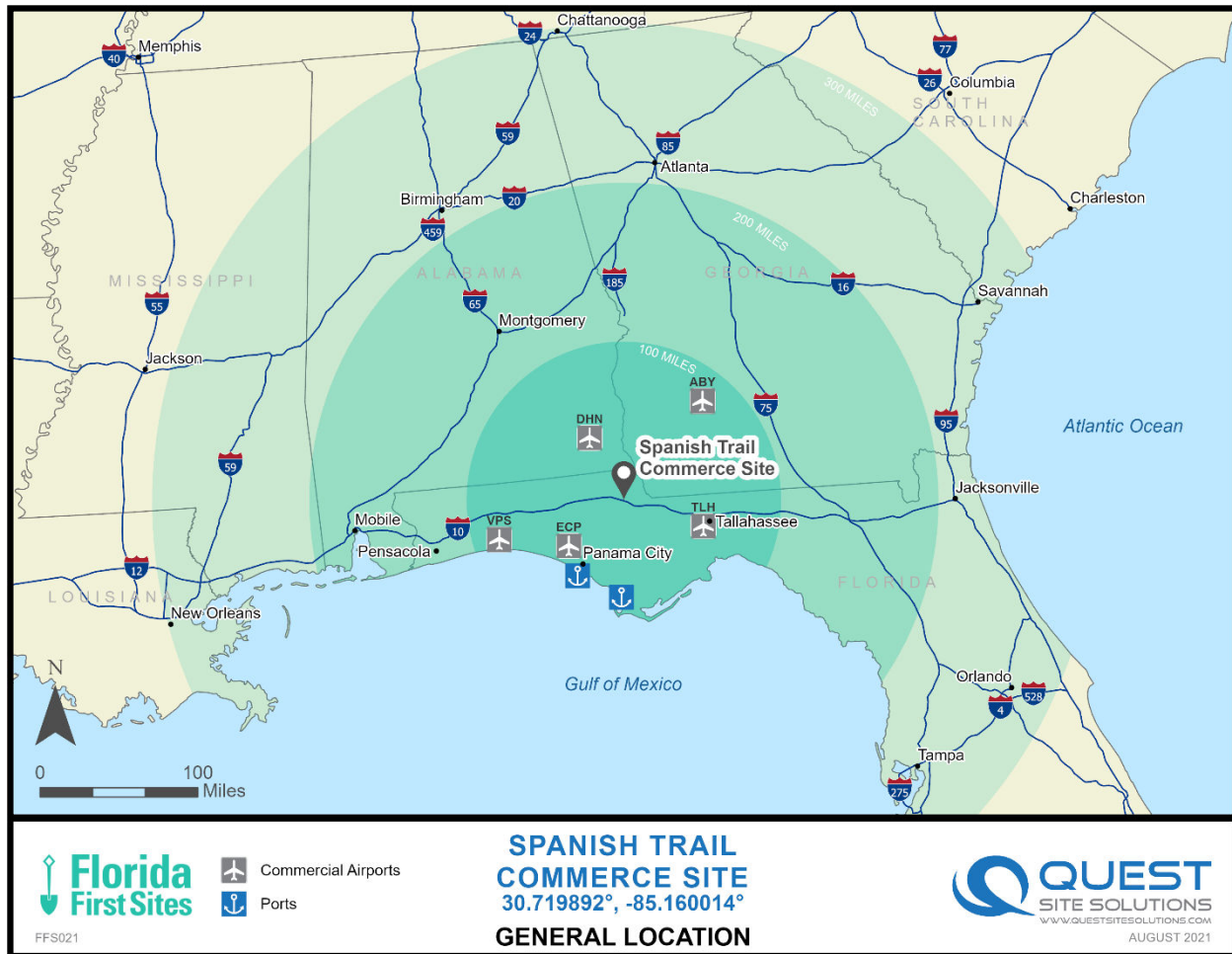
Letter from Jackson County Board of County Commissioners – July 13, 2020

Jackson County Comprehensive Plan – Revised July 9, 2019

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Transportation





ROADS

While the southern boundary of the site is adjacent to I-10, the route from the interstate to the site is approximately four miles. From the interstate, the route would be State Road 71 to Old Spanish Trail to Bridge Creek Road.

In order to access the property, a 70-foot easement with the landowner to the west of the property will be needed in order to extend the road and utilities to the property. At the time of certification, negotiations were in process with the adjacent property owner for the needed easement.

Additionally, approximately 3,133-feet of Bridge Creek Road from the intersection of Old Spanish Trail to the end of the southwest boundary of the five-acre telecommunications parcel will need to be paved at an estimated cost of \$282 per foot, or \$883,506. The work can be completed within 180 days after a contract award is made. A railroad crossing on Bridge Creek Road will be required, but the cost and schedule estimates do not account for the needed railroad crossing.



Support Documentation:

Letter from DHM Melvin Engineering – January 31, 2022

Letter from David H. Melvin, Inc. Consulting Engineers – December 6, 2021

Emails (3) from David H. Melvin, Inc. Consulting Engineers (Rick Pettis) – November 30, 2021

Letter from David H. Melvin, Inc. Consulting Engineers – November 8, 2021

COMMERCIAL SERVICE AIRPORTS

Dothan Regional Airport (DHN) – 50 miles

Northwest Florida Beaches International Airport (ECP) – 64 miles

Tallahassee International Airport (TLH) – 64 miles

PORT

Port Panama City – 63 miles

RAIL

A Florida Gulf & Atlantic Railroad line runs along the northern boundary of the site and connects with CSX. It is estimated to take one year (6 to 12 months for permitting and 6 to 12 months for construction, but these can run concurrently) and cost \$738,100 to extend rail service to the site.

Contact:

Jay Carter

General Manager

Florida Gulf & Atlantic Railroad

Jay.carter@fgarailroad.com

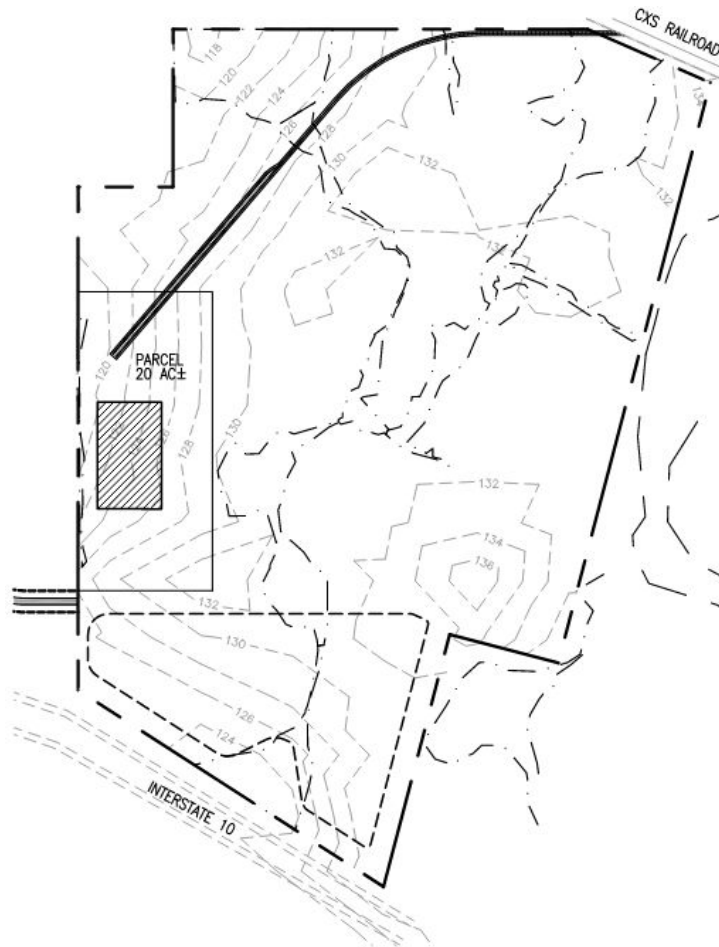
(803) 529-4339

Support Documentation:

Engineer's Cost Opinion for Railroad

Service – May 21, 2021

Rail Questionnaire – July 8, 2020

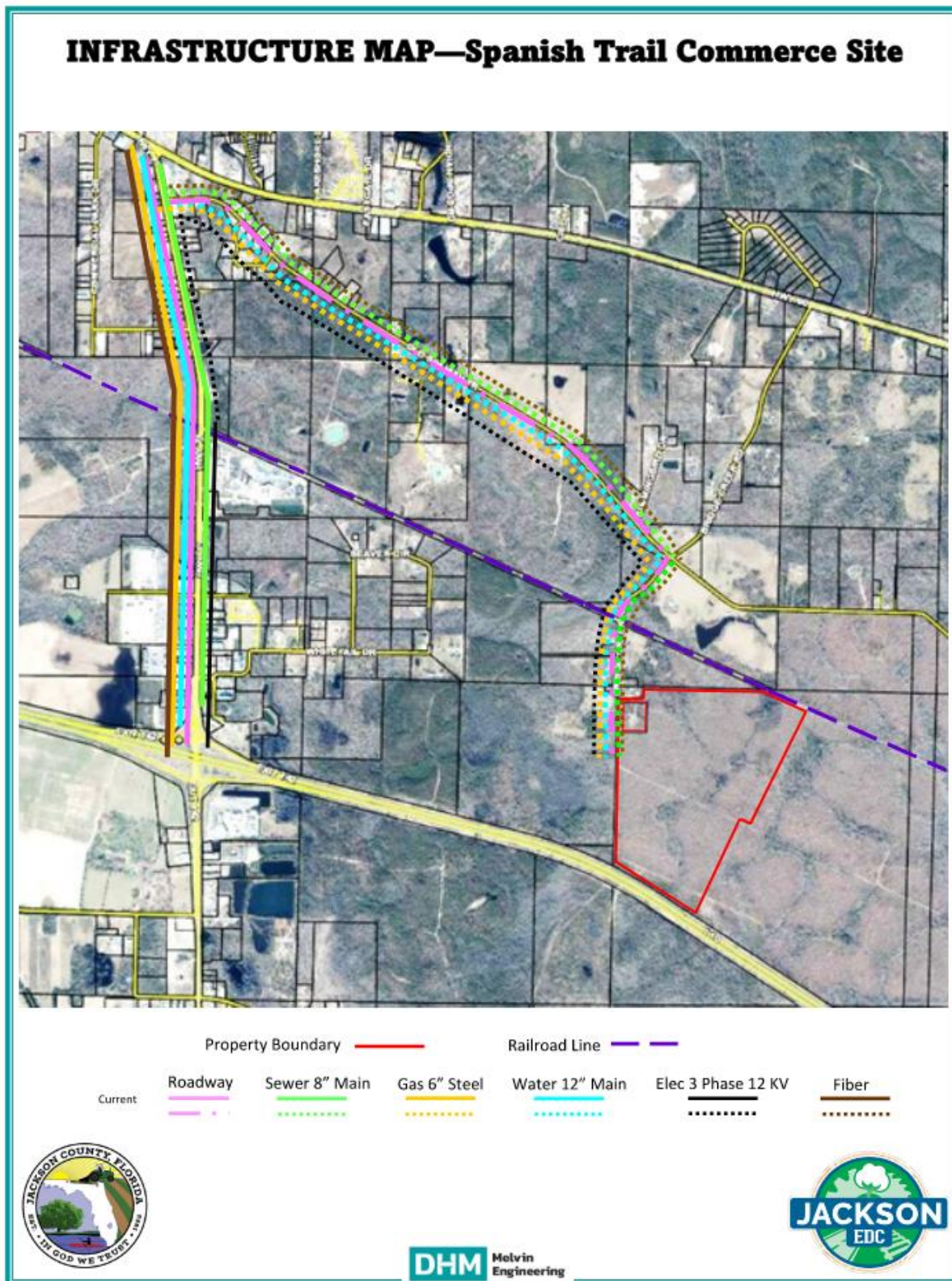


08

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 is located at I-10 and State Road 71, approximately 1.5 miles west of the site.
 - Substation: Chipola Substation – 6.5 miles
- Available Capacity: 2.5 MW
- Improvements to Provide 2.5 MW: Extend overhead feeder 2.7 miles to the property. At the time of certification, negotiations were in process for an easement with the landowner to the west of the property in order to extend the road and utilities to the property. There is room in the existing county right-of-way for utility line installation for the remainder of the route along Old Spanish Trail and Bridge Creek Road.
- Estimated Cost: \$1,058,640
- Estimated Schedule: 120 – 210 days (4-7 months); Six months could be achievable if there was good weather, available materials, sufficient ROW, and access to available manpower.
- Other: Proposed route along Old Spanish Trail and Bridge Creek Road would require FPU to install facilities through established West Florida Electric territory.

Contact:

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

Support Documentation:

Emails (3) from David H. Melvin, Inc. Consulting Engineers (Rick Pettis) – November 30, 2021
Email from Florida Public Utilities Company (Shane Magnus) – November 11, 2021
Letter from David H. Melvin, Inc. Consulting Engineers – November 8, 2021
Electric Questionnaire – November 6, 2021
Email from Florida Public Utilities Company (Shane Magnus) – July 8, 2021

NATURAL GAS

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

Service Details

- Existing Infrastructure: A six-inch 125 psi line runs along State Road 71.
- Available Capacity: 300,000+ mcf/month at 125 psi
- Improvements: A line would need to be extended approximately 2.5 miles from State Road 71 to the site along Old Spanish Trail and Bridge Creek Road. At the time of certification, negotiations were in process for an easement with the landowner to the west of the property in order to extend the road and utilities to the property. There is room in the existing county right-of-way for utility line installation for the remainder of the route along Old Spanish Trail and Bridge Creek Road.
- Estimated Cost: \$1,552,567

- Estimated Schedule: 45 days permitting and 90-120 days for construction, but permitting and construction can run concurrently.
- Other: The City of Marianna is the natural gas provider, but the property will not need to be annexed into the City in order for natural gas service to be provided.

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

Support Documentation:

Emails (3) from David H. Melvin, Inc. Consulting Engineers (Rick Pettis) – November 30, 2021

Letter from David H. Melvin, Inc. Consulting Engineers – November 8, 2021

Natural Gas Questionnaire – Updated September 14, 2021

WATER

Provider: Jackson County

Service Details

- Existing Infrastructure: A twelve-inch water main runs along State Road 71. This line has 1,200,000 gallons per day of total capacity and 100,000 gallons per day of excess capacity.
- Improvements: A line would need to be extended approximately 2.5 miles from State Road 71 to the site along Old Spanish Trail and Bridge Creek Road. At the time of certification, negotiations were in process for an easement with the landowner to the west of the property in order to extend the road and utilities to the property. There is room in the existing county right-of-way for utility line installation for the remainder of the route along Old Spanish Trail and Bridge Creek Road.
- Estimated Cost: \$1,342,353
- Estimated Schedule: 30 days permitting and 90 days for construction, but permitting and construction can run concurrently

Water Treatment

- Plant: Jackson County (1.8 miles)
- Total Permitted Capacity: 303,000 gallons per day (designed for 1,200,000 gallons per day)
- Allocated Capacity: 200,000 gallons per day
- Excess Capacity: 100,000 gallons per day (factoring in allocated capacity)
- Other: To gain additional capacity over 303,000 gallons per day, Jackson County would need to file for a permit increase with the Northwest Florida Water Management with justification of need. The permit process usually takes about 30 days.

Contact:
Rett Daniels
Public Works Director
Jackson County
danielsr@jacksoncountyfl.gov
(850) 718-5210

Support Documentation:

Email from David H. Melvin, Inc. Consulting Engineers (Paula Weeks) – January 24, 2022

Emails (3) from David H. Melvin, Inc. Consulting Engineers (Rick Pettis) – November 30, 2021

Letter from David H. Melvin, Inc. Consulting Engineers – November 8, 2021

Water Questionnaire – October 20, 2021

Letter from Jackson County Board of County Commissioners – July 8, 2020

WASTEWATER

Provider: Jackson County

Service Details

- Existing Infrastructure: An eight-inch sewer main runs along State Road 71. This line has 400,000 gallons per day of total capacity and 245,744 gallons per day of excess capacity.
- Improvements: A new six-inch main would need to be extended approximately 2.5 miles from State Road 71 to the site along Old Spanish Trail and Bridge Creek Road. Two lift stations will also need to be installed. At the time of certification, negotiations were in process for an easement with the landowner to the west of the property in order to extend the road and utilities to the property. There is room in the existing county right-of-way for utility line installation for the remainder of the route along Old Spanish Trail and Bridge Creek Road.
- Estimated Cost: \$1,291,330
- Estimated Schedule: 60 days permitting and 120 days for construction, but permitting and construction can run concurrently

Wastewater Treatment

- Jackson County purchases treatment capacity from the City of Marianna. There is no formal agreement in place, but Jackson County pays based on actual usage.
- 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:

Rett Daniels

Public Works Director

Jackson County

rdaniels@jacksoncountyfl.com

(850) 718-5210

Support Documentation:

Emails (3) from David H. Melvin, Inc. Consulting Engineers (Rick Pettis) – November 30, 2021

Letter from David H. Melvin, Inc. Consulting Engineers – November 8, 2021

Wastewater Questionnaire – September 20, 2021

TELECOMMUNICATIONS

Provider: Uniti Fiber

Service Details

- Existing Infrastructure: Fiber infrastructure is currently in place at the intersection of State Road 71 and Old Spanish Trail.
- Improvements: A new line would need to be extended along Old Spanish Trail and Bridge Creek Road. At the time of certification, negotiations were in process for an easement with the landowner to the west of the property in order to extend the road and utilities to the property. There is room in the existing county right-of-way for utility line installation for the remainder of the route along Old Spanish Trail and Bridge Creek Road.
- Estimated Cost: TBD based on level of service requested.
- Estimated Schedule: 60-90 days
- Other: Florida DOT permits will be required. Dark fiber is available.

Contact:

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

Support Documentation:

Emails (2) from Uniti Fiber (Tom Harrison) – December 6, 2021

Emails (3) from David H. Melvin, Inc. Consulting Engineers (Rick Pettis) – November 30, 2021

Letter from David H. Melvin, Inc. Consulting Engineers – November 8, 2021

Telecommunications Questionnaire – August 27, 2021

09

Due Diligence



ENVIRONMENTAL

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

Support Documentation:

Phase I Environmental Site Assessment – David H. Melvin Inc. Consulting Engineers – May 2021

WETLANDS

There are a total of 24.53 acres of wetlands on the property as shown below:



Site/Poly	Acres
1	4.77
2	0.11
3	1.38
4	1.77
5	0.60
6	0.31
7	5.70
8	3.39
9	0.35
10	6.15
TOTAL	24.53

An Individual Environmental Resource Permit (Permit Number IND-063-9921-2) was issued on May 3, 2021 by the Northwest Florida Water Management District. The permit expires May 3, 2026. The permit authorizes:

- Impacting 11.38 acres of ditched and drained wetlands
- Impacting 5.62 acres of other surface water located in the center of the property
- Preserving Site/Poly 3 (1.3 acres of Wetland Mixed Hardwood) and placing under conservation easement
- Preserving Site/Poly 10 (6.15 acres of Wetland Mixed Hardwood) and placing under conservation easement
- Proposed mitigation at a 63-acre site approximately two miles from the site with the entire 63-acre site being placed under a conservation easement.

Support Documentation:

Northwest Florida Water Management District Individual Environmental Resource Permit – Project Number IND-063-9921-2 – May 3, 2021

Specific Purpose (Wetlands) Survey – Snelgrove Surveying & Mapping, Inc. – January 15, 2015

SPECIES

U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
 - Gray Bat (Mammal) – Endangered
 - Wood Stork (Bird) – 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, geological outcrops, sinkholes, or other active karst features.”

Support Documentation:

IPaC Official Species List – May 17, 2021

Environmental Ecological Assessment - David H. Melvin Inc. Consulting Engineers – May 17-18, 2021

CULTURAL RESOURCES

In March 2014, a Phase I Cultural Resources Assessment was completed, and no archeological sites were discovered within the project tract. Therefore, no further archaeological work is recommended.

In May 2014, the State Historic Preservation Office stated, “WAC determined the proposed project will have no effect on cultural resources listed, or eligible for listing in the NRHP, or otherwise of archaeological, historical, or architectural significance. WAC recommends no further investigation of the parcel. Based on the information provided, our office concurs with these determinations and finds the submitted report complete and sufficient in accordance with Chapter 1A-46, *Florida Administrative Code*.”

Support Documentation:

Letter from Florida Department of State – May 6, 2014

Phase I Cultural Resources Assessment – Wiregrass Archaeological Consulting – March 2014

GEOTECHNICAL

A Report of Limited Geotechnical Evaluation of Surficial Soils was completed in February 2014. Five (5) soil borings were drilled to depths ranging from 50 feet to 100 feet. 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.

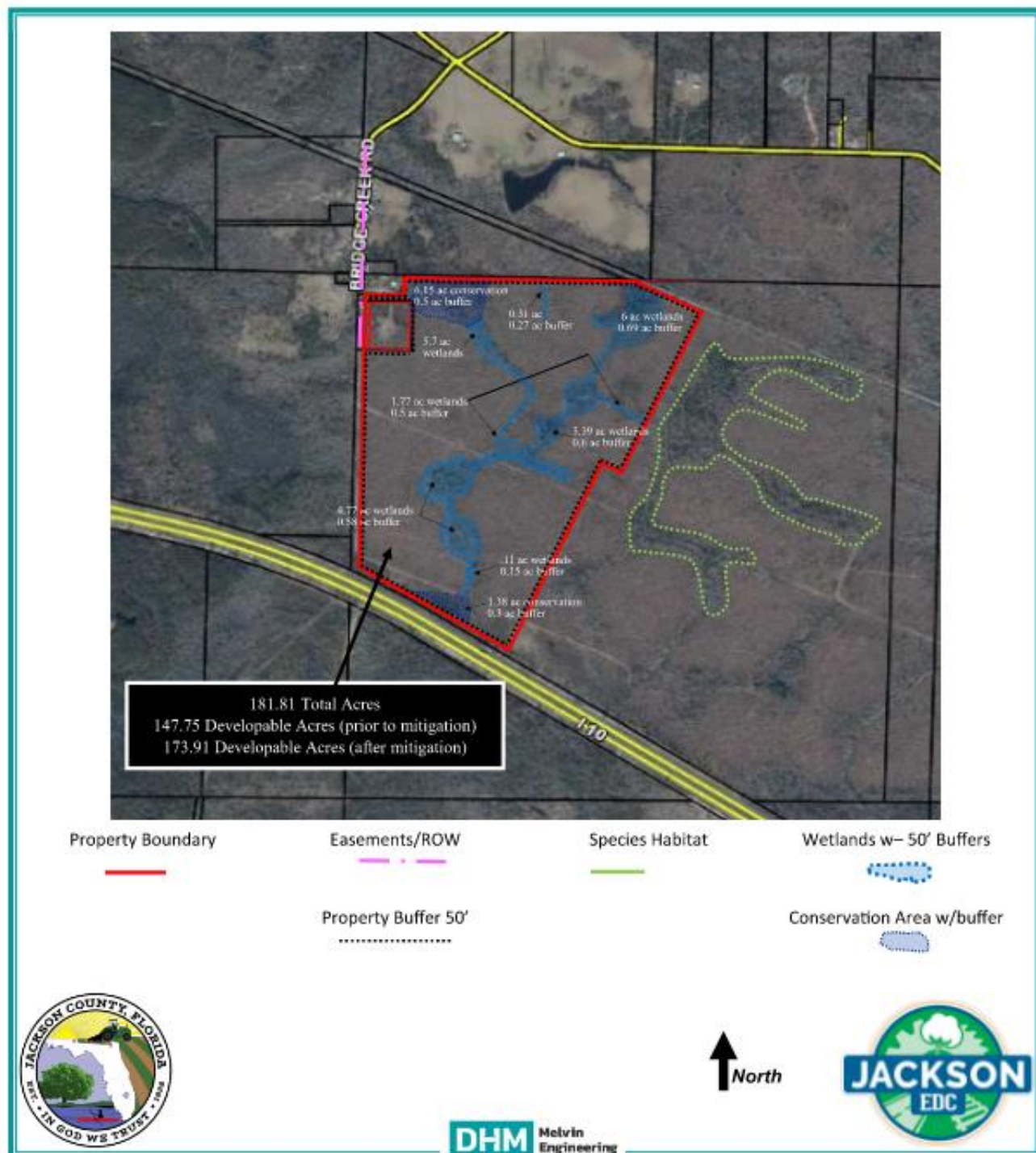


Support Documentation:
Limited Geotechnical Evaluation of Surficial Soils – NOVA Engineering and Environmental – February 10, 2014

10

Buildable Area Map

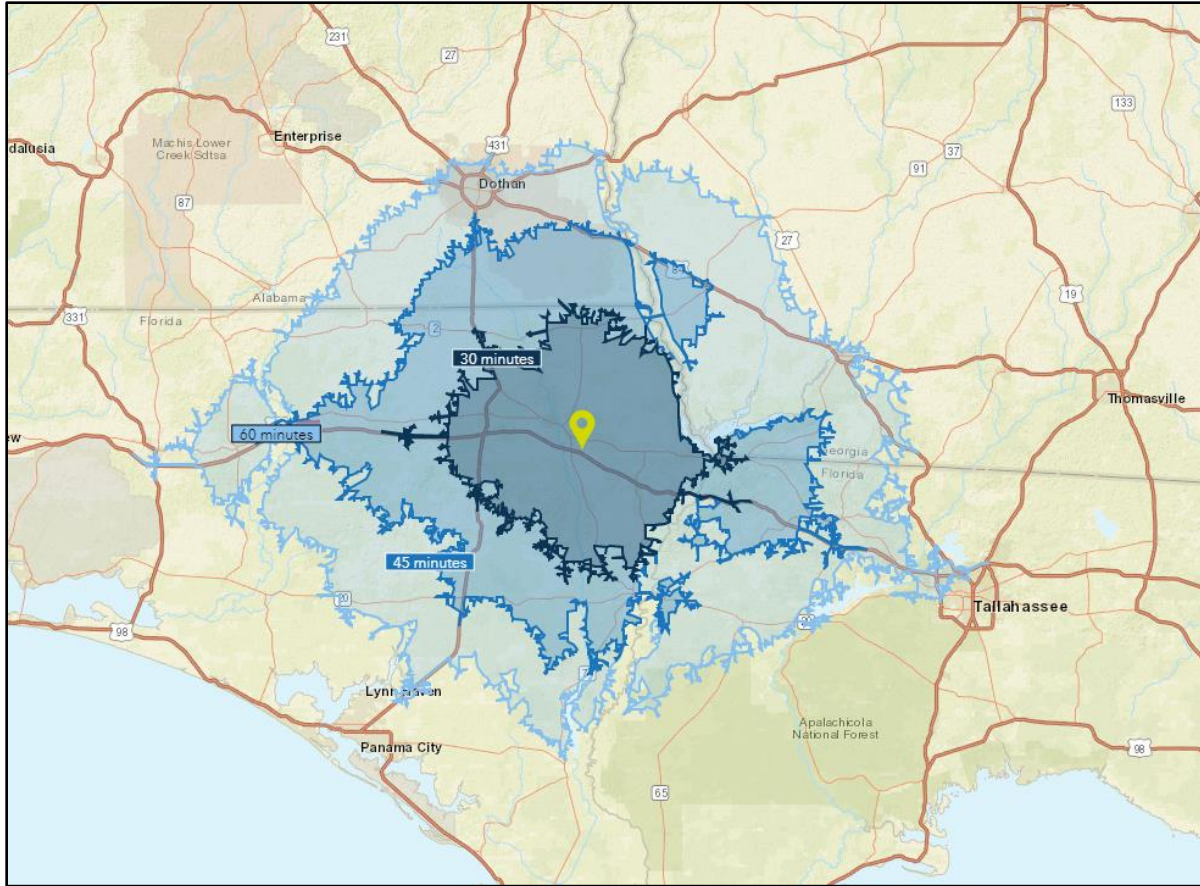




11

Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	44,586	119,498	333,395
Labor Force	17,963	44,726	137,366
Manufacturing Employment	812	2,097	8,600
Percentage Employed in Manufacturing	5%	5%	7%
Median Age	42.9	41.8	39.6
Bachelor's Degree Attainment	13%	13%	17%
Average Hourly Wage	\$16.80	\$18.66	\$20.97
Average Manufacturing Wage	\$17.47	\$20.73	\$21.20

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



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